



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 2, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/85491390617> Webinar ID: 854 9139 0617.

Those participating via Zoom should indicate they wish to speak on an agenda item by using the “raise your hand” feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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 Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

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- 2a. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - [26-704](#)
HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) (CONTINUED FROM FEBRUARY 18, 2026 WRN) NS
Attachments: [Attachment A - Findings and COAs.pdf](#)
[Attachment B - Tower Structure Removal Bond.pdf](#)
- 2b. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) DL
Attachments: [Attachment A Findings & COAs final.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Project Plans.pdf](#)
[Attachment D - Special Reports.pdf](#)
[Attachment E - Photos.pdf](#)
- 2c. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File CDLP25-02038: The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02046 for an existing T-Mobile wireless telecommunications facility. No modifications to the facility or conditions of approval are proposed. The project site is located at 4505 Happy Valley Road in the Lafayette area of unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural District) (Assessor's Parcel Number: 365-260-001) JL
Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. CLAUDIA FALCONER (Applicant) – TYLER AND LISA HUBBS (Owners), [26-707](#)
County File #CDVR25-01045: The applicant requests approval of a Variance application to allow a 3-foot side yard setback, where 15-feet is the minimum required, and a 15 feet aggregate side yard setback, where 25 feet is the minimum, for the construction of a new approximately 305-square-foot carport with an attached 120-square foot shed. The subject property is located at 37 Terra Bella Drive, in the unincorporated Walnut Creek area of Contra Costa County (Zoning: R-15, Single-Family Residential District) (Assessor's Parcel Number: 180-310-014).DRW

Attachments: [Attachment A. Findings and COAs.pdf](#)
[Attachment B. Public Hearing Request Letter.pdf](#)
[Attachment C. Response from Applicant to Appellant.pdf](#)
[Attachment D. Maps.pdf](#)
[Attachment E. Agency Comments.pdf](#)
[Attachment F. Project Plans.pdf](#)
[Attachment G. Site Visit Photographs_37 Terra Bella.pdf](#)
[Attachment H. Site Visit Photographs_25 Terra Bella.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 16, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-704

Agenda Date: 3/2/2026

Agenda #: 2a.

Project Title:	Land Use Permit to Modify Land Use Permit CD
County File:	CDLP25-02020
Applicant/Owner:	Lynda McClung, Network Connex on behalf of C Mobile West LLC (Applicant) / HJSCMB-DONOV (Owner)
Zoning/General Plan:	A-4 Agricultural Preserve District / Agricultural L
Site Address/Location:	Kirker Pass Road near Hess Road in the Concord unincorporated Contra Costa County (Assessor's Number: 094-130-017)
California Environmental Quality Act (CEQA) Status:	Exempt under the General Rule of Applicability, Guidelines Section 15061(b)(3)
Project Planner:	Nai Saephan, Planner I, (925) 655-2874, nai.saephan@dcd.cccounty.us
Staff Recommendation:	Approve (See Section III for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit to remove Condition of Approval number 10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff

recommends that the County Zoning Administrator:

- A. FIND that the project is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, General Rule of Applicability.
- B. APPROVE the Land Use Permit CDLP25-02020 for modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

At the February 18, 2026 meeting, the Zoning Administrator opened the public hearing then continued the item to the March 2, 2026 Zoning Administrator meeting as an open public hearing. No public comments were received on February 18 but the Zoning Administrator raised a concern about the intent of the property owner's use of the Sprint wireless telecommunications facility that is the subject of Condition of Approval number 10 of Land Use Permit CDLP22-02072. The Zoning Administrator also questioned the existence and validity of the removal bond issued for the Sprint facility and asked staff to find out if the removal bond that was issued for the Sprint facility is still valid and held by the County. Subsequently, the Department of Conservation and Development's Finance Division determined that the removal bond in the amount of \$47,418.00 and effective as of February 17, 2012, is still being held by the County and that there is no information indicating that the bond has been cancelled.

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02020,
LYNDA MCCLUNG, NETWORK CONNEX ON BEHALF OF CROWN CASTLE/T-MOBILE
WEST LLC (APPLICANT), HJSCMB-DONOVAN LLC (OWNER)**

FINDINGS

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the County;*

Project Finding: This Land Use Permit allows modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10, which requires the permittee to remove the equipment and restore the lease area of an adjacent Sprint wireless telecommunications facility that was never part of any land use permit issued to the permittee for the subject, existing Crown Castle wireless telecommunications facility that is currently in use by T-Mobile. The modification does not change the use of the wireless facility and no physical changes to the site are proposed. There is no evidence that action for an existing wireless telecommunications facility will be detrimental to the health, safety and general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development of property within the County;*

Project Finding: The wireless telecommunications services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. This Land Use permit allows modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 that requires the permittee to remove the equipment and restore the lease area of an adjacent Sprint facility that was never part of any land use permit issued to the permittee for the subject, existing Crown Castle wireless facility. The modification does not change the use of the wireless facility and no physical changes to the site are proposed. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24). Thus, the granting of a land use permit to modify the conditions of approval of

Land Use Permit CDLP22-02072 will not adversely affect the orderly development of property within the County.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County;*

Project Finding: The existing wireless telecommunications facility has existed at its current location since 1998. Modifying the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10, which requires the permittee to remove the equipment for the Sprint wireless facility that was never part of the land use permits granted for the establishment and continued operation of the subject wireless telecommunications facility does not affect the operation or use of the facility. The facility is in current use by T-Mobile and will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. Given that the facility and surrounding land uses have remained consistent for over twenty five years, there is no indication that the action will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan;*

Project Finding: The project site is located within an AL Agricultural Lands General Plan land use designation. The purpose of the AL designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. Consistent with this designation, the site has historically been used for cattle grazing. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in agriculturally designated areas. The wireless telecommunications services provided at the project site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. The project involves modifying the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 related to a Sprint facility that is separate from and not part of this land use permit. The modification does not change the nature or operation of the existing wireless telecommunications facility on the site, and does not alter the site in a manner that will affect grazing or other agricultural activity on undeveloped portions of the property. Thus, the action to modify the conditions of approval of a previously

approved wireless facility will not detract from the purpose and intent of the AL General Plan designation.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community;*

Project Finding: This Land Use permit allows modification of the conditions of approval of CDLP22-02072 to remove condition number 10 which required the permittee to remove the equipment and restore the lease area of an adjacent Sprint facility that was never part of any land use permit issued to the permittee for the existing Crown Castle wireless telecommunications facility. The modification does not change the use of the wireless facility and no physical changes to the site are proposed. The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood;*

Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 does not change the use of the wireless telecommunications facility and no physical changes to the site are proposed. Thus, there is no evidence that the granting of the requested land use permit modification will encourage marginal development within the neighborhood.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: This wireless telecommunications facility was established on the project site in 1998 under Land Use permit CDLP98-02016 and has been in operation since, providing wireless telecommunications services to the

surrounding area. The modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 does not change the use of the Crown Castle facility and no physical changes to the site are proposed. The remaining conditions of approval of CDLP22-02072 will remain in full force and effect. As conditioned, the wireless telecommunication facility will remain consistent with the AL Residential Low Density General Plan land use designation, the A-40 Agricultural Preserve District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. *The application is complete.*

Project Finding: County staff deemed the application complete and acceptable on January 19, 2026.

2. *The facility or substantial change will meet the requirements of this chapter.*

Project Finding: The Crown Castle wireless telecommunications facility was first established under Land Use Permit CDLP98-02016 and most recently renewed upon approval of Land Use Permit CDLP22-2072. This CDLP25-02020 Land Use Permit application modifies the conditions of approval of CDLP22-02072 to remove condition number 10 that requires the applicant to remove the equipment and restore the lease area of an adjacent Sprint wireless telecommunications facility that was never part of any land use permit for the subject wireless telecommunications facility. The remaining conditions of approval of CDLP22-02072 will remain in full force and effect. Accordingly, the operation and use of the wireless telecommunications facility will remain consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code.

3. *The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

Project Finding: The Crown Castle wireless telecommunications facility was first established under Land Use Permit CDLP98-02016 and most recently renewed upon approval of Land Use Permit CDLP22-02072. The current action to modify the conditions of approval of Land Use Permit CDLP22-02072 to remove condition

number 10 does not change the use of the wireless facility and no physical changes to the site are proposed. Pursuant to CEQA Guidelines Section 15061(b)(3) regarding the General Rule of Applicability, the action is exempt from CEQA review as it can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.

4. *If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

Project Finding: Removing CDLP22-02072 condition of approval number 10 does not change the use of the wireless facility and no physical changes to the site are proposed, and therefore, the CDLP25-02020 application is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3), and does not require preparation of either an environmental impact report or a mitigated negative declaration.

5. *If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.*

Project Finding: The project site is not within or proximate to any zones identified by the Airport Land Use Commission as areas of planning interest. Thus the CDLP25-02020 application is not subject to review by the Airport Land Use Commission.

6. *The applicant has provided the financial assurance required by this chapter.*

Project Finding: Pursuant to CDLP22-02072 condition of approval number 9, the applicant is required to provide financial assurance for the removal of the as-built facility throughout the life of the permit. Condition number 9 remains in full force and effect with Land Use Permit CDLP25-02020.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

Project Finding: The applicant has paid the initial deposit of \$2,300 for this Land Use Permit modification, and time and material costs have exceeded the initial deposit. Pursuant to Condition of Approval #7, the applicant is responsible for any additional fees that exceed the initial deposit.

C. California Environmental Quality Act (CEQA) Findings

The project is exempt under CEQA Guidelines Section 15061(b)(3) regarding the General Rule of Applicability, where it can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment. The action is to modify the conditions of approval of approved Land Use Permit CDLP22-02072 to remove condition number 10, which requires the applicant and/or operator of an existing Crown Castle wireless facility currently in use by T-Mobile, to remove the equipment and restore the lease area of an adjacent Sprint wireless facility that was operating under a separate land use permit. The action does not change the operation or use of the Crown Castle facility and no physical changes to the site are proposed. Thus, there is no possibility that the activity may have a significant adverse effect on the environment.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02020

Project Approval

1. This application for a Land Use Permit to allow the modification of the conditions of approval of Land Use permit CDLP22-02072 to remove condition number 10 is APPROVED.
2. The Land Use Permit approval described above is based on:
 - Project application accepted by the Department of Conservation and Development, Community Development Division (CDD) on August 1, 2025.
3. This Land Use Permit is granted for the remaining term of Land Use Permit CDLP22-02072 to October 13, 2033.
4. Unless expressly stated otherwise herein, the Conditions of Approval of Land Use Permit CDLP22-02072 shall remain in full force and effect.

5. Condition of Approval number 10 of Land Use Permit CDLP22-02072, related to the removal of structures, equipment, and signage and restoration of the lease area associated with the adjacent Sprint facility, is removed, and the permittee is not required to comply with the condition.
6. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Costs

7. The land use permit application was subject to an initial deposit of \$2,300.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees,

dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

- B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:
- Department of Conservation and Development, Building Inspection Division
 - Contra Costa Health, Environmental Health Division
 - Contra Costa County Fire Protection District
 - Federal Communications Commission

TOWER/STRUCTURE REMOVAL BOND

Bond Number: **0164159**

KNOW ALL MEN BY THESE PRESENTS, THAT, **Sprint Spectrum L.P.**, as Principal, and **Berkley Regional Insurance Company**, a corporation duly organized under the laws of the State of Iowa, as Surety, are held and firmly bound unto **Contra Costa County, Community Development, 30 Muir Road, Martinez, CA 94553-4601**, as Obligee, in the sum of **Forty Seven Thousand Four Hundred Eighteen and 00/100 Dollars (\$47,418.00)** lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

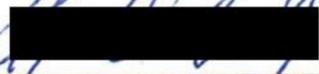
WHEREAS the Principal has entered into a written agreement with the property owner for the placement of a tower or structure furnishing telephone, television or other electronic media service, which agreement sets forth the terms and conditions which govern the use of such towers or structures and which agreement is hereby specifically referred to and made part hereof, and

WHEREAS, the **Contra Costa County, CA** requires the submission of a bond guaranteeing the maintenance, replacement, removal or relocation of said tower or structure located at **5982 Kirker Pass Road, Concord, CA 94521 – Land Use Permit #LP11-2084 (Sprint Site ID# FN03XC166)**.

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocations of a tower or structure, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety by giving thirty (30) days written notice to the Obligee by registered mail. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination. Provided that no action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.

THIS BOND signed, sealed, dated on the **9th** day of **May, 2012**. This bond is effective the **17th** day of **February, 2012**.

Sprint Spectrum L.P.
By:  Principal
George A. Liddy
Manager, Risk Management

Berkley Regional Insurance Company
By:  Surety
Paige M. Turner, Attorney-In-Fact



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-705

Agenda Date: 3/2/2026

Agenda #: 2b.

Project Title:	Land Use Permit for the Continuing Operation of an Existing T-Mobile Wireless Telecommunications Facility
County File:	CDLP25-02035
Applicant/Owner:	Isabel Chavez, Network Connex on behalf of T-Mobile West LLC (Applicant) / Roger and Janet Wagner (Owner)
Zoning/General Plan:	A-2 General Agricultural District / AL Agricultural Lands
Site Address/Location:	1505 Finley Road in the San Ramon area of unincorporated Contra Costa County (Assessor's Parcel Number 220-100-024)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facility
Project Planner:	Diana Lecca, Project Planner; (925) 655-2869 diana.lecca@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15301(b) of the CEQA Guidelines.

- B. APPROVE Land Use Permit CDLP25-02035 for the continuing operation of the existing T-Mobile wireless telecommunications facility, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT Staff to file a Notice of Exemption with the County Clerk

III. GENERAL INFORMATION

- A. General Plan: AL Agricultural Lands.
- B. Zoning: A-2 General Agricultural District.
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facility, Class 1 exemption for the operation of existing facilities used to provide public utility services.
- D. Previous Applications:
 - 1. CDLP96-02044: This Land Use Permit to establish a new unmanned wireless telecommunications facility for T-Mobile, on a private property, was approved by the Zoning Administrator on September 9, 1996, for a period of fifteen years to September 9, 2011.
 - 2. CDCV10-00013: This Compliance Review, which included a 5-year Condition of Approval compliance review in addition to a minor equipment upgrade of the wireless facility approved under CDLP96-0204, was administratively approved on May 10, 2010.
 - 3. CDLP15-02049: This Land Use Permit for the continuing operation of the existing T-Mobile facility previously approved under CDLP96-02044, was approved by the Zoning Administrator on February 28, 2016, for a period of 10 years to February 28, 2026.
 - 4. CDWM21-00011: This Wireless Minor Alteration Permit to authorize a non-substantial change of the existing T-Mobile wireless facility to allow the Continuing the establishment of a Dish Wireless facility, was approved by the Zoning Administrator on June 23, 2021 for the remaining term of CDLP15-02049 to February 28, 2026.

IV. SITE/ AREA DESCRIPTION

The project site is a 9.27-acre parcel located approximately 2,000 feet north of the Finley Road and Camino Tassajara Roadway intersection. The property consists of steeply sloped land that is partially located within a flood zone in the area adjacent to Finley Road. However, the majority

of the property and the subject T-Mobile wireless telecommunications facility are located in the western region of the property, which is at a higher elevation and out of the flood zone. Three other wireless providers are currently operating cellular communications facilities on the subject site; all three carriers' lease areas are in close proximity to one another at the southwest corner of the property. Access to T-Mobile's lease area is provided by a paved road and gravel walking pathway. The property has been developed with one single-family residence, which is located at the end of Pereira Ranch Road.

V. PROJECT DESCRIPTION

The applicant requests approval of a Land Use Permit to allow the continuing operation of the existing T-Mobile wireless telecommunications facility that was originally established under Land Use Permit CDLP96-02044 and re-established under Land Use Permit CDLP15-02049, which expired on February 28, 2026. There are no facility or lease area modifications proposed with this application. The current wireless telecommunications facility consists of the following:

- Six (6) antennas and ancillary equipment reaching a maximum height of 11 feet.
- T-Mobile equipment cabinets and associated ground-mounted equipment within the 25'-0" by 27'-0" lease area.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on August 25, 2025, to a number of public agencies, including the Building Inspection Division, the San Ramon Valley Fire Protection District, the Environmental Health Division of Contra Costa Health, and the Contra Costa Mosquito and Vector Control District. No Agency Comments have been received by staff.

VII. STAFF ANALYSIS

A. General Plan Consistency: The T-Mobile wireless telecommunications facility is located within an AL Agricultural Lands General Plan land use designation. Most areas in the AL designation are non-irrigated, rural lands that may support grazing and dryland farming, though it also includes non-prime, productive agricultural lands. Other types of agricultural, open space, and non-urban uses are consistent with this designation when conducted in accordance with the County's policies pertaining to agricultural areas. These include limited opportunities for recreation, lodging (farm stays, bed and breakfasts, etc.), food services (farm-to-table dining, farm stands, etc.), special events, and similar activities that support the county's agricultural economy. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in the AL designation. The facility also provides telecommunications service that would be compatible and consistent with other land uses in the San Ramon area. Allowing

the continuing operation of the existing wireless telecommunications facility will not detract from the purpose and intent of the AL General Plan designation.

The property is outside the Urban Limit Line (ULL). The purpose of the ULL is to (1) enhance preservation of identified non-urban agriculture and open space; and (2) facilitate enforcement of the 65/35 Land Preservation Standard. The project does not require the extension of any utilities that could be considered growth inducing (e.g., sewer and water). Accordingly, the project does not conflict with the County's adopted ULL and enforcement of the 65/35 Land Preservation Standard.

- B. Zoning Compliance: The facility is located in an A-2 General Agricultural District. Allowable uses in the A-2 District include commercial radio and television receiving and transmitting facilities excluding broadcasting studios or business offices, with a valid land use permit (County Code Section 84-38.404(4)). With approval of the CDLP25-02035 application, the continuing operation of the existing T-Mobile wireless telecommunications facility, would be consistent with the A-2 District.
- C. Wireless Telecommunications Facilities Ordinance: The T-Mobile wireless telecommunications facility is subject to the Wireless Telecommunication Facilities Ordinance (Ordinance No. 2016-11), which is codified as County Code Chapter 88-24. The Land Use Permit application is for the continuing operation of the existing wireless facility with no proposed modifications to the existing antennas, ground-mounted and ancillary equipment, or to the existing 27'-0" by 25'-0" lease area. The application complies with the applicable requirements of County Code Section 88-24.614 for the discretionary approval of land use permit for a wireless facility.
- D. Federal Communications Commission (FCC) Regulations: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. The standards prescribe limits for continuous exposure to RF emissions. As part of the submittal process, the applicant provided the *Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report (Anchor)* (EBI Consulting, November 17, 2020), which is a report to evaluate the RF emissions compared to the Maximum Permissible Exposure (MPE) limit for facilities at this location, pursuant to FCC regulations. The RF report indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC MPE limits as described in FCC Occupational Exposure Limit-65. Thus, the wireless facility would be compliant with federal regulations pertaining to RF emissions.
- E. Appropriateness of Use: The existing wireless telecommunications facility has been established on the project site since 1996. Staff is unaware of any nuisances arising from the operation of the existing wireless facility. Neither the antennas nor ground-mounted equipment display any type of advertising, and the wireless facility complies with the paint reflectivity and other

aesthetic requirements of the prior CDLP15-02049 Permit. Conditions are included in the Conditions of Approval and Advisory Notes that require that the facility, equipment shelter, external accessory equipment, and antenna enclosure shall not be used for advertising for the life of the project and require maintenance of the external appearance of the wireless facility. Thus, continuing operation of this wireless facility would not be detrimental to surrounding land-use activities, making the project an appropriate use of the subject property.

VIII. CONCLUSION

The continuing operation of the existing T-Mobile wireless telecommunications facility is consistent with the General Plan, the A-2 General Agriculture District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends approval of Land Use Permit CDLP25-02035, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02035, ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WEST LLC (APPLICANT), ROGER AND JANET WAGNER (OWNER)

FINDINGS

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the county.*

Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards which establish safety levels with respect to human exposure to radio frequency (RF) emissions as well as occupational exposure to electro-magnetic fields. Compliance with these standards is considered to be evidence that the project does not present health and safety risks. The *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)* (EBI Consulting, November 17, 2020), indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC MPE limits as described in FCC Occupational Exposure Limit-65. Thus, the existing facility does not generate unsafe levels of RF emissions, as determined by the FCC, and will be adequately secured to prevent public access to the equipment area. The Conditions of Approval include project compliance with current FCC standards. These conditions will ensure that RF emissions and EMF strength at ground levels falls within the FCC limit for public exposure. All elements of the wireless telecommunication facility are secured within a lease area and enclosed. As conditioned, the wireless telecommunications facility will not be detrimental to the health, safety, and general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development of property within the County.*

Project Finding: The wireless telecommunications services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24). Additionally, the project does not involve any modification of the facility. Thus, the granting of a

land use permit to allow the continuing operation of the existing wireless telecommunications facility with non-substantial modifications to the facility will not adversely affect the orderly development of property within the County.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

Project Finding: The wireless telecommunications facility was established in 1996 on a private property and has remained in use since then. Continuing operation of the wireless telecommunication facility with no proposed modifications will not change the physical characteristics of the site, and therefore, will not affect the range of potential uses on the site or on adjacent properties. The equipment will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a wireless telecommunication facility and the continued consistency of that established use. Given that the facility and surrounding land uses have remained consistent, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

Project Finding: The project site is located within an AL Agricultural Lands General Plan land use designation. Most areas in the AL designation are non-irrigated, rural lands that may support grazing and dryland farming, though it also includes non-prime, productive agricultural lands. Other types of agricultural, open space, and non-urban uses are consistent with this designation when conducted in accordance with the County's policies pertaining to agricultural areas. These include limited opportunities for recreation, lodging (farm stays, bed and breakfasts, etc.), food services (farm-to-table dining, farm stands, etc.), special events, and similar activities that support the county's agricultural economy. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in the AL designation, since the facility provides telecommunications service that would be compatible and consistent with other land uses in the San Ramon area. Allowing the continuing operation of the existing wireless telecommunications facility will not detract from the purpose and intent of the AL General Plan designation.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area. The Conditions of Approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. Further, pursuant to the Conditions of Approval, T-Mobile will be required to submit five-year condition of approval compliance reviews in order for County staff to evaluate the on-going compliance of the wireless facility.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood.*

Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The establishment and continuing operation of the unmanned T-Mobile wireless telecommunications facility is in response to maintaining wireless telecommunications service to the area. As conditioned, allowing the continuation of this service will not encourage marginal development within the area.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: The wireless facility was established on the project site in 1996 and its operation was renewed in 2016. At the times the facility was approved and then renewed, staff analyzed the project to ensure that all necessary entitlements and conditions were included to initiate the land use in a manner that is consistent with the applicable codes and conditions of the surrounding neighborhood. Continuing operation of the wireless facility does not include any new development or expansion beyond the existing lease area. Thus, as conditioned, the wireless facility will be consistent with the AL Agricultural Lands General Plan land use designation, the A-2 General Agriculture District, the Wireless Telecommunications Facilities

Ordinance, and applicable FCC regulations.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. *The application is complete.*

Project Finding: County staff deemed the application complete and acceptable on December 2, 2025.

2. *The facility or substantial change will meet the requirements of this chapter.*

Project Finding: This CDLP25-02035 Land Use Permit will allow the continuing operation of the existing T-Mobile wireless telecommunications facility installed under CDLP96-02044 and renewed under Land Use Permit CDLP15-02049, with no modifications to the equipment or the lease area. Continuing operation of the wireless facility is consistent with all applicable requirements of Chapter 88-24 of the County Ordinance Code, including the location requirements of County Code Section 88-24.406, design requirements of Section 88-24.408, safety and security requirements of Section 88-24.412 and building standards, maintenance, and operational requirements of Section 88-24.414. As conditioned, County staff will conduct at least one condition of approval compliance reviews throughout the term of this permit to ensure continued compliance with the permit.

3. *The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

Project Finding: The wireless telecommunication facility was established on the project site in 1996, and renewed in 2016 pursuant to the approved CDLP15-02049 Permit. Continuing operation of this wireless telecommunications facility with no modifications to the equipment is categorically exempt under CEQA Guidelines Section 15301(b), which allows for a Class 1 exemption for the operation of existing facilities used to provide public utility services.

4. *If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

Project Finding: Continuing operation of the existing T-Mobile wireless telecommunications facility is categorically exempt under CEQA Guidelines Section 15301(b), and did not require preparation of either an environmental impact report or a mitigated negative declaration.

5. *If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.*

Project Finding: The subject property is not within or proximate to any zones identified by the Airport Land Use Commission as an area of planning interest. Thus, the CDLP25-02035 application is not subject to review by the Airport Land Use Commission.

6. *The applicant has provided the financial assurance required by this chapter.*

Project Finding: A facility removal bond is currently on file for this facility in the event the facility is abandoned, revoked, or the use permit expires. The County remains in retention of this bond. Condition of Approval #9 requires the permittee (wireless carrier) to verify that the bond amount is sufficient in the event the facility is abandoned, revoked, or the use permit expires.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

Project Finding: The applicant has paid the initial deposit of \$5,500 for this Land Use Permit application, and time and material costs have exceeded the initial deposit. Pursuant to Condition of Approval #5, the applicant is responsible for any additional fees that exceed the initial deposit.

C. California Environmental Quality Act (CEQA) Findings

Continuing operation of the T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Structures, which provides a Class 1 exemption for the operation of existing facilities

used to provide public utility services. There is no substantial evidence that the continuing operation of the telecommunications facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this wireless telecommunications facility.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02035

Project Approval

1. This application for a Land Use Permit to allow continuing operation of the T-Mobile wireless telecommunications facility re-established pursuant to Land Use Permit CDLP15-02049 is APPROVED.

The wireless telecommunications facility includes:

- Six (6) antennas and ancillary equipment reaching a maximum height of 11 feet.
 - T-Mobile equipment cabinets and associated ground-mounted equipment within the 25'-0" by 27'-0" lease area.
2. The Land Use Permit approval described above is based on:
 - Project application accepted by the Department of Conservation and Development, Community Development Division (CDD) on September 18, 2025.
 - Revised Site Plan and additional documents received by the CDD on November 4, 2025.
 - Color Photographs received by the CDD on October 14, 2025.
 - The *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)* by EBI Consulting, November 17, 2020, received by the CDD on October 14, 2025.
 3. The following Conditions shall supersede all prior Conditions of Approval for prior County approvals for this wireless telecommunication facility.
 4. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Costs

5. The land use permit application was subject to an initial deposit of \$5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid within 60 days of the effective date of this permit.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

6. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD **no later than five years following the effective date of the project approval.** This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval.

For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions. The documentation shall include, but shall not be limited to, color photographs to verify compliance with Condition of Approval #20, Exterior Appearance.

The permittee is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

A review fee in the amount set by the Land Development Fee Schedule will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The permittee (wireless facilities operator) is responsible for keeping the CDD informed of who is responsible for maintenance of compliance with this permit and how they may be contracted (mailing and email addresses as well as telephone number) at all times.
 - A. **Within 30 days of the effective date of this permit,** the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
 - B. Should the responsible party subsequently change (e.g.: facility is acquired by a new carrier), within 30 days of the date of the change, the Permittee shall issue a letter to CDD with the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedure to revoke the permit.

Removal of Facility/Site Restoration

8. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original predevelopment condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

9. **Within 30 days of the effective date of this permit,** the applicant or permittee shall confirm that the security provided for prior Land Use Permit CDLP15-02049 remains valid for the wireless telecommunications facility and has not lapsed or has otherwise been terminated. If the prior security is no longer valid, the applicant or permittee shall provide bond, cash, or other surety, to the satisfaction of the CDD, within 60 days of the effective date of this permit, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

The financial assurance must be submitted before any future permit for the wireless telecommunications facility will be issued. A financial assurance must be irrevocable and

not cancelable, except by the County. Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Zoning Administrator.

General Provisions

10. Any change from the approved project plans and any proposed modification of the existing wireless telecommunications facility shall require review and approval by the CDD and may require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit.

11. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.40001).

A minor alteration (or a collocation) has a term that is the shorter of the following:

- 10 years: or,
- The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

12. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors, or successors for continuing obligation.

13. The wireless telecommunications facility shall comply at all times with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

14. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within 15 days of new antennas being installed**, the applicant shall take RF power density

measurements with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review.

15. The equipment and accessory structures shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
16. Antennas, equipment cabinets, and fence enclosure shall not be used for advertising.
17. No signage or exterior lighting, with the exception of the switch-operated light at the entrance to the shelter, shall be allowed.

Aesthetics

18. The use of highly reflective materials, including but not limited to glass and unfinished metals, shall be prohibited from use.
19. All exterior components of the proposed facility shall utilize materials that are naturally non-reflective, or shall be finished with paints or other finishes with a reflectivity less than 55 percent.

In the event that a minor alteration to this facility is proposed, color photographs showing the as-built condition shall be submitted for review of CDD staff to verify compliance with this Condition of Approval prior to final inspection.

Exterior Noise

20. In the event that a modification to this facility involving new noise-generating equipment is proposed, the permittee shall submit evidence for review and approval of the CDD that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site.

Frequency Interference

21. The wireless telecommunications facility shall not be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Indemnity

22. To the fullest extent permitted by law, the applicant and/or permittee shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against: (1) All claims, losses, damages (including injury or death), liabilities, suits, costs, and expenses, including reasonable attorney's fees, in any way connected to or arising from the design, construction, installation, use, maintenance, or operation of the facility; and (2) all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a land use permit or renewed permit to the applicant, or any other discretionary action of the County related to the issuance of that permit.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

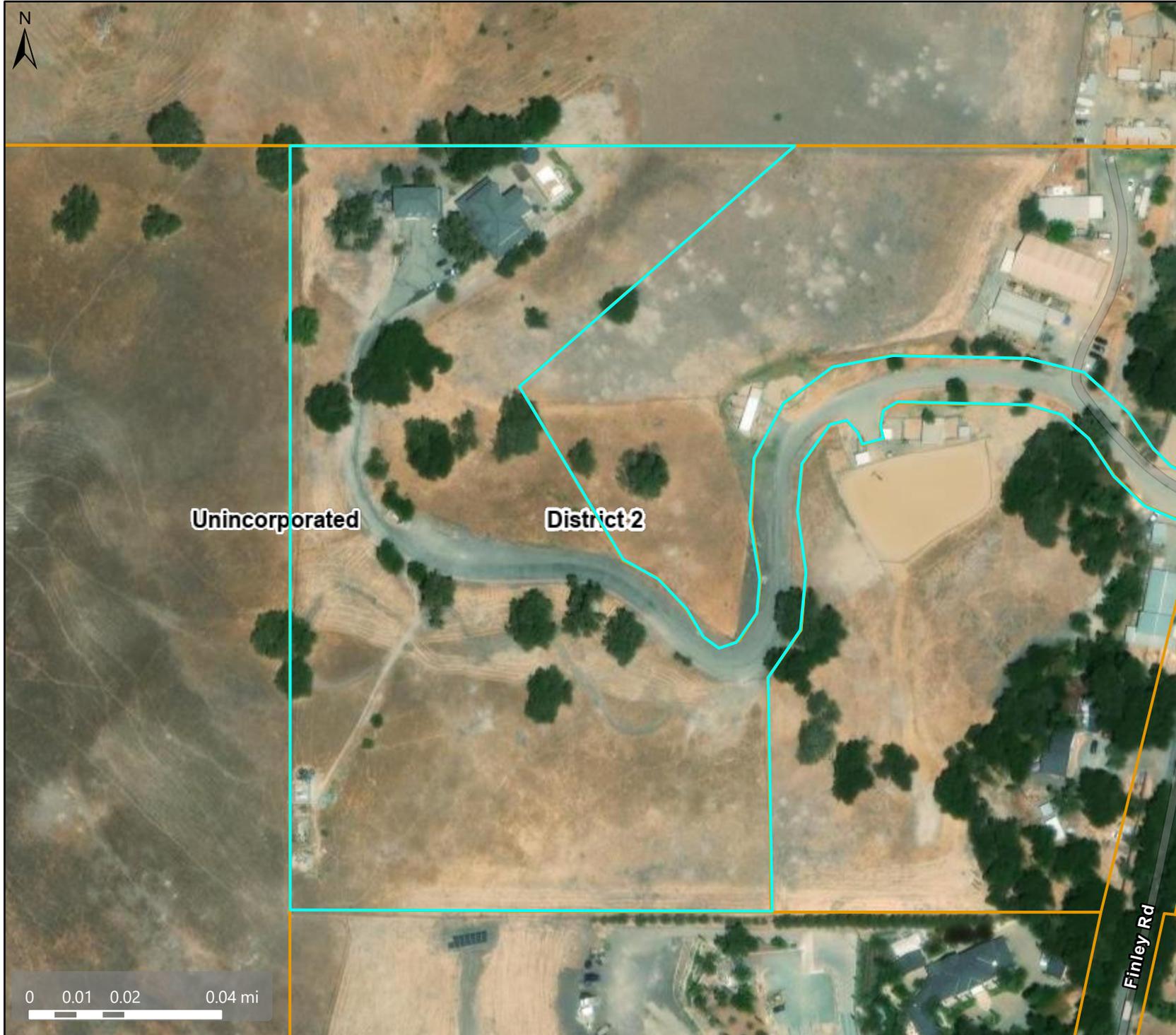
This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the

approval date of this permit.

- B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:
- Department of Conservation and Development, Building Inspection Division
 - Public Works Department
 - San Ramon Valley Fire Protection District
 - Contra Costa Health, Environmental Health Division
 - Federal Communications Commission

Aerial View



Map Legend

-  County Border
-  Assessment
Parcels
- Planning Layers
(DCD)**
 -  Unincorporated
 -  Board of
Supervisors'
Districts

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

General Plan Designation



Map Legend

-  County Border
-  Assessment
Parcels
- Planning Layers
(DCD)**
- General Plan**
-  RC (Resource
Conservation)
-  AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)
-  Unincorporated
-  Board of
Supervisors'
Districts

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984

Zoning District



Map Legend

-  County Border
-  Assessment
Parcels
- Planning Layers
(DCD)
- Zoning
- ZONE_OVER
-  A-2 (General
Agriculture)
-  A-3 (Heavy
Agriculture)
-  A-80 (Exclusive
Agriculture)
-  Unincorporated
- Board of
Supervisors'
Districts
- 

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984

CUP RENEWAL



RECEIVED on 11/04/2025 CDLP25-02035
By Contra Costa County
Department of Conservation and Development

T-Mobile
Stick Together

1200 CONCORD AVE, 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01289A
PL289 TASSAJARA-F
1501 FINLEY RD.
PLEASANTON, CA 94588
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/23/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	08/28/25	90% ZD ISSUED FOR REVIEW	GJA
D	08/29/25	100% ZD	GHB
1	10/23/25	100% ZD REVISED PER CITY COMMENTS	GJA

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

DRAWN BY: _____ CHK.: _____ APV.: _____

GJA	AB	AB
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LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1** REVISION: **1**
BA01289A

SITE NUMBER: BA01289A **CITY: PLEASANTON**
SITE NAME: PL289 TASSAJARA-F **COUNTY: CONTRA COSTA**
SITE TYPE: RAWLAND **JURISDICTION: CONTRA COSTA COUNTY**

PROJECT SUMMARY

SITE ADDRESS:
1501 FINLEY RD.
PLEASANTON, CA 94588

PROPERTY OWNER CONTACT:
WAGNER ROGER & JANET
1505 FINLEY RD.
PLEASANTON, CA 94588

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: BRANDON CEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: ISABEL CHAVEZ
MOBILE: (951) 496-2452
E-MAIL: lchavez@networkconnex.com

LATITUDE / LONGITUDE

LAT: 37° 48' 3.071" N LAT: 37.800853°
LONG: 121° 51' 53.05" W LONG: -121.864736°

UTILITY PURVEYOR

POWER: _____ TELCO: _____
COMPANY: PG&E COMPANY: AT&T

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	PLAT MAP
T-3	SITE PHOTOS
A-1	EXISTING OVERALL SITE PLAN
A-1.1	EXISTING ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	EXISTING ELEVATIONS



BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONING CLASSIFICATION: A-20 EXCLUSIVE AGRICULTURE
PROPERTY USE: RURAL/AGRICULTURAL RESIDENCE

APN: 220-100-024-3

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

- (6) EXISTING PANEL ANTENNAS
- (4) EXISTING RADIOS
- (1) EXISTING GPS ANTENNA
- (2) EXISTING EQUIPMENT CABINET
- (1) EXISTING BATTERY CABINET
- (1) EXISTING SAFETY SWITCH
- (2) EXISTING FIBER CIENA BOXES
- (1) EXISTING POWER PEDESTAL
- (2) EXISTING TELCO BOXES

LEGAL DESCRIPTION

TRACT NO: 184PM11 BRIEF DESCRIPTION: T184PM11 PCL A

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.

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

ACCESSIBILITY REQUIREMENTS

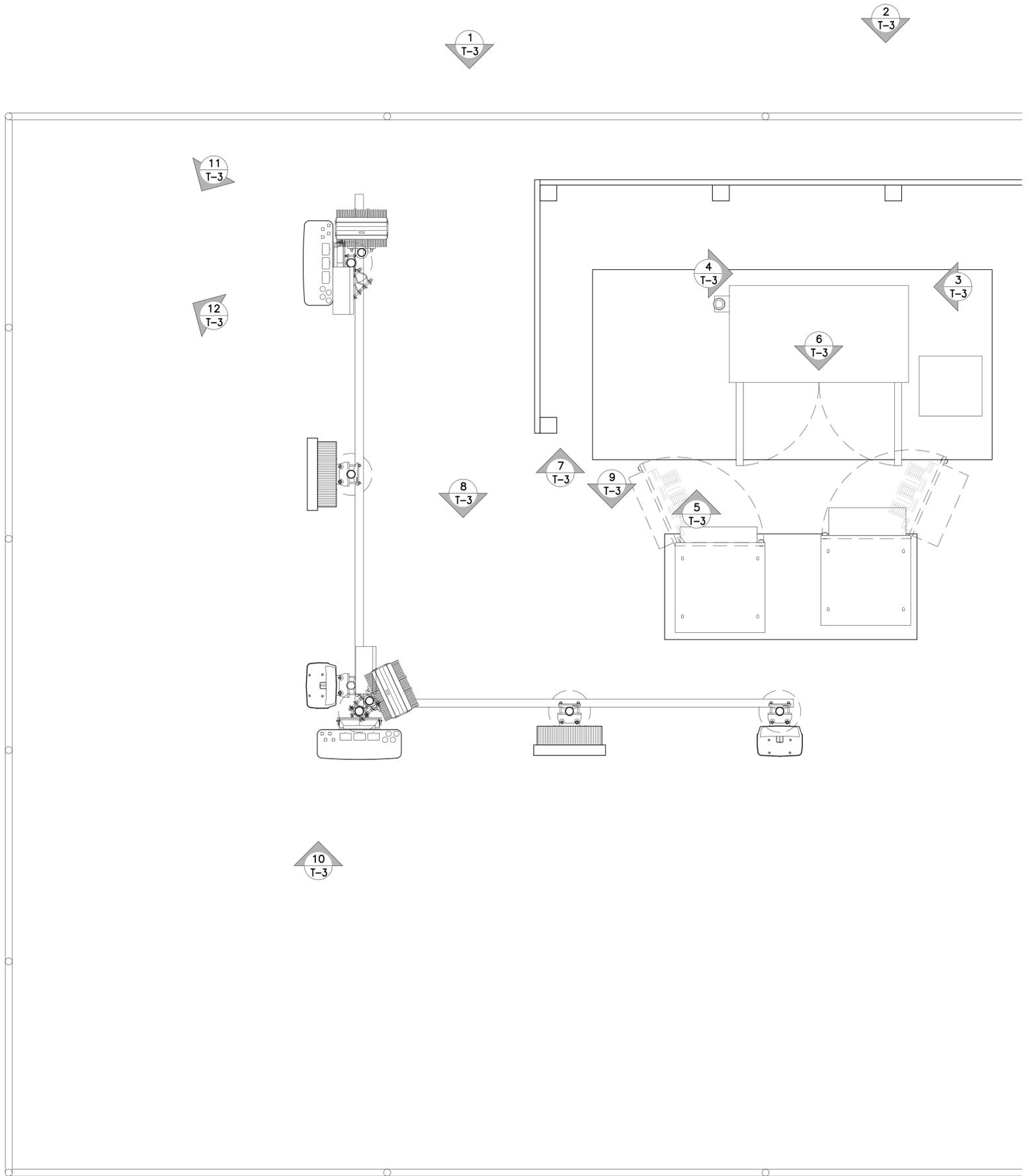
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (EQUIPMENT SPACES)

CODE COMPLIANCE

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- ANSI / TIA-222-H-2017
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2022 EDITION
- ASCE 7-16 WITH SUPPLEMENT
- ACI 318-19
- STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE., 5TH FLOOR, CONCORD, CA 94520
HEAD NORTH TOWARD CONTRA COSTA BLVD, TURN LEFT ONTO CONCORD AVE, TURN RIGHT ONTO CONTRA COSTA BLVD, TURN RIGHT TO MERGE ONTO I-680 S, MERGE ONTO I-680 S, USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 38 FOR SYCAMORE VALLEY RD E, MERGE ONTO SYCAMORE VALLEY RD, CONTINUE ONTO CAMINO TASSAJARA, TURN LEFT ONTO FINLEY RD, DESTINATION WILL BE ON THE LEFT, 1501 FINLEY RD, CLAYTON, CA 94517



T-Mobile
Stick Together
 1200 CONCORD AVE, 5TH FLOOR
 CONCORD, CA 94520

PROJECT INFORMATION:
 (CUP RENEWAL)
BA01289A
PL289 TASSAJARA-F
 1501 FINLEY RD.
 PLEASANTON, CA 94588
 CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
 10/23/25

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
A	08/28/25	90% ZD ISSUED FOR REVIEW	GJA
D	08/29/25	100% ZD	GHB
1	10/23/25	100% ZD REVISED PER CITY COMMENTS	GJA

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

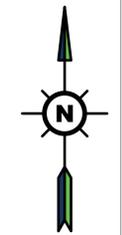
CONSULTANT:
NETWORK CONNEX
 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GJA CHK.: AB APV.: AB

LICENSURE:
 1
 T-3

SHEET TITLE:
 PLAT MAP }
 1

SHEET NUMBER: **T-2** REVISION: **1**
 BA01289A





SECTOR 'A' PANEL ANTENNAS



RBS 6102 EQUIPMENT CABINET



FIBER CIENA BOX



VIEWED FROM NORTH



SECTOR 'B' PANEL ANTENNAS



B160 BATTERY CABINET



POWER PEDESTAL



TELCO BOX



PANEL ANTENNA AND RADIO



6160 SITE SUPPORT CABINET



SAFETY SWITCH



VIEWED FROM EAST

T-Mobile
Stick Together

1200 CONCORD AVE, 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
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PL289 TASSAJARA-F

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

DRAWN BY: CHK.: APV.:

GJA AB AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS

SHEET NUMBER: REVISION:

T-3

1

BA01289A

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

T-Mobile
Stick Together
 1200 CONCORD AVE, 5TH FLOOR
 CONCORD, CA 94520

PROJECT INFORMATION:
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BA01289A
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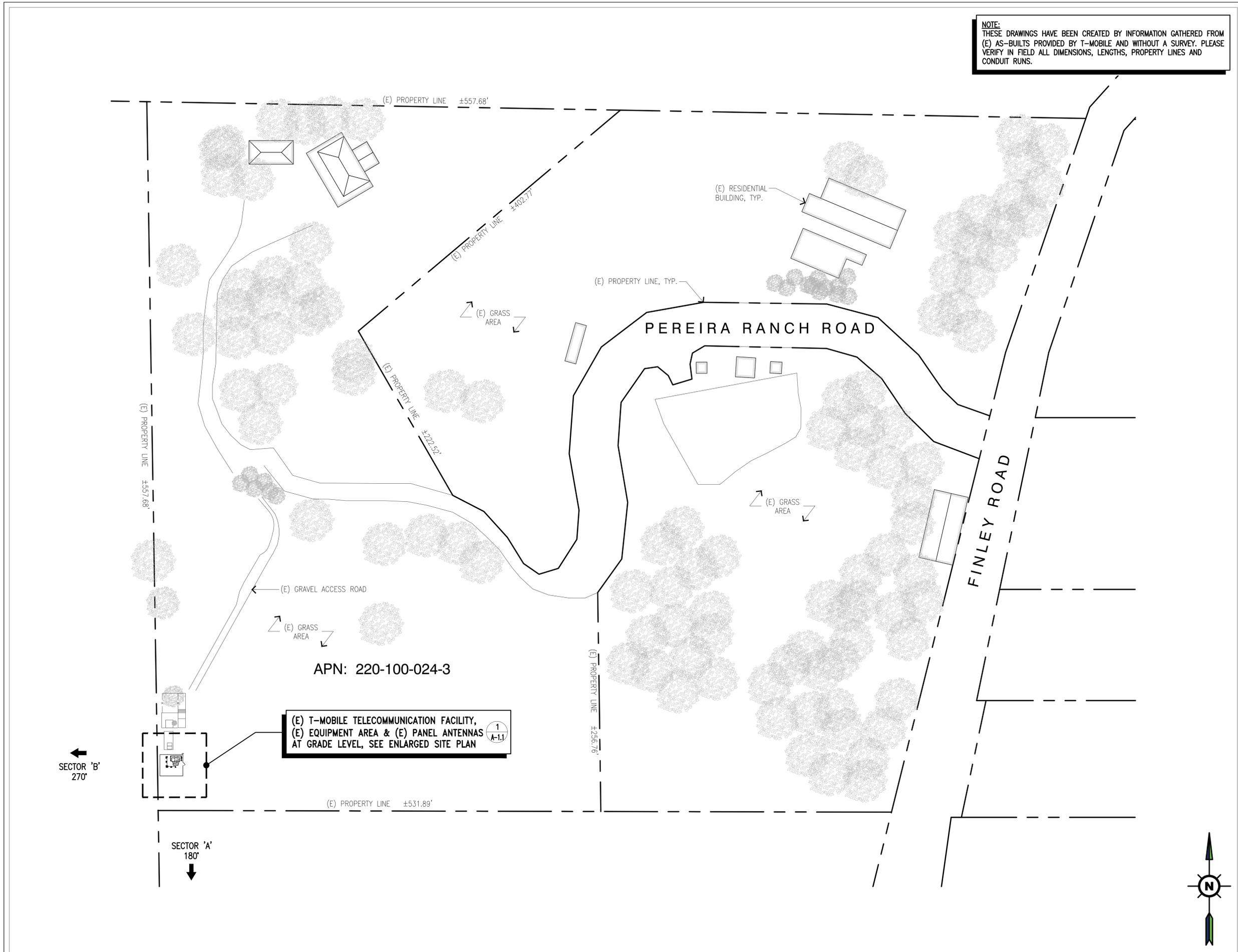
CONSULTANT:
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 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
GJA	AB	AB

LICENSURE:

SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
A-1	1
	BA01289A



EXISTING OVERALL SITE PLAN

SCALE: 1"=50'-0" 0 10' 50' 100' 1

T-Mobile
Stick Together

1200 CONCORD AVE, 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

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BA01289A
PL289 TASSAJARA-F

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GJA AB AB

LICENSURE:

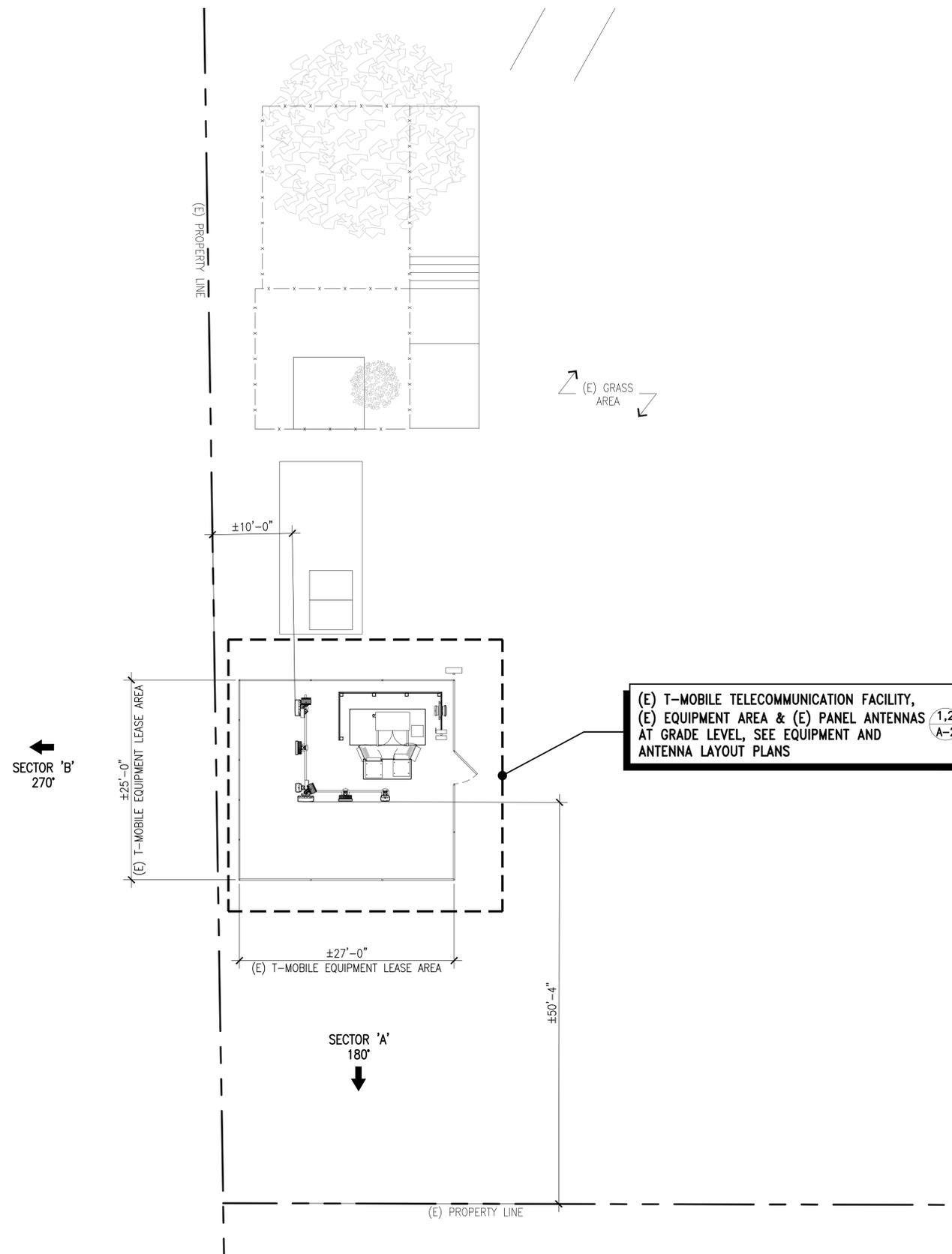
SHEET TITLE:

EXISTING ENLARGED
SITE PLAN

SHEET NUMBER: REVISION:

A-1.1 1

BA01289A



PROJECT INFORMATION:

(CUP RENEWAL)

**BA01289A
PL289 TASSAJARA-F**

1501 FINLEY RD.
PLEASANTON, CA 94588
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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DRAWN BY: CHK.: APV.:

GJA AB AB

LICENSURE:

SHEET TITLE:

EXISTING EQUIPMENT AND
ANTENNA LAYOUT PLANS

SHEET NUMBER: REVISION:

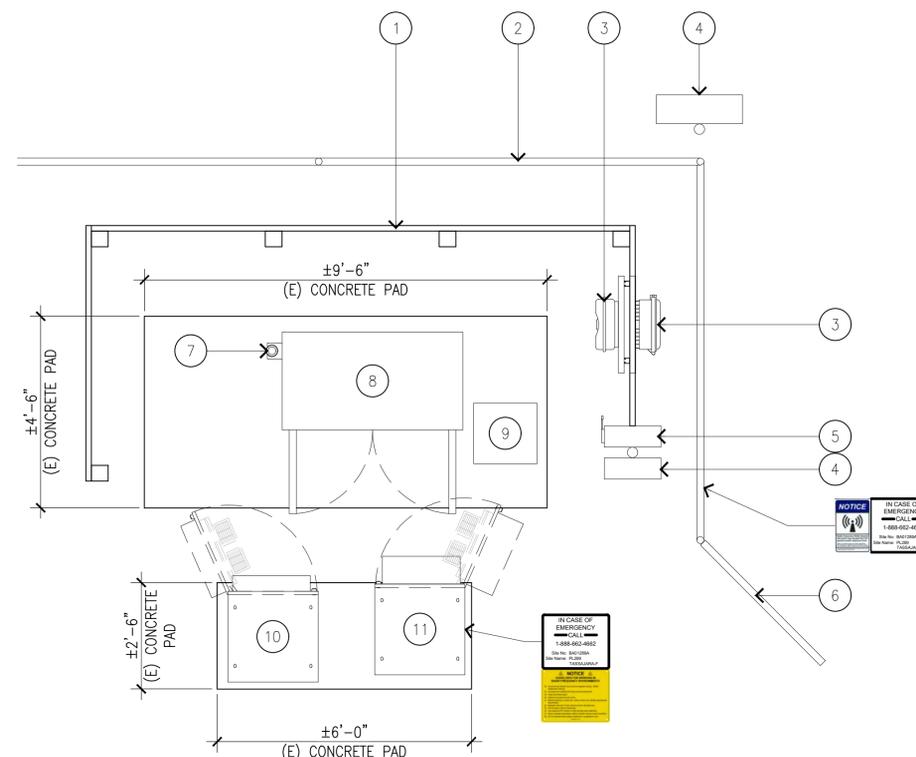
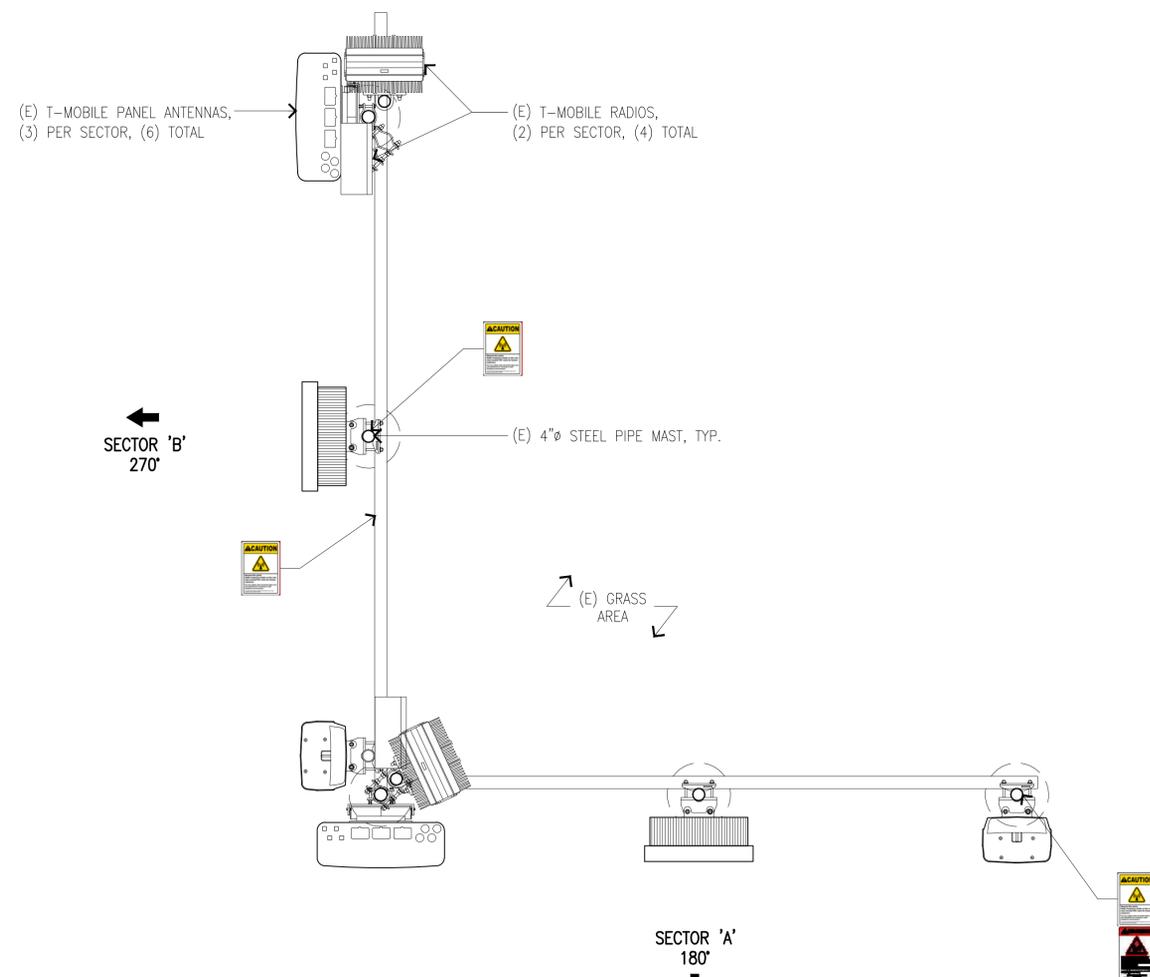
A-2

1

BA01289A

KEYNOTES:

- 1 (E) WOOD WALL
- 2 (E) STEEL PIPE WITH BARBED WIRE FENCE (MEETS WIRELESS ORDINANCE REQUIREMENT)
- 3 (E) T-MOBILE FIBER CIENA, TYP. OF (2)
- 4 (E) T-MOBILE TELCO BOXES, TYP. OF (2)
- 5 (E) T-MOBILE SAFETY SWITCH
- 6 (E) STEEL PIPE GATE
- 7 (E) T-MOBILE GPS ANTENNA
- 8 (E) T-MOBILE RBS 6102 EQUIPMENT CABINET
- 9 (E) T-MOBILE POWER PEDESTAL
- 10 (E) T-MOBILE B160 BATTERY CABINET
- 11 (E) T-MOBILE 6160 SITE SUPPORT CABINET



EXISTING ANTENNA LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5' 2

EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4' 1

PROJECT INFORMATION:

(CUP RENEWAL)

BA01289A
PL289 TASSAJARA-F

1501 FINLEY RD.
PLEASANTON, CA 94588
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/23/25

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DRAWN BY: CHK.: APV.:

GJA AB AB

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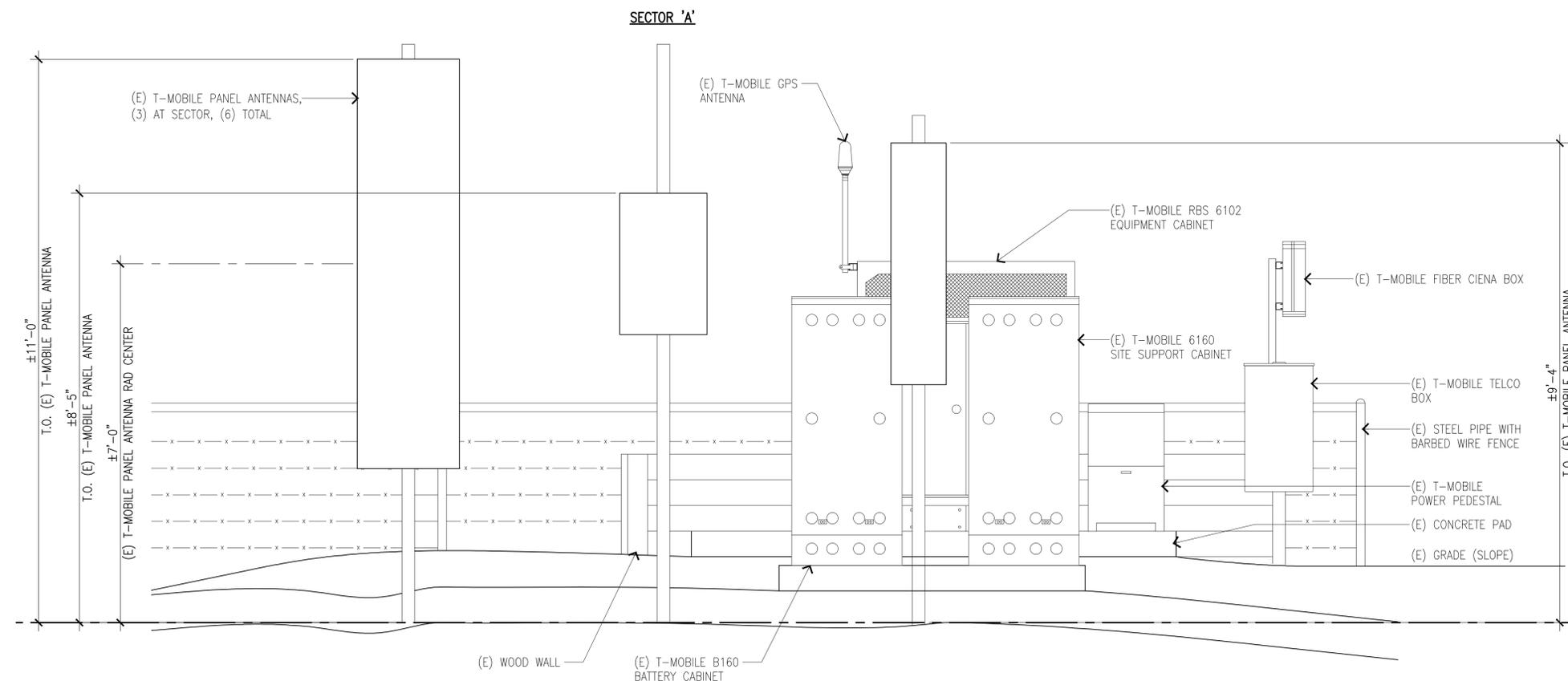
SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER: REVISION:

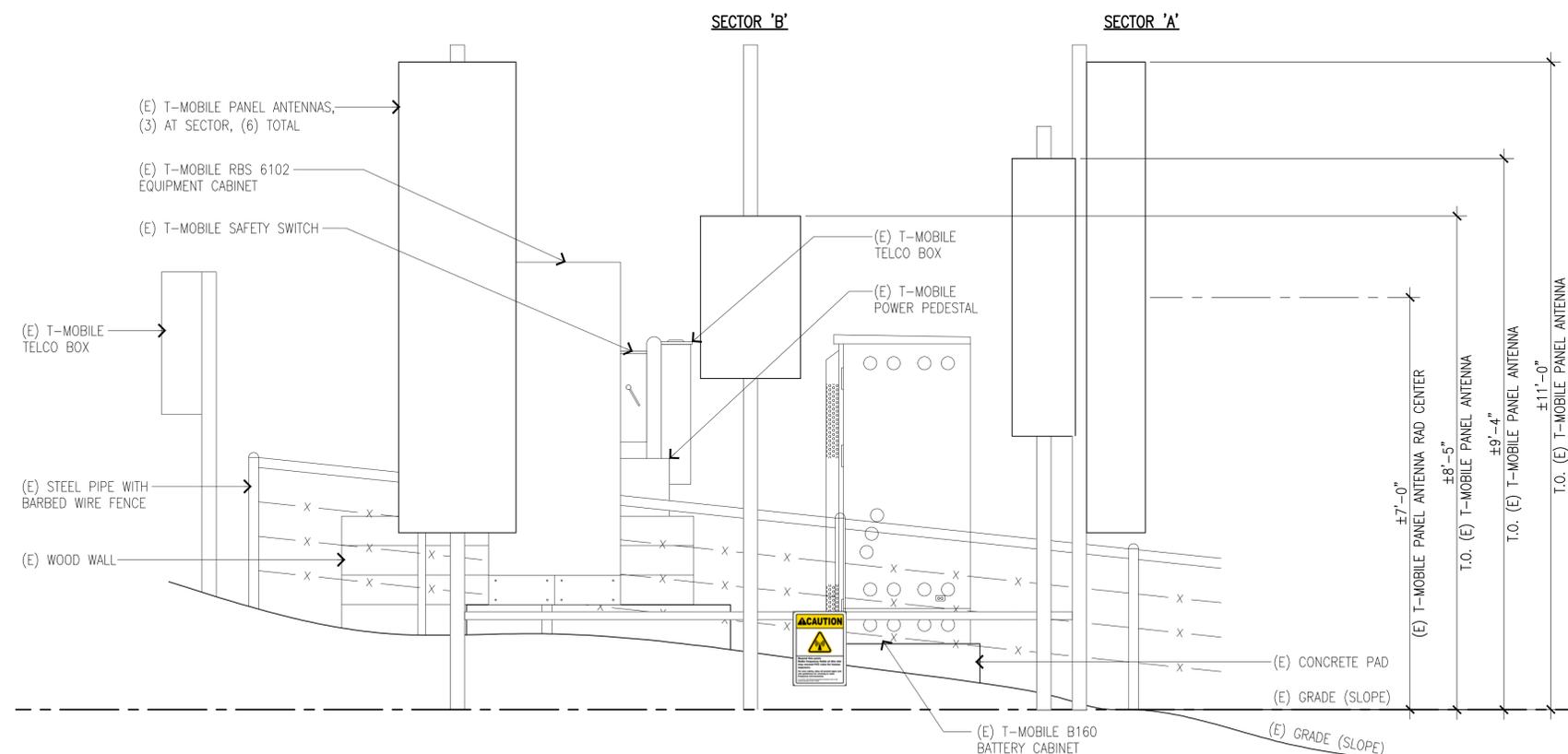
A-3 1

BA01289A



EXISTING SOUTH ELEVATION

SCALE: 3/4"=1'-0" 1



EXISTING WEST ELEVATION

SCALE: 3/4"=1'-0" 2

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)

T-Mobile Proposed Facility

Site ID: BA01289A
PL289 Tassajara - F
1501 Finley Road, Pleasanton, California 94588

November 17, 2020

EBI Project Number:
6220005919



Status:	The proposed site will be compliant with the installation of the mitigation measures described in Attachment I.
Remarks: See signage plan for mitigation measures to be installed upon upgrade/installation of the site to comply with FCC and T-Mobile standards.	

Prepared by:



TABLE OF CONTENTS

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2.0	MPE Calculations	4
3.0	T-Mobile Antenna Inventory	5
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	Attachment 1: MPE Analysis and Recommended Signage (Ground Level)	7
	Attachment 2: RoofMaster™ Import File	9
	Appendix A: Certifications	10
	Appendix B: Federal Communications Commission (FCC) Requirements	13

I.0 Executive Summary

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site BA01289A located at 1501 Finley Road in Pleasanton, California to determine RF-EME exposure levels from proposed T-Mobile wireless communications equipment at this site. As described in detail in Appendix B of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of T-Mobile's proposed transmitting facilities independently at the site.

The Maximum Emissions Value is 3743.7600% of the FCC's general public limit (748.7520% of the FCC's occupational limit) at the ground level. The proposed site will be compliant with Federal regulations regarding (radio frequency) RF Emissions with the installation of the mitigation measures.

At the nearest walking/working surfaces to the T-Mobile antennas on the ground level, the maximum power density generated by the T-Mobile antennas is approximately 3,743.7600 percent of the FCC's general public limit (748.7520 percent of the FCC's occupational limit).

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 72 feet of T-Mobile's proposed antennas at the ground level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 34 feet of T-Mobile's proposed antennas at the ground level.

Signage is recommended at the site as presented in Attachment I. Posting of the signage and installation of other markings brings the site into compliance with FCC rules and regulations.

2.0 MPE Calculations

Calculations were completed for the proposed T-Mobile Wireless antenna poles facility located at 1501 Finley Road in Pleasanton, California using the equipment information listed below. All calculations were performed per the specifications under FCC Office of Engineering & Technology (OET) Bulletin 65, “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields” (OET-65). Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas in the immediate vicinity of the antennas.

In accordance with T-Mobile’s RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. Using the computational methods set forth in OET-65, RoofMaster™ calculates power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by T-Mobile and compared the resultant worst-case MPE levels to the FCC’s general public/uncontrolled exposure limits outlined in OET Bulletin 65. EBI has performed theoretical worst-case modeling using RoofMaster™ to estimate the maximum potential power density from each proposed antenna based on worst-case assumptions for the number of antennas and power. All radios at the proposed installation were considered to be running at full power and were uncombined in their RF transmission paths per carrier prescribed configuration.

The assumptions used in the modeling are based upon information provided by T-Mobile in the supplied drawings.

There are no collocated carriers on the poles.

The data for all T-Mobile antennas used in this analysis is shown in Section 3.0. Actual antenna gains for each antenna were used per manufacturer’s specifications. All calculations were done with respect to the FCC’s general public/uncontrolled threshold limits.

Based on information provided by T-Mobile, access to this site is considered uncontrolled.

3.0 T-Mobile Antenna Inventory

Sector	Antenna Number	Antenna Make	Antenna Model	Centerline Height (ft) Above Nearest Walking Surface	Azimuth (°)	Technology	Frequency Band	Power Per Channel (W)	Number of Channels	ERP (W)
A	1	Ericsson	AIR_32_KRD901146-1_06DT_1900	7.0	180	LTE	PCS - 1900 MHz	60	2	4307
A	1	Ericsson	AIR_32_KRD901146-1_06DT_2100	7.0	180	LTE	AWS - 2100 MHz	60	2	4307
A	1	Ericsson	AIR_32_KRD901146-1_06DT_1900	7.0	180	GSM	PCS - 1900 MHz	30	4	4307
A	2	RFS	APXVAARR24_43-U-NA20_04DT_700	7.0	180	LTE	700 MHz	30	1	555
A	2	RFS	APXVAARR24_43-U-NA20_04DT_600	7.0	180	LTE	600 MHz	30	1	533
A	2	RFS	APXVAARR24_43-U-NA20_04DT_600	7.0	180	NR	600 MHz	80	1	1421
A	2	RFS	APXVAARR24_43-U-NA20_06DT_1900	7.0	180	UMTS/LTE	PCS - 1900 MHz	90	2	6043
A	3	ERICSSON	SON_AIR6449_2500_LTE_TB	7.0	180	LTE	2500 MHz	90	1	15461
A	3	ERICSSON	SON_AIR6449_2500_NR_TB	7.0	180	NR	2500 MHz	90	1	15461
A	3	ERICSSON	SON_AIR6449_2500_LTE_MACRO	7.0	180	LTE	2500 MHz	30	1	1611
A	3	ERICSSON	SON_AIR6449_2500_LTE_MACRO	7.0	180	NR	2500 MHz	30	1	1611
B	1	Ericsson	AIR_32_KRD901146-1_05DT_1900	7.0	270	LTE	PCS - 1900 MHz	60	2	4307
B	1	Ericsson	AIR_32_KRD901146-1_05DT_2100	7.0	270	LTE	AWS - 2100 MHz	60	2	4307
B	1	Ericsson	AIR_32_KRD901146-1_05DT_1900	7.0	270	GSM	PCS - 1900 MHz	30	4	4307
B	2	RFS	APXVAARR24_43-U-NA20_04DT_700	7.0	270	LTE	700 MHz	30	1	555
B	2	RFS	APXVAARR24_43-U-NA20_04DT_600	7.0	270	LTE	600 MHz	30	1	533
B	2	RFS	APXVAARR24_43-U-NA20_04DT_600	7.0	270	NR	600 MHz	80	1	1421
B	2	RFS	APXVAARR24_43-U-NA20_05DT_1900	7.0	270	UMTS/LTE	PCS - 1900 MHz	90	2	5933
B	3	ERICSSON	SON_AIR6449_2500_LTE_TB	7.0	270	LTE	2500 MHz	90	1	15461
B	3	ERICSSON	SON_AIR6449_2500_NR_TB	7.0	270	NR	2500 MHz	90	1	15461
B	3	ERICSSON	SON_AIR6449_2500_LTE_MACRO	7.0	270	LTE	2500 MHz	30	1	1611
B	3	ERICSSON	SON_AIR6449_2500_LTE_MACRO	7.0	270	NR	2500 MHz	30	1	1611

• This table contains an inventory of T-Mobile Antennas and Power Values.

4.0 Summary and Conclusions

All calculations performed for this analysis yielded results that were above the allowable limits for exposure to RF Emissions. Based on predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 72 feet of T-Mobile's proposed antennas at the ground level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 34 feet of T-Mobile's proposed antennas at the ground level.

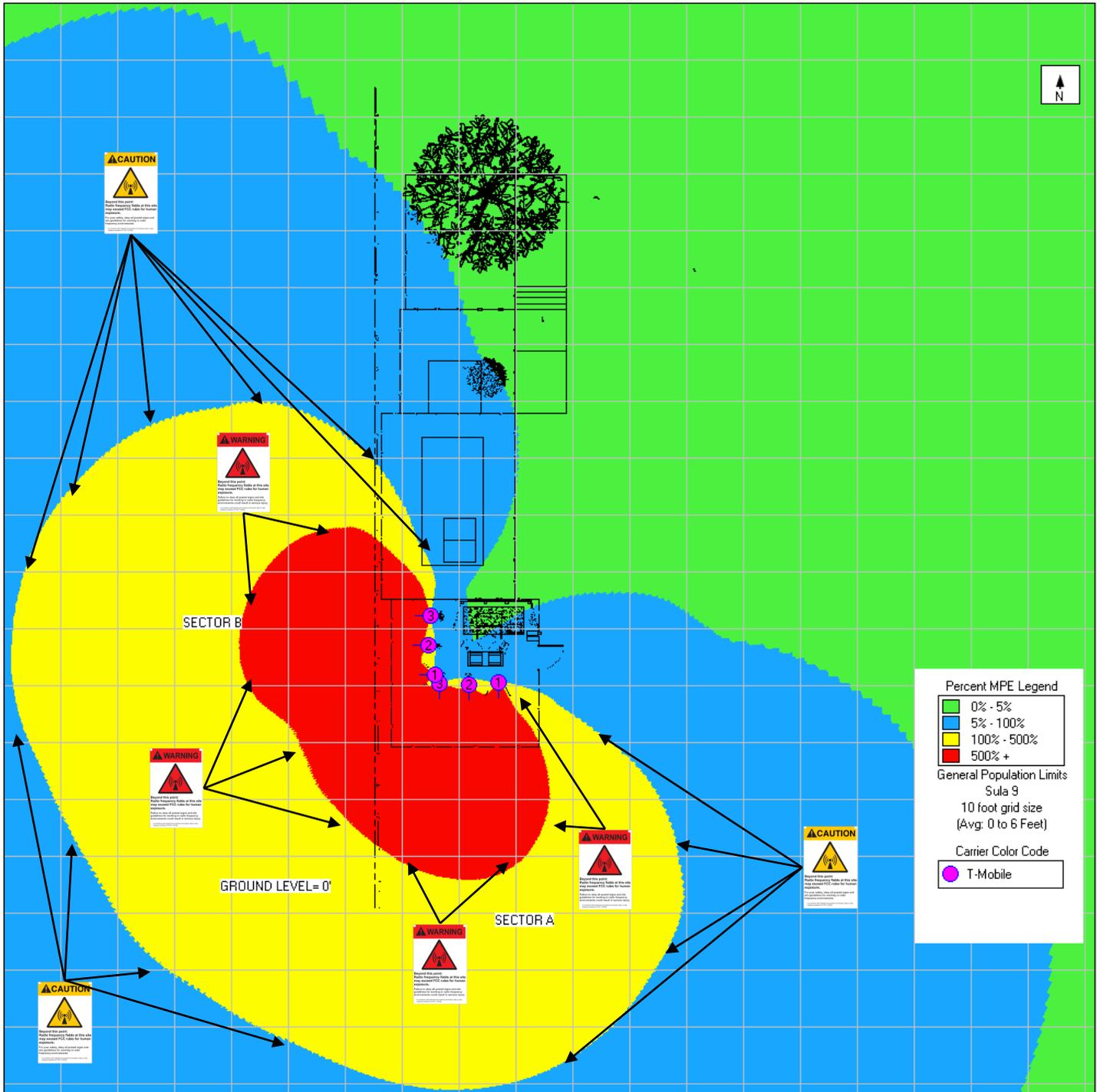
There are no collocated carriers on the poles.

The anticipated maximum contribution from each sector of the proposed T-Mobile facility is 3,743.7600% of the allowable FCC established general public limit (748.7520% of the FCC occupational limit). This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. For this facility, the calculated values were above the allowable 100% threshold standard per the federal government.

EBI's modeling indicates that there are areas in front of the T-Mobile antennas at the ground level that exceed the FCC standards for general public and occupational exposure. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 72 feet of T-Mobile's Sector A and B antennas at the ground level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 34 feet of T-Mobile's Sector A and B antennas at the ground level. In order to alert any workers potentially accessing the site, a blue Notice sign and a yellow Guidelines sign are recommended at the first point(s) of access to the poles. To reduce the risk of exposure and/or injury, EBI recommends that access to the poles or areas associated with the active antenna installation be restricted and secured where possible. Caution and/or Warning signage is recommended at the site as presented in the Signage Plan – Attachment I. When Warning signs are required, other markings such as painted striping, chains, stanchions, or fencing may also be used to identify the perimeter of each Safety Zone.

Attachment I: MPE Analysis and Recommended Signage (Ground Level)



Post at the Compound Access Points



When Warning signs are required, other markings such as painted striping, chains, stanchions, or fencing may also be used to identify the perimeter of each Safety Zone.

Sign	Sign Count	Description	Posting Instructions
	1	Blue Notice Sign Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	Securely post at all access points to the site in a manner conspicuous to all individuals entering thereon.
	1	Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	Securely post at all access points to the site in a manner conspicuous to all individuals entering thereon.
	14	Yellow Caution Sign Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	Securely post near areas where the general public or occupational MPE limit could be exceeded as shown in Attachment I at the site in a manner that prominently alerts occupational workers and the general public of RF emissions.
	9	Red Warning Sign Used to notify individuals that they are entering a hot zone where either the general public or occupational FCC's MPE limit has been exceeded.	Securely post near areas where the general public and occupational MPE limits are exceeded as shown in Attachment I at the site in a manner that prominently alerts occupational workers and the general public of RF emissions.
Notes:	<p>The proposed site will be compliant with the installation of the mitigation measures.</p> <p>The actual number of access points may vary based on documentation provided and/or if a survey was conducted. Recommended signage locations, if applicable, are based on T-Mobile's guidance for the worst-case scenario in each sector. The actual signage installation is dependent on accessibility of the facility and antennas. Locations deemed inaccessible due to OSHA safety standards (proximity to unprotected roof edge or slope, etc.) will be compliant upon installation of recommended signage at the closest accessible point.</p>		

Attachment 2: RoofMaster™ Import File

Carrier	Antenna Number	Emitter Number	Caption	Pattern(.ant)	Frequency	Power (W) ERP/EiRP	Length (m)	Azimuth(n)	Mechanical Downtilt	Height(ft)
T-Mobile	1	1	TMO A1	AIR_32_KRD901146-1_06DT_1900.ant	1900	7063.59	1.44	180	0	7.0
T-Mobile	1	2	TMO A1	AIR_32_KRD901146-1_06DT_2100.ant	2100	7063.59	1.44	180	0	7.0
T-Mobile	1	3	TMO A1	AIR_32_KRD901146-1_06DT_1900.ant	1900	7063.59	1.44	180	0	7.0
T-Mobile	2	1	TMO A2	APXVAARR24_43-U-NA20_04DT_700.ant	700	555.42	2.44	180	0	7.0
T-Mobile	2	2	TMO A2	APXVAARR24_43-U-NA20_04DT_600.ant	600	532.87	2.44	180	0	7.0
T-Mobile	2	3	TMO A2	APXVAARR24_43-U-NA20_04DT_600.ant	600	1420.99	2.44	180	0	7.0
T-Mobile	2	4	TMO A2	APXVAARR24_43-U-NA20_06DT_1900.ant	1900	9910.97	2.44	180	0	7.0
T-Mobile	3	1	TMO A3	SON_AIR6449_2500_LTE_TB.ant	2500	25356.33	0.84	180	0	7.0
T-Mobile	3	2	TMO A3	SON_AIR6449_2500_NR_TB.ant	2500	25356.33	0.84	180	0	7.0
T-Mobile	3	3	TMO A3	SON_AIR6449_2500_LTE_MACRO.ant	2500	2642.20	0.84	180	0	7.0
T-Mobile	3	4	TMO A3	SON_AIR6449_2500_LTE_MACRO.ant	2500	2642.20	0.84	180	0	7.0
T-Mobile	4	1	TMO B1	AIR_32_KRD901146-1_05DT_1900.ant	1900	7063.59	1.44	270	0	7.0
T-Mobile	4	2	TMO B1	AIR_32_KRD901146-1_05DT_2100.ant	2100	7063.59	1.44	270	0	7.0
T-Mobile	4	3	TMO B1	AIR_32_KRD901146-1_05DT_1900.ant	1900	7063.59	1.44	270	0	7.0
T-Mobile	5	1	TMO B2	APXVAARR24_43-U-NA20_04DT_700.ant	700	555.42	2.44	270	0	7.0
T-Mobile	5	2	TMO B2	APXVAARR24_43-U-NA20_04DT_600.ant	600	532.87	2.44	270	0	7.0
T-Mobile	5	3	TMO B2	APXVAARR24_43-U-NA20_04DT_600.ant	600	1420.99	2.44	270	0	7.0
T-Mobile	5	4	TMO B2	APXVAARR24_43-U-NA20_05DT_1900.ant	1900	9730.08	2.44	270	0	7.0
T-Mobile	6	1	TMO B3	SON_AIR6449_2500_LTE_TB.ant	2500	25356.33	0.84	270	0	7.0
T-Mobile	6	2	TMO B3	SON_AIR6449_2500_NR_TB.ant	2500	25356.33	0.84	270	0	7.0
T-Mobile	6	3	TMO B3	SON_AIR6449_2500_LTE_MACRO.ant	2500	2642.20	0.84	270	0	7.0
T-Mobile	6	4	TMO B3	SON_AIR6449_2500_LTE_MACRO.ant	2500	2642.20	0.84	270	0	7.0

Note that Power (W) ERP/EiRP values are listed respective to the frequency of the antenna. (Values less than 1,000 MHz are listed as ERP and greater than 1,000 MHz are listed as EiRP.)

Appendix A: Certifications

Preparer Certification

I, Brad Bockstie, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in black ink that reads "Brad Bockstie".

Reviewed and Approved by:



sealed 17nov2020

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B: Federal Communications Commission (FCC) Requirements

All information used in this report was analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01 and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The number of $\mu\text{W}/\text{cm}^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The general population exposure limit for the 700 and 800 MHz Bands is 467 $\mu\text{W}/\text{cm}^2$ and 567 $\mu\text{W}/\text{cm}^2$ respectively, and the general population exposure limit for the PCS and AWS bands is 1000 $\mu\text{W}/\text{cm}^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Additional details can be found in FCC OET 65.

Construction Form

Project:

Site ID: BA01289A

Date: 08/06/2025

Candidate Name:	PL289 Tassajara - F
Site Type:	Structure Non Building
Structure Type:	Light Pole
Latitude:	37.800853
Longitude:	-121.864736
Street Address:	1501 FINLEY RD
City/State/Zip:	Pleasanton,CA,94588
Access:	"Requirements: 24/7 access. *** PLEASE NOTIFY Roger Wagner (510) 612-3650 prior to site visit. *** Updated 4/3/2018 John Pereira 925-200-5200 Notice recommended for all visits. Two-Men team at night. Very dark at night and be careful when opening the BTS door possible snakes hiding. Directions to Cabinets: Drive (up hill) past the corral. Take owners road (carefully) towards the house (up the hill). Park vehicles at turn-around to the Right (around 500 feet before land lord house), looks like an area were materials are dumped (gravel, dirt, sand etc.). Look to your Left side for a small gate (keep closed at all times), follow the man made gravel path for about 200 feet to the site. Cellsite behind the Sprint's site. DO NOT DRIVE UP THE RIDGE ROAD FOR ANY REASON. The owner stated he would charge 500 dollars if he caught someone driving up there.

Site Visit By:	Michael Myers
Configuration:	Roger Wagner (510) 612-3650
Safety Issues:	No
Quality Issues:	No
General Site Visit Notes:	Site is located on private property. Met with FOP's as he was visiting site as well.

RECEIVED on 10/14/2025 **CDLP25-03035**
By Contra Costa County
Department of Conservation and Development

Construction Form



View of site



View of site

Construction Form



View of site



View of site

Construction Form



Site Signage



View of site

Construction Form



View of site



Access road

Construction Form

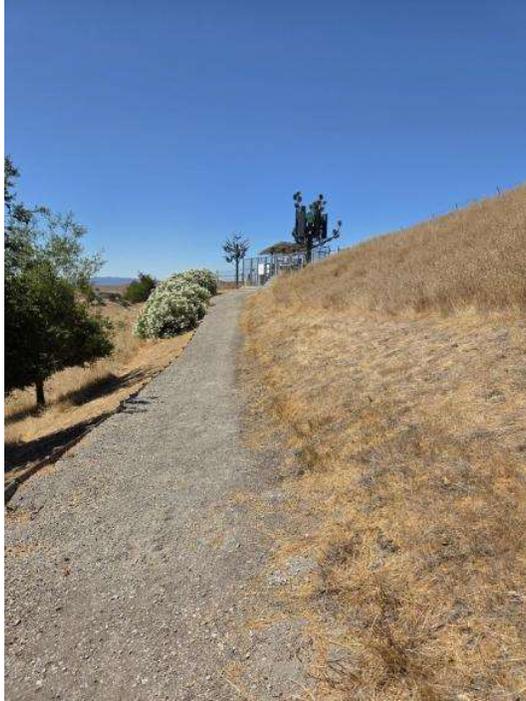


Access gate



Access gate

Construction Form



Access to site



Access to site

Construction Form



TMO equipment



TMO equipment

Construction Form



TMO equipment

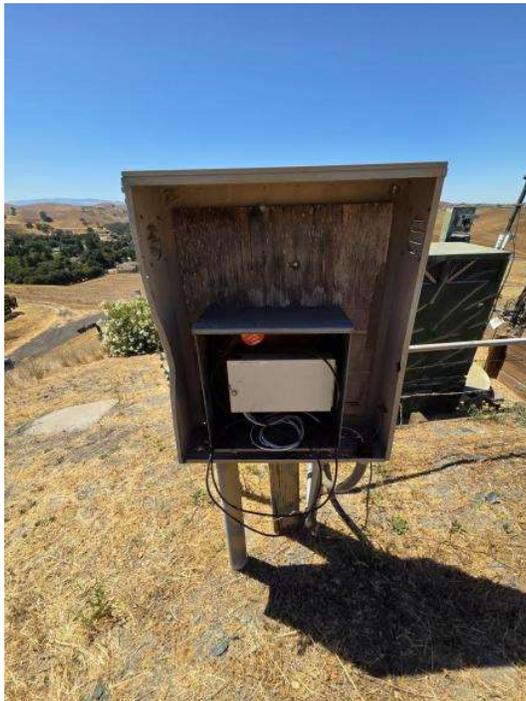


TMO equipment

Construction Form



TMO equipment

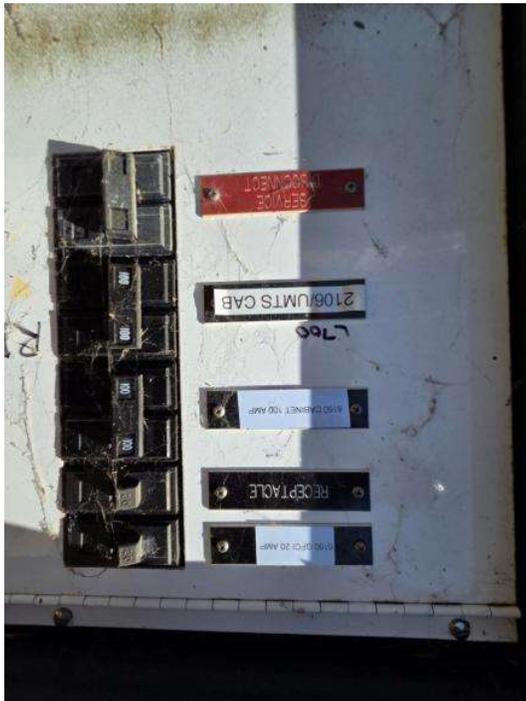


TMO equipment

Construction Form



Power pedestal



Power pedestal

Construction Form



Power pedestal

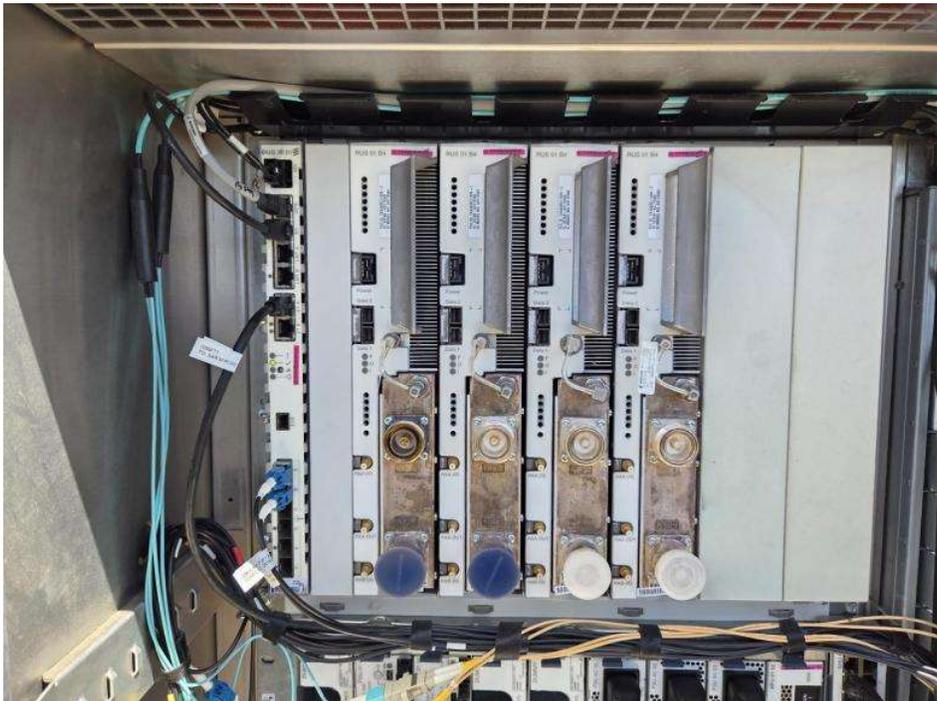


6102 cabinet

Construction Form

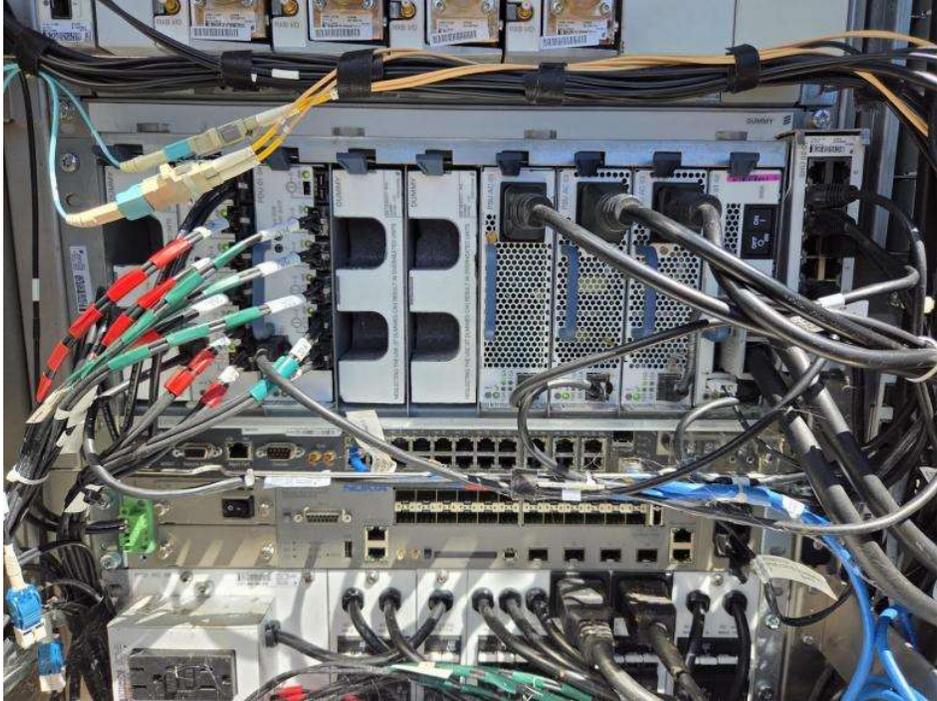


6102 cabinet

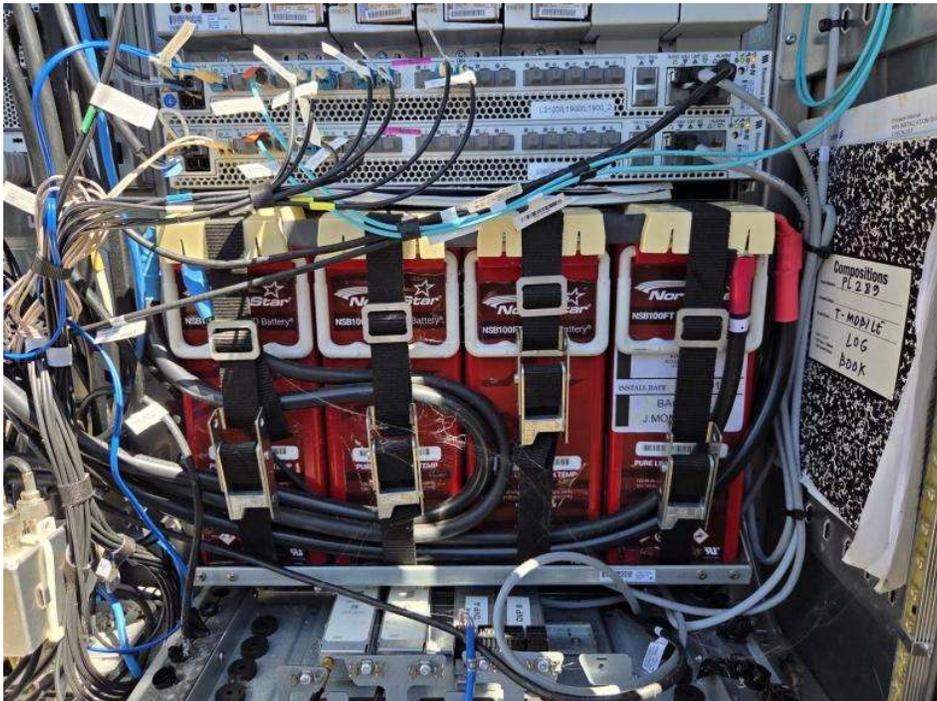


6102 cabinet

Construction Form

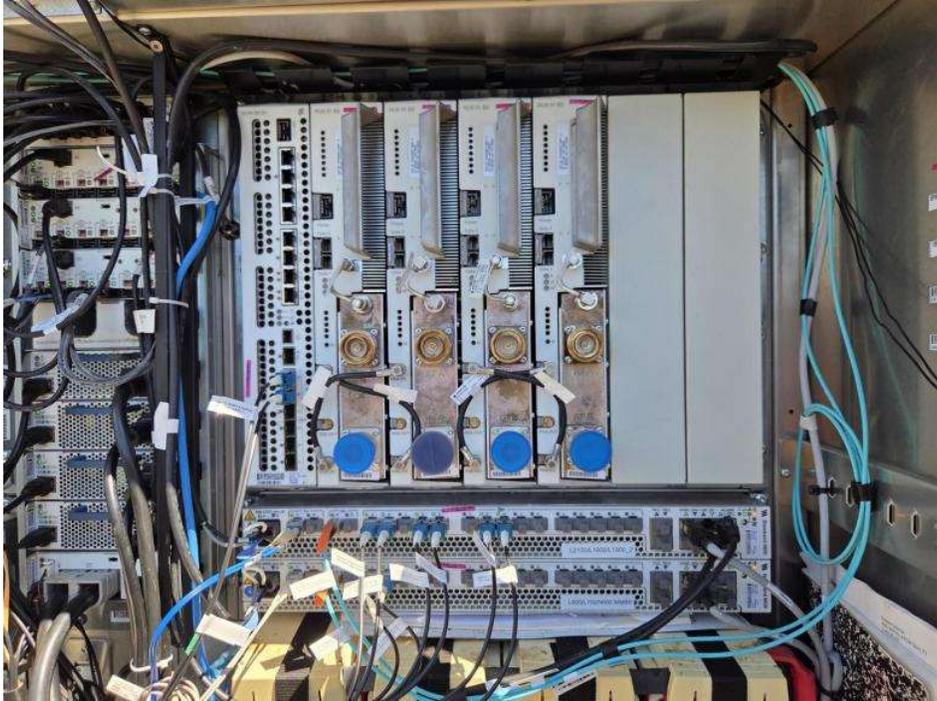


6102 cabinet

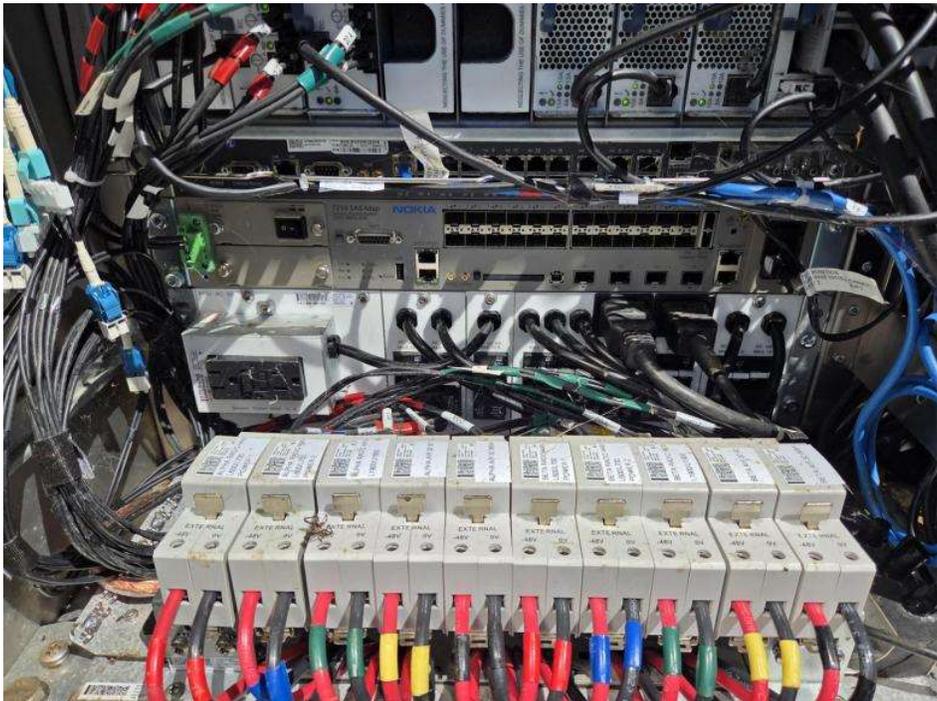


6102 cabinet

Construction Form



6102 cabinet



6102 cabinet

Construction Form



6102 cabinet



Cable tray at 6102

Construction Form



6160 cabinet

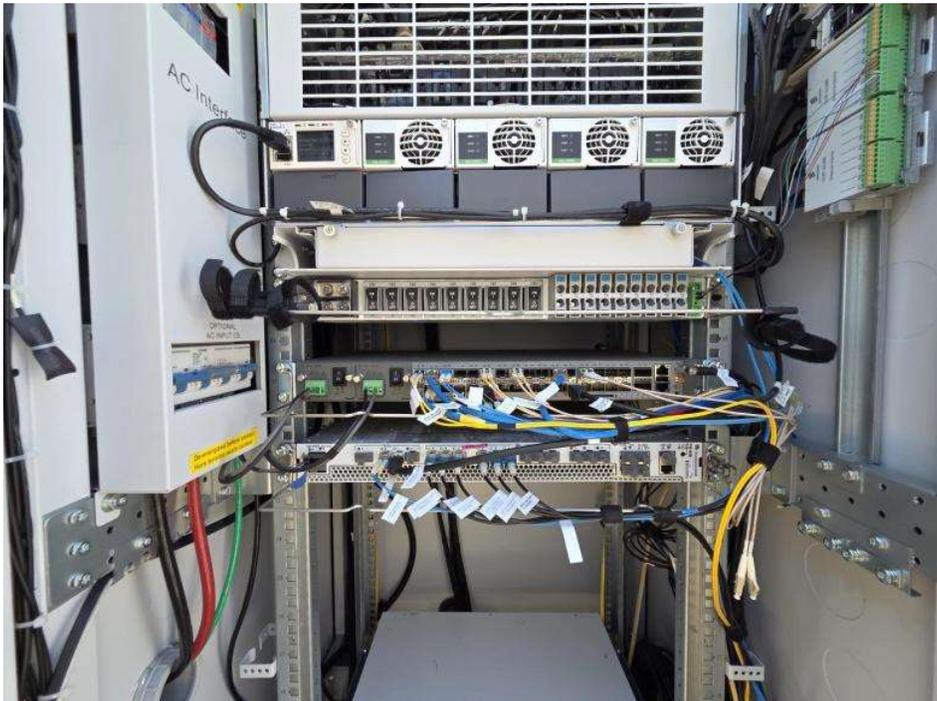


6160 cabinet

Construction Form

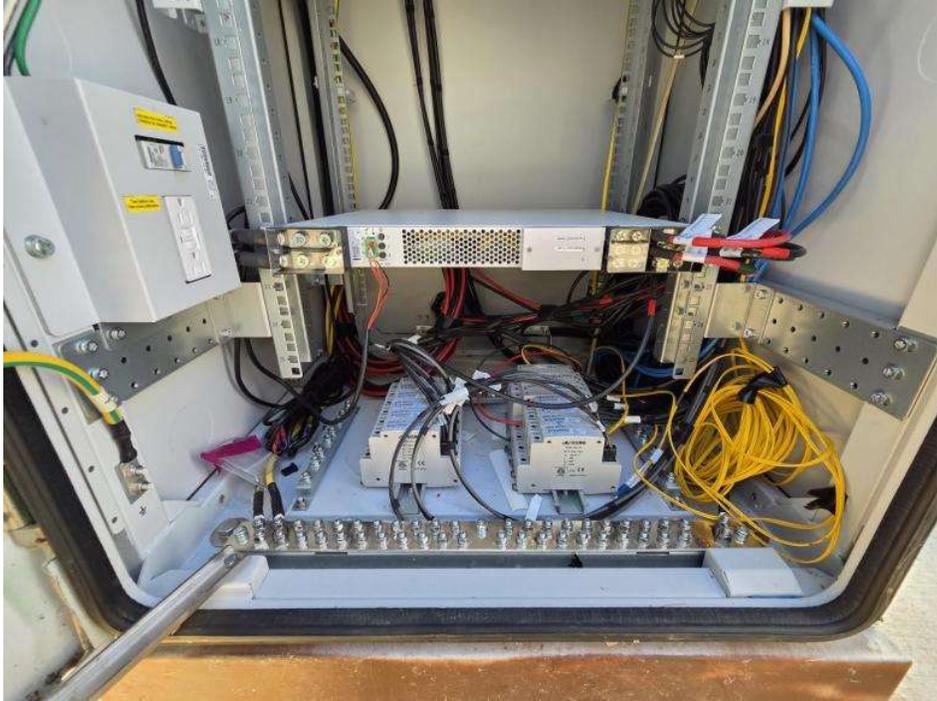


6160 cabinet



6160 cabinet

Construction Form



6160 cabinet



B160 cabinet

Construction Form



B160 cabinet



B160 cabinet

Construction Form



Antennas



Antennas

Construction Form



Antennas



Antennas

Construction Form



Antennas



Antennas

Construction Form



Antennas

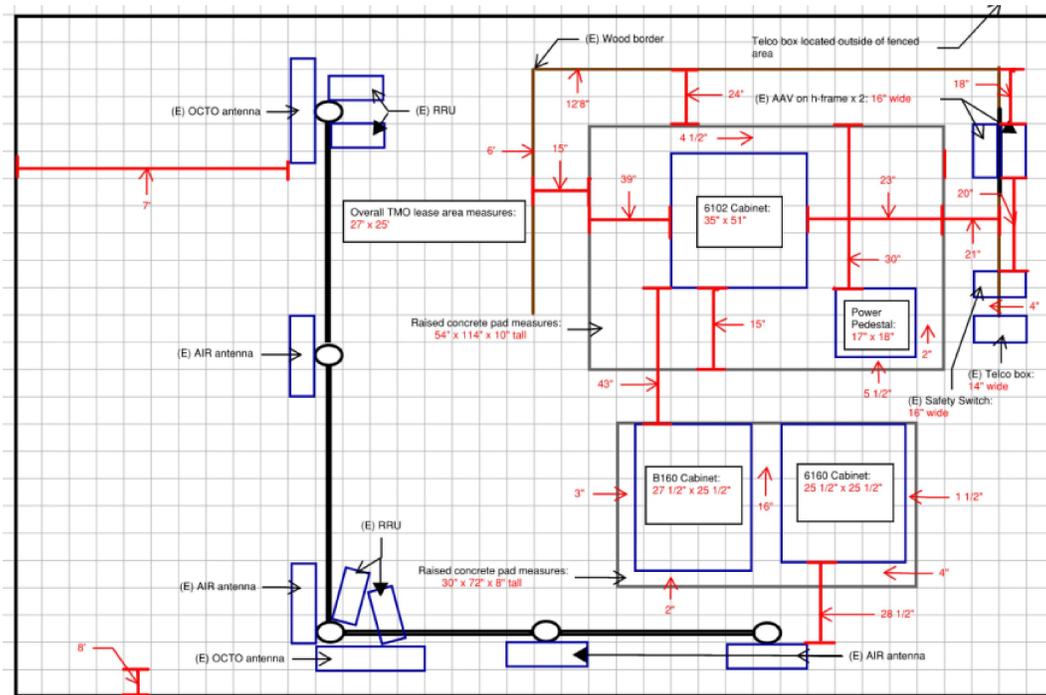


Antennas

Construction Form



Antennas



Site Sketch



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-706

Agenda Date: 3/2/2026

Agenda #: 2c.

Project Title:	Land Use Permit to Renew Land Use Permit CDLP16-02046 for an Existing T-Mobile Wireless Telecommunications Facility.
County File(s):	CDLP25-02038
Applicant/Owner:	Isabel Chavez, Network Connex on behalf of T-Mobile West LLC (Applicant) / East Bay Municipal Utility District (Owner)
Zoning/General Plan:	A-80 Exclusive Agricultural District / PS Public and Semi-Public
Site Address/Location:	4505 Happy Valley Road in the Lafayette area of unincorporated Contra Costa County (Assessor's Parcel Number: 365-260-001)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facility
Project Planner:	Joseph Lawlor Jr, AICP, Senior Planner, (925) 655-2872 joseph.lawlor@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02046 for an existing T-Mobile wireless telecommunications facility. No modifications to the facility or conditions of approval are proposed.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the Zoning Administrator:

A. FIND that the project is exempt from CEQA under CEQA exemption 15301(b) of the CEQA Guidelines.

- B. APPROVE the Land Use Permit CDLP25-02038 to renew the Land Use Permit for the existing T-Mobile wireless telecommunications facility, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: PS Public and Semi-Public.
- B. Zoning: A-80 Exclusive Agricultural District.
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facility, Class 1 exemption for the operation of existing facilities used to provide public utility services.
- D. Previous Applications:

CDLP99-02037: This Land Use Permit to establish a new unmanned wireless telecommunications facility for Pacific Bell Wireless at an existing water storage tank, was approved by the Zoning Administrator on September 27, 1999 for a period of ten years to October 8, 2009.

CDZI08-12406: This Zoning Investigation application for replacement of two existing antennas for the T-Mobile wireless telecommunication facility approved under CDLP99-02037 with no change in height or location was administratively approved on January 6, 2009. (T-Mobile succeeded Pacific Bell Wireless as the wireless carrier operating this facility.)

CDLP09-02040: This Land Use Permit to renew Land Use Permit CDLP99-02037 for the existing T-Mobile wireless telecommunication facility was approved by the Zoning Administrator on July 12, 2010, for a period of ten years to July 23, 2020.

CDLP16-02046: This Land Use Permit to modify the existing T-Mobile wireless telecommunication facility approved by the Zoning Administrator on December 2, 2016 for a period of ten years to December 2, 2026. The modifications included relocation of existing ground equipment from a 34 square-foot lease area west of the water storage tank to a 56 square-foot lease area east of the tank, and replacing antennas and ancillary equipment.

CDWM19-00020: This Wireless Minor Alteration Permit for a non-substantial modification to the T-Mobile wireless telecommunications facility was approved by the Zoning Administrator on October 14, 2019 for the remaining term of Land Use Permit CDLP16-02046 to December

2, 2026.

CDWM21-00039: This Wireless Minor Alteration Permit for a non-substantial modification to the T-Mobile wireless telecommunications facility was approved by the Zoning Administrator on November 23, 2021 for the remaining term of Land Use Permit CDLP16-02046 to December 2, 2026.

CDWM21-00044: This Wireless Minor Alteration Permit for a non-substantial modification to the T-Mobile wireless telecommunications facility was approved by the Zoning Administrator on August 5, 2022 for the remaining term of Land Use Permit CDLP16-02046 to December 2, 2026.

IV. SITE/AREA DESCRIPTION

The project site is a 0.97 acre parcel owned by the East Bay Municipal Utility District (EBMUD) that is located at 4505 Happy Valley Road, approximately 300 feet south of the intersection of Happy Valley Road and Wellesley Drive. The site is accessed via an unpaved private road off of Happy Valley Road that crosses the southeasternmost portion of an adjacent 146.9-acre parcel also owned by EBMUD. The site is located atop a small ridge that is generally surrounded by agricultural land to the north and low-density residential parcels to the south. The site includes the Valley View Reservoir, a large water storage tank. The T-Mobile wireless telecommunication facility is located around the perimeter of the Reservoir structure, and is one of four wireless telecommunication facilities at the site. The water tank and wireless telecommunication facilities are surrounded by a chain-link fence to limit access. There are young and mature trees that have been planted around the fence that screen the Reservoir and telecommunication facilities from surrounding properties.

V. PROJECT DESCRIPTION

The applicant request approval of a Land Use Permit to renew the current Land Use Permit for the existing T-Mobile wireless telecommunications facility at the Valley View Reservoir. No equipment changes or changes to the conditions of approval are proposed as part of the project. The current wireless telecommunications facility consists of the following:

- Six (6) antennas and ancillary equipment in three sectors, reaching a maximum height of 33 feet 4 inches.
- T-Mobile equipment cabinets and associated ground-mounted equipment within the 56 square-foot lease area located east of the water storage tank.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on November 7, 2025 to a number of public agencies, including the Building Inspection Division, the Advance Planning Section, the Environmental Health Division of Contra Costa Health, the Contra Costa County Fire Protection District, and the East Bay Municipal Utility District. Comments received by staff are included in Attachment D. Following are summaries of the comments received.

- A. Advanced Planning Section: The Advance Planning Section returned the Agency Comment Request form on December 7, 2025, with no comments.
- B. East Bay Municipal Utility District. On December 4, 2025, EBMUD submitted a memorandum stating that changes to the facility are subject to EBMUD approval.
- C. Contra Costa County Fire Protection District. The Fire Protection District returned the Agency Comment Request form on December 16, 2025, with no comments.

VII. STAFF ANALYSIS

- A. General Plan Consistency: The project site is located in the PS Public and Semi-Public General Plan land use designation, which includes properties owned by public government agencies, public transportation corridors, and utility corridors. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located within in the Public and Semi-Public designation. The facility also provides telecommunications service that would be compatible and consistent with other land uses in the Lafayette area. Allowing the renewal of the land use permit for the existing wireless telecommunications facility will not detract from the purpose and intent of the PS General Plan designation.

Figure COS-12, Scenic Resources of the Conservation, Open Space, and Working Lands Element of the 2045 General Plan indicates that the northwestern portion of Happy Valley Road is a County-designated scenic route. Scenic route policies in the General Plan call for conservation, enhancement, and protection of views observable from the scenic routes. The Valley View Reservoir is located approximately 630 feet southeast of Happy Valley Road, at the end of an unpaved private road off of the scenic route. Due to existing vegetation and topography, none of the existing wireless telecommunication facilities are visible from the scenic route. Thus, the continued use of the T-Mobile wireless telecommunication facility would not alter existing views of the area from Happy Valley Road, and would be consistent with the General Plan scenic route policies.

- B. Zoning Compliance: The project site is located in an A-80 Exclusive Agricultural District. Allowable uses in the A-80 District include commercial radio and television receiving and

transmitting facilities excluding broadcasting studios or business offices, with a valid land use permit (County Code Sections 84-84.402 and 84-80.404(17)). With approval of the CDLP25-02038 application, the renewal of the land use permit for the existing T-Mobile wireless telecommunications facility would be consistent with the A-80 District.

- C. Wireless Telecommunications Facilities Ordinance: The T-Mobile wireless telecommunications facility is subject to the Wireless Telecommunication Facilities Ordinance (Ordinance No. 2016-11), which is codified as County Code Chapter 88-24. The Land Use Permit application is for the renewal of the land use permit for the existing wireless facility with no proposed modifications to the existing antennas, ground-mounted and ancillary equipment, or to the existing 56 square-foot lease area. The application complies with the applicable requirements of County Code Section 88-24.614 for the discretionary approval of land use permit for a wireless facility.
- D. Federal Communications Commission (FCC) Regulations: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. The standards prescribe limits for continuous exposure to RF emissions. As part of the submittal process for Wireless Minor Alteration Permit CDWM21-00044, the most recent permit allowing a non-substantial modification to the T-Mobile facility, the applicant provided the *Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report (Anchor)* (EBI Consulting, March 14, 2022), which is a report to evaluate the RF emissions compared to the Maximum Permissible Exposure (MPE) limit for facilities at this location, pursuant to FCC regulations. The RF report indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC MPE limits as described in FCC Occupational Exposure Limit -65. There have been no changes to the wireless facility since replacement of antennas and ancillary equipment pursuant to approved Minor Alteration Permit CDWM21-00044 and no changes are proposed with this Land Use Permit application. Thus, the wireless facility would remain compliant with federal regulations pertaining to RF emissions.
- E. Appropriateness of Use: The existing wireless telecommunications facility has been established on the project site since 1999. Staff is unaware of any nuisances arising from the operation of the existing wireless facility. Neither the antennas nor ground-mounted equipment display any type of advertising, and the wireless facility complies with the aesthetic requirements of the prior CDLP16-02046 Permit. Conditions are included in the Conditions of Approval and Advisory Notes that require that the facility, equipment shelter, external accessory equipment, and antenna enclosure shall not be used for advertising for the life of the project and require maintenance of the external appearance of the wireless facility. Thus, renewal of the land use permit for this wireless facility would not be detrimental to surrounding land-use activities, making the project an appropriate use of the subject property.

VIII. CONCLUSION

Allowing the renewal of the Land Use Permit for the existing T-Mobile wireless telecommunication facility is consistent with the General Plan, the A-80 General Agricultural District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends approval of Land Use Permit CDLP25-02038, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02038, ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WEST LLC (APPLICANT), EAST BAY MUNICIPAL UTILITY DISTRICT (OWNER)

FINDINGS

A. Land Use Permit Findings

The following are required findings for the approval of a land use permit.

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the county.*

Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards which establish safety levels with respect to human exposure to radio frequency (RF) emissions as well as occupational exposure to electro-magnetic fields. Compliance with these standards is considered to be evidence that the project does not present health and safety risks. The *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)* (EBI Consulting, March 14, 2022), indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC MPE limits as described in FCC Occupational Exposure Limit-65. Thus, the existing facility does not generate unsafe levels of RF emissions, as determined by the FCC, and will be adequately secured to prevent public access to the equipment area. The Conditions of Approval include project compliance with current FCC standards. These conditions will ensure that RF emissions and EMF strength at ground levels falls within the FCC limit for public exposure. All elements of the wireless telecommunication facility are secured within a lease area and enclosed. As conditioned, the wireless telecommunications facility will not be detrimental to the health, safety, and general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development within the County or the community.*

Project Finding: The wireless telecommunications services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24).

Additionally, the project does not involve any modification of the facility. Thus, the granting of a land use permit for renewal of the current land use permit for the existing wireless telecommunications facility with no modifications of the facility will not adversely affect the orderly development of property within the County.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the county.*

Project Finding: The wireless telecommunications facility was established in 1999 on East Bay Municipal Utility District property and has remained in use since then. Renewal of the land use permit for the wireless telecommunication facility with no proposed modifications will not change the physical characteristics of the site, and therefore, will not affect the range of potential uses on the site or on adjacent properties. The equipment will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a wireless telecommunication facility and the continued consistency of that established use. Given that the facility and surrounding land uses have remained consistent, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project shall not adversely affect the policy and goals as set by the General Plan.*

Project Finding: The project site is located within a PS Public and Semi-Public General Plan land use designation, which includes properties owned by public government agencies, public transportation corridors, and utility corridors.. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in the PS designation, since the facility provides telecommunications service that would be compatible and consistent with other land uses in the Lafayette area. Allowing the renewal of the land use permit for the existing wireless telecommunications facility will not detract from the purpose and intent of the PS General Plan designation.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no

record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area. The Conditions of Approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. Further, pursuant to the Conditions of Approval, T-Mobile will be required to submit five-year condition of approval compliance reviews in order for County staff to evaluate the on-going compliance of the wireless facility.

6. *The proposed project shall not encourage marginal development within the neighborhood.*

Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The establishment and continuing operation of the unmanned T-Mobile wireless telecommunications facility is in response to maintaining wireless telecommunications service to the area. As conditioned, allowing the renewal of the land use permit for the wireless facility will continue the existing wireless telecommunications service and will not encourage marginal development within the area.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: The wireless facility was established on the project site in 1999 and its operation was renewed in 2010 and in 2016. At the times the facility was approved and then renewed, staff analyzed the project to ensure that all necessary entitlements and conditions were included to initiate the land use in a manner that is consistent with the applicable codes and conditions of the surrounding neighborhood. Renewal of the current land use permit for the wireless facility does not include any new development or expansion beyond the existing lease area. Thus, as conditioned, the wireless facility will be consistent with the PS Public and Semi-Public General Plan land use designation, the A-80 Exclusive Agricultural District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations.

B. Wireless Telecommunication Facility Land Use Permit Renewal Findings

Pursuant to Wireless Telecommunication Facility Ordinance Section 88-24.620(b)(4)(B), a renewal request for a collocation permit, land use permit, or wireless facility access permit will be approved by the zoning administrator after receiving the request and all required submittals if the zoning administrator finds all of the following:

1. *The facility meets all of the county requirements applicable to the facility at the time that a permit was issued for the facility, and any terms or conditions included in the permit for the facility.*

Project Finding: The wireless telecommunications facility was established under Land Use Permit CDLP99-02037 and approval of the wireless facility was renewed under Land Use Permit CDLP09-02040. The wireless facility was substantially modified under Land Use Permit CDLP16-02046 and has maintained operation since then under the conditions of the CDLP16-02046 Permit. Staff has reviewed the wireless facility for compliance with the current CDLP16-02046 conditions of approval and the facility is found to be in compliance with all conditions.

2. *The permittee has met the financial assurance requirements of subsection (b)(3).*

Project Finding: The applicant has provided an updated cost estimate for the demolition and restoration of the project site, should the wireless telecommunications use be ended. Based on this estimate, the applicant has provided and updated bond and surety for the removal of the facility. Thus, the project has met the financial assurance requirements of subsection (b)(3).

3. *The permittee has paid the renewal request processing fee.*

Project Finding: The applicant paid the permit renewal processing fee with the submittal of the application.

C. California Environmental Quality Act (CEQA) Findings

Renewal of the land use permit for the T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Facilities, which provides a Class 1 exemption for the operation of existing facilities used to provide public utility services. There is no substantial evidence that the renewal of the land use permit for the telecommunications facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact

on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this wireless telecommunications facility.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02038

Project Approval

1. This application for renewal of a Land Use Permit to allow continuing operation of the T-Mobile wireless telecommunication facility is APPROVED.

The wireless telecommunications facility includes:

- Six (6) antennas and ancillary equipment in three sectors, reaching a maximum height of 33 feet 4 inches.
 - T-Mobile equipment cabinets and associated ground-mounted equipment within the 56 square-foot lease area located east of the water storage tank.
2. The Land Use Permit approval described above is based on:
 - Project application accepted by the Department of Conservation and Development, Community Development Division (CDD) on November 4, 2025.
 - Project plans received by the CDD on November 4, 2025.
 - Demolition Cost Estimate received by the CDD on December 11, 2025.
 - Surety Bond Continuation Certificate received by the CDD on December 12, 2025.
 - The *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)* by EBI Consulting, March 14, 2022; received by the CDD on July 19, 2022.
 3. The following Conditions shall supersede all prior Conditions of Approval for prior County approvals for this wireless telecommunication facility.
 4. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Costs

5. The land use permit application was subject to an initial deposit of \$5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid within 60 days of the effective date of this permit.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

6. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the Zoning Administrator **no later than five years following the effective date of the project approval.** This review by the Zoning Administrator will be for the purpose of ensuring continued compliance with the conditions of permit approval. **Non-compliance with the approved conditions and/or the ordinance code provisions after written notice thereof shall be cause for revocation proceedings.**

For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions.

The applicant is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

A review fee in the amount of \$1,500.00 (subject to time and materials) will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The Permittee (wireless operator) is responsible for keeping the CDD informed of who is responsible for maintenance of compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.
 - A. Within 30 days of the effective date of this permit, the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
 - B. Should the responsible party subsequently change (e.g. facility is acquired by a new carrier), within 30 days of the change, the Permittee shall issue a letter to CDD on the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Removal of Facility/Site Restoration

8. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use; and the site shall be restored by the permittee to its original pre-development condition. In addition, the permittee shall provide the Department of Conservation and Development with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

9. Prior to issuance of a building permit for the telecommunications the applicant or permittee shall provide bond, cash, or other surety, to the satisfaction of the Zoning Administrator., for the removal of the facility in the event that the use is abandoned or the use permit expires, or is revoked, or otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

The financial assurance must be submitted before a permit will be issued. A financial assurance must be irrevocable and not cancelable, except by the County.

Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Zoning Administrator

General Provisions

10. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.40001).

A minor alteration (or if it is collocation) has a term that is the shorter of the following:

A. 10 years: or

B. The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

11. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.

12. At all times the facility shall comply with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

13. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards. Within 15 days of new antennas being installed, the applicant shall take RF power density measurements with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review.

14. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.

15. Antennas, towers, cabinets, and mountings shall not be used for advertising.
16. No lights or beacons may be installed on any antenna or antenna support structure, unless lights or beacons are required by a state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.
17. A facility, all fences and walls surrounding a facility, and all other fixtures and improvements on a facility site must be repainted as often as necessary to prevent fading, chipping, or weathering of paint.
18. Any landscaping at a facility site must be maintained in a healthy state. Dead or dying landscaping must be replaced.

Exterior Noise

19. In the event that a modification to this facility involving new noise-generating equipment is proposed, the applicant shall submit evidence for review and approval of the CDD that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site.

Frequency Interference

20. No facility may be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Indemnity

21. To the fullest extent permitted by law, the applicant and/or permittee shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against: (1) All claims, losses, damages (including injury or death), liabilities, suits, costs, and expenses, including reasonable attorney's fees, in any way connected to or arising from the design, construction, installation, use,

maintenance, or operation of the facility; and (2) all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a land use permit or renewed permit to the applicant, or any other discretionary action of the County related to the issuance of that permit.

Construction Restrictions

All construction activity shall comply with the following restrictions, which shall be included on the construction drawings.

22. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
23. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
24. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
25. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
26. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year’s Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington’s Birthday (Federal)
 - Lincoln’s Birthday (State)
 - President’s Day (State)
 - Cesar Chavez Day (State)

Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(sos.ca.gov\)](https://sos.ca.gov)

27. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

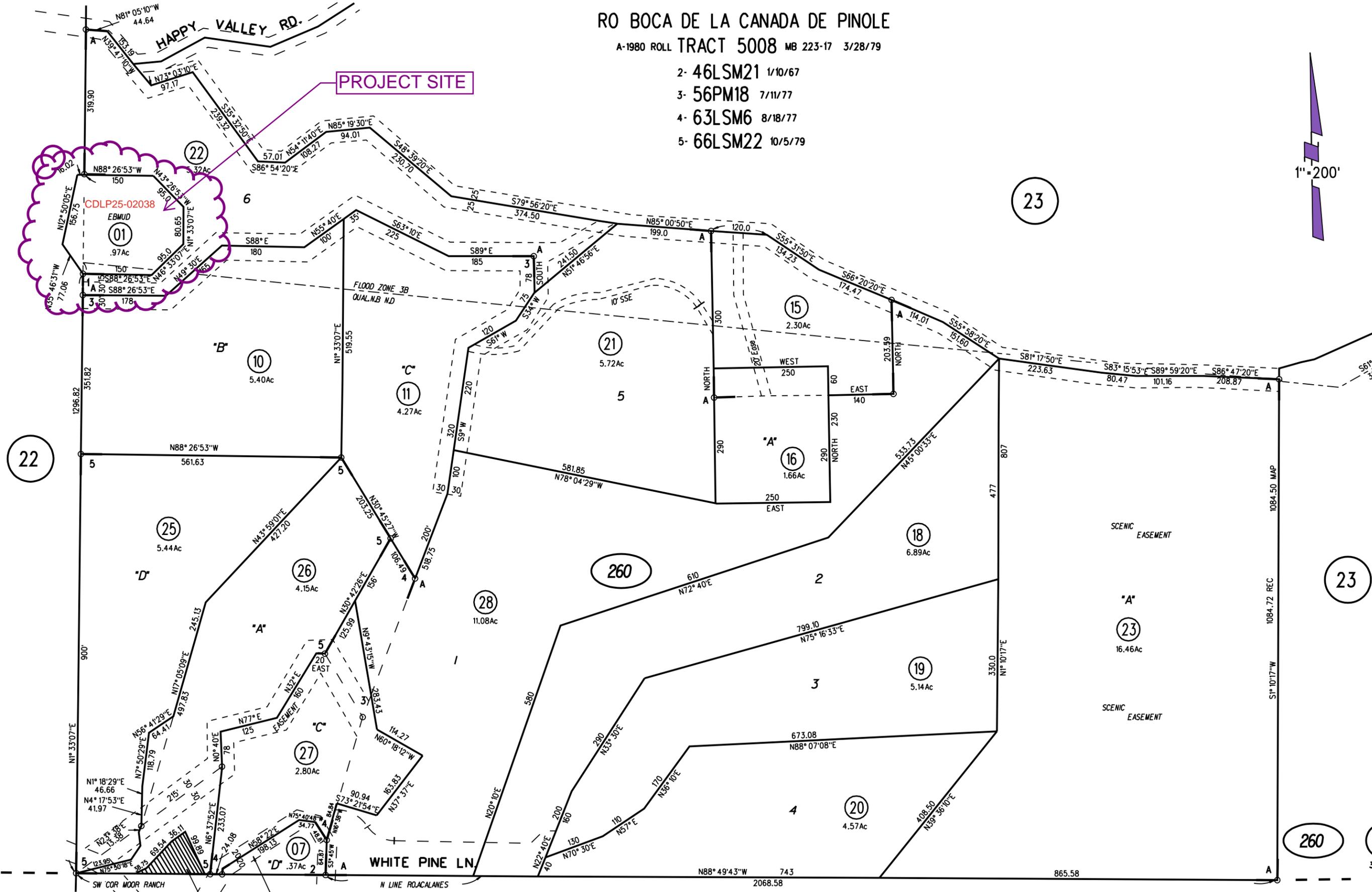
- B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:
- Department of Conservation and Development, Building Inspection Division
 - Public Works Department
 - Contra Costa Health, Environmental Health Division
 - Contra Costa County Fire Protection District
 - Federal Communications Commission

RO BOCA DE LA CANADA DE PINOLE

A-1980 ROLL TRACT 5008 MB 223-17 3/28/79

- 2- 46LSM21 1/10/67
- 3- 56PM18 7/11/77
- 4- 63LSM6 8/18/77
- 5- 66LSM22 10/5/79

1"=200'



P.B. 247

ADDED TO BK 247 PG 1

HAPPY VALLEY RD.

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.

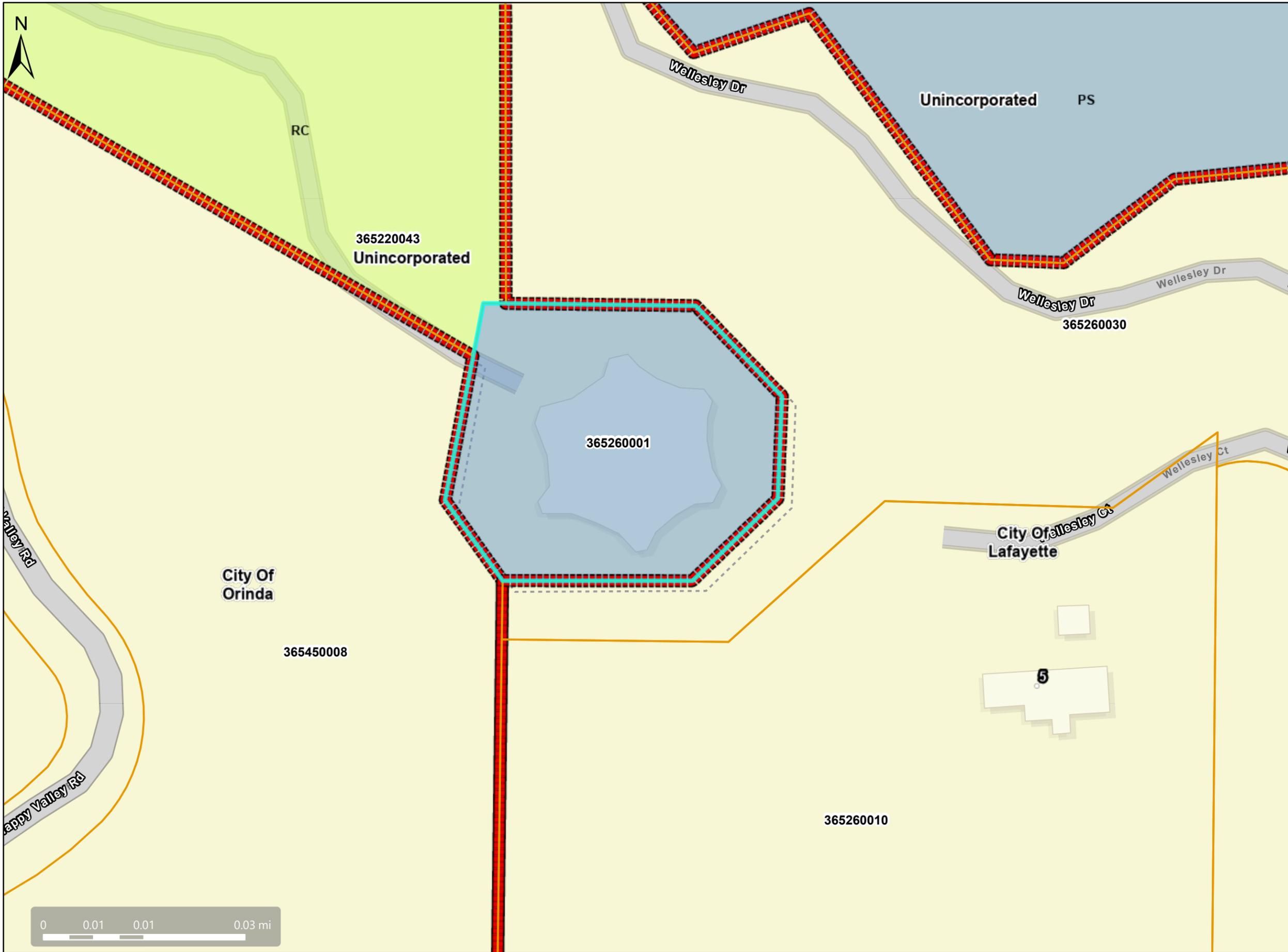
P.B. 246

FM PG 23 4/25/69 EF ASSESSOR'S MAP

BOOK 365 PAGE 26

CONTRA COSTA COUNTY, C 100

General Plan: PS, Public-Semi-Public



Map Legend

- Assessment Parcels
- General Plan**
- PS (Public and Semi-Public)
- RC (Resource Conservation)
- Unincorporated
- City Limits
- o 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.
 CCM is maintained by Contra Costa County Department of Information Technology, County GIS.
 Data layers contained within the CCM application are provided by various Contra Costa County Departments.
 Please direct all data inquires to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Zoning: A-80

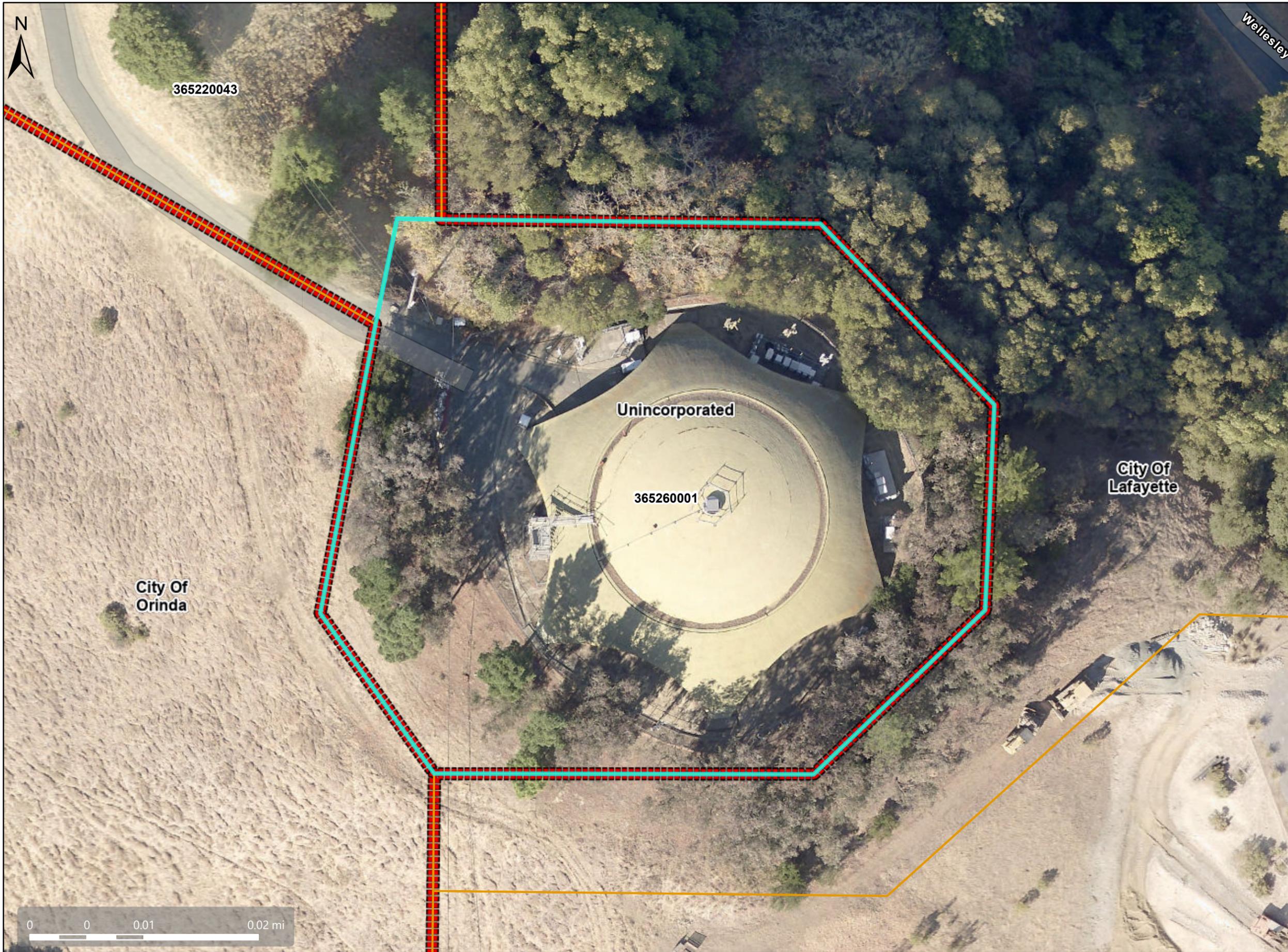


Map Legend

- Assessment Parcels
- Zoning
- ZONE_OVER
 - A-2 (General Agriculture)
 - A-80 (Exclusive Agriculture)
 - Unincorporated
- City Limits
- 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap 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

Aerial View



Map Legend

- Assessment Parcels
- Unincorporated
- City Limits
- Aerials 2019
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM
 (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE
 VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND
 CONDUIT RUNS.



PROJECT INFORMATION:
 (CUP RENEWAL)
BA01345A
PL345 VALLEY VIEW RES
 WELLESLEY CT & HAPPY VALLEY RD.,
 ORINDA, CA 94563
 CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
 10/21/25

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	10/21/25	100% ZD	GHB

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

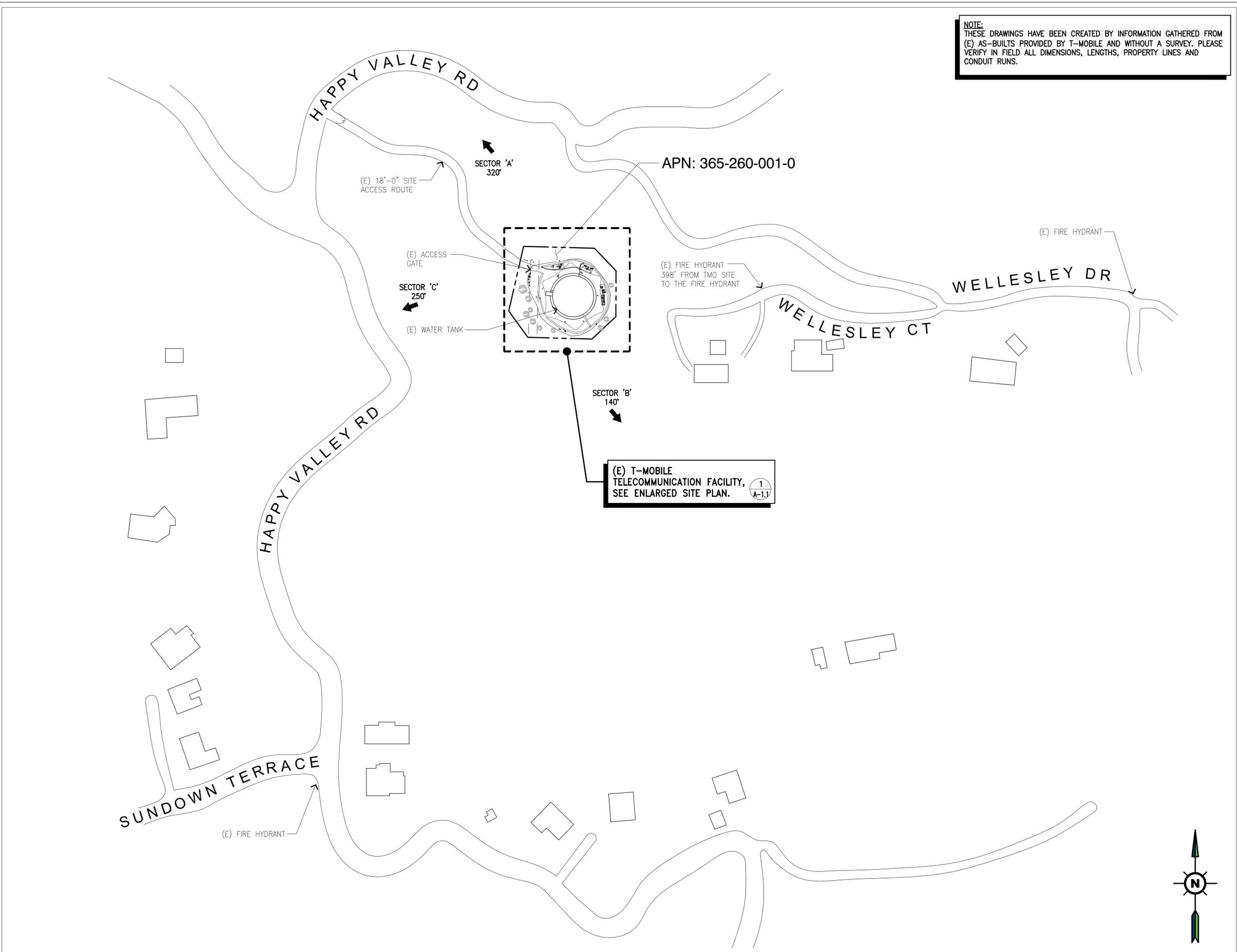
CONSULTANT:
NETWORK CONNEX
 655 N. CENTRAL AVE., #1520
 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB CHK.: AB APV.: AB

LICENSURE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **0**
 BA01345A

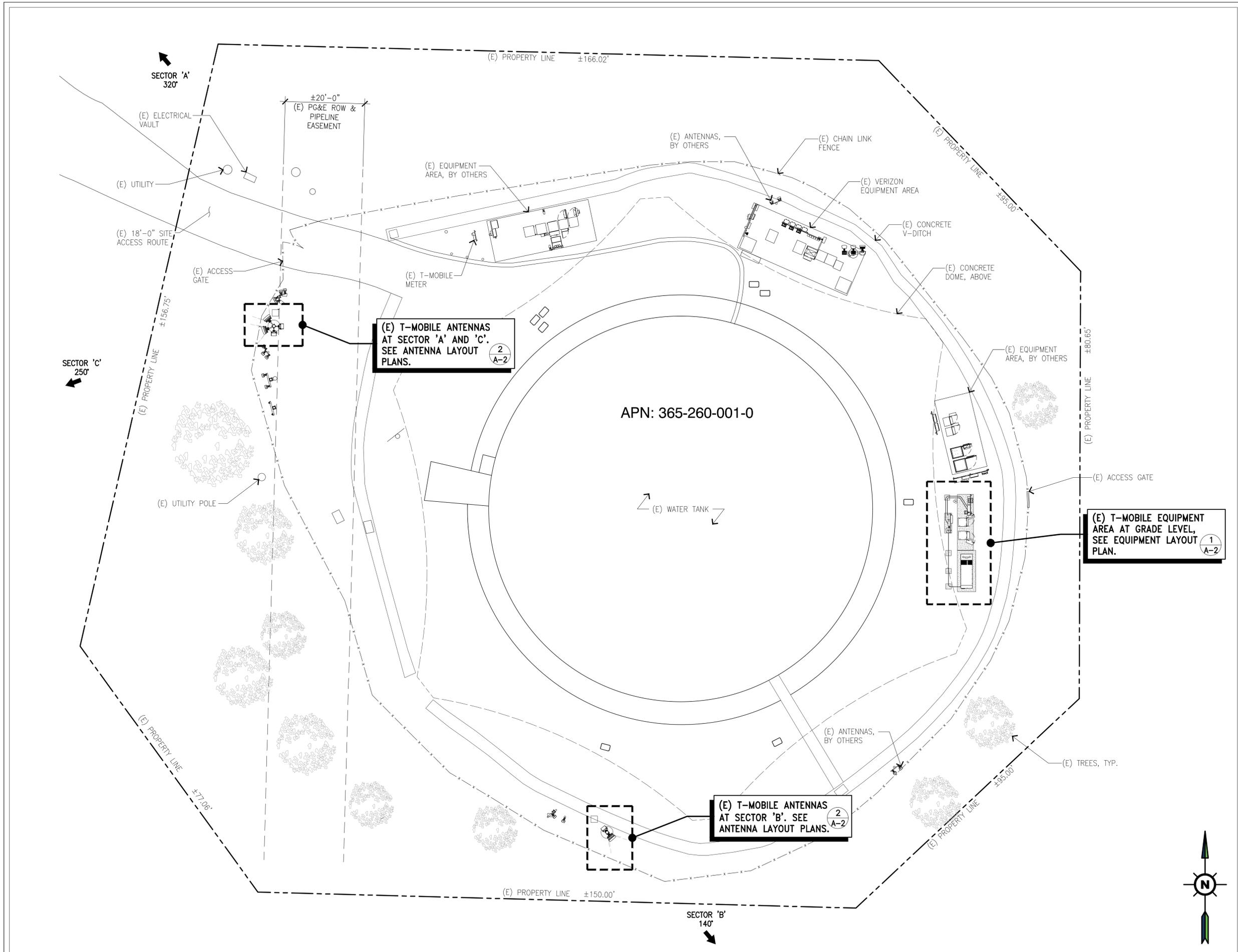


(E) T-MOBILE
 TELECOMMUNICATION FACILITY,
 SEE ENLARGED SITE PLAN. 1
A-1

OVERALL SITE PLAN

SCALE: 1"=100'-0"
 0 50' 100' 200' 1





EXISTING ENLARGED SITE PLAN

SCALE: 3/32"=1'-0" 0' 2' 6' 10' 20' 1

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
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BA01345A
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DRAWN BY:	CHK.:	APV.:
GHB	AB	AB

LICENSURE:

SHEET TITLE:
EXISTING ENLARGED SITE PLAN

SHEET NUMBER: **A-1.1** REVISION: **0**
BA01345A



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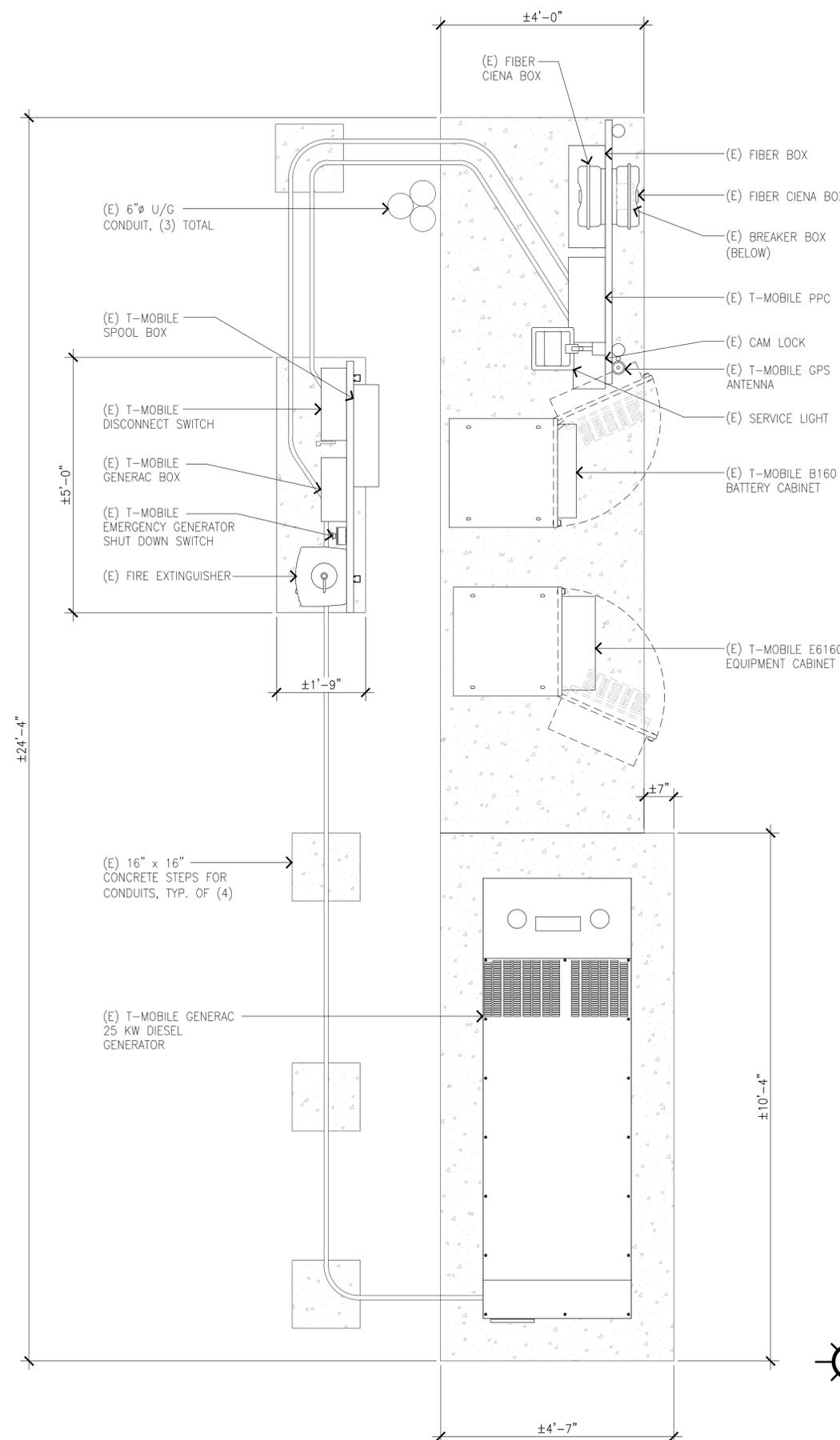
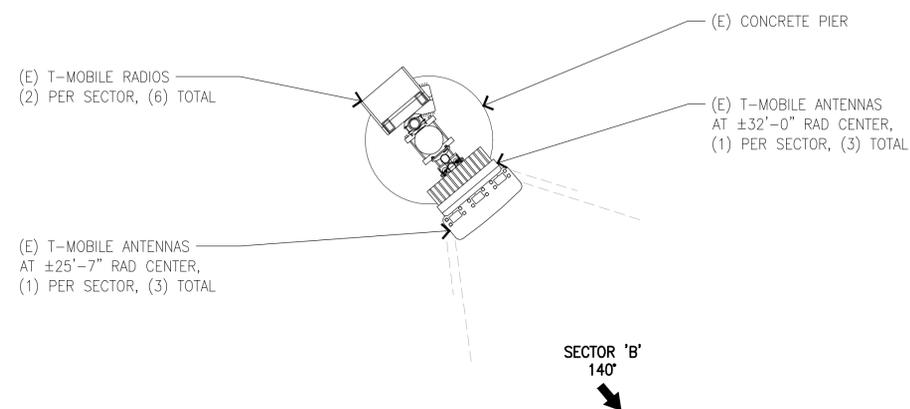
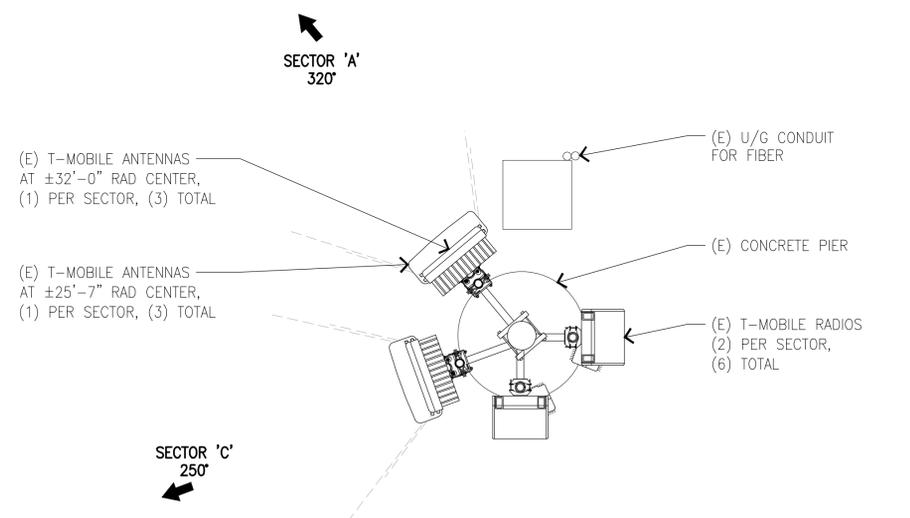
LICENSURE:

SHEET TITLE:

EXISTING EQUIPMENT
AND ANTENNA
LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2 0
BA01345A



(E) ANTENNA LAYOUT PLANS

SCALE: 1/2"=1'-0" 0 1' 2' 4'

2 EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 3/4"=1'-0" 0 1' 2' 3' 1

PROJECT INFORMATION:

(CUP RENEWAL)

BA01345A
PL345 VALLEY VIEW RES

WELLESLEY CT & HAPPY VALLEY RD.,
ORINDA, CA 94563
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/21/25

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ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	10/21/25	100% ZD	GHB

PLANS PREPARED BY:

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DRAWN BY: CHK.: APV.:

GHB AB AB

LICENSURE:

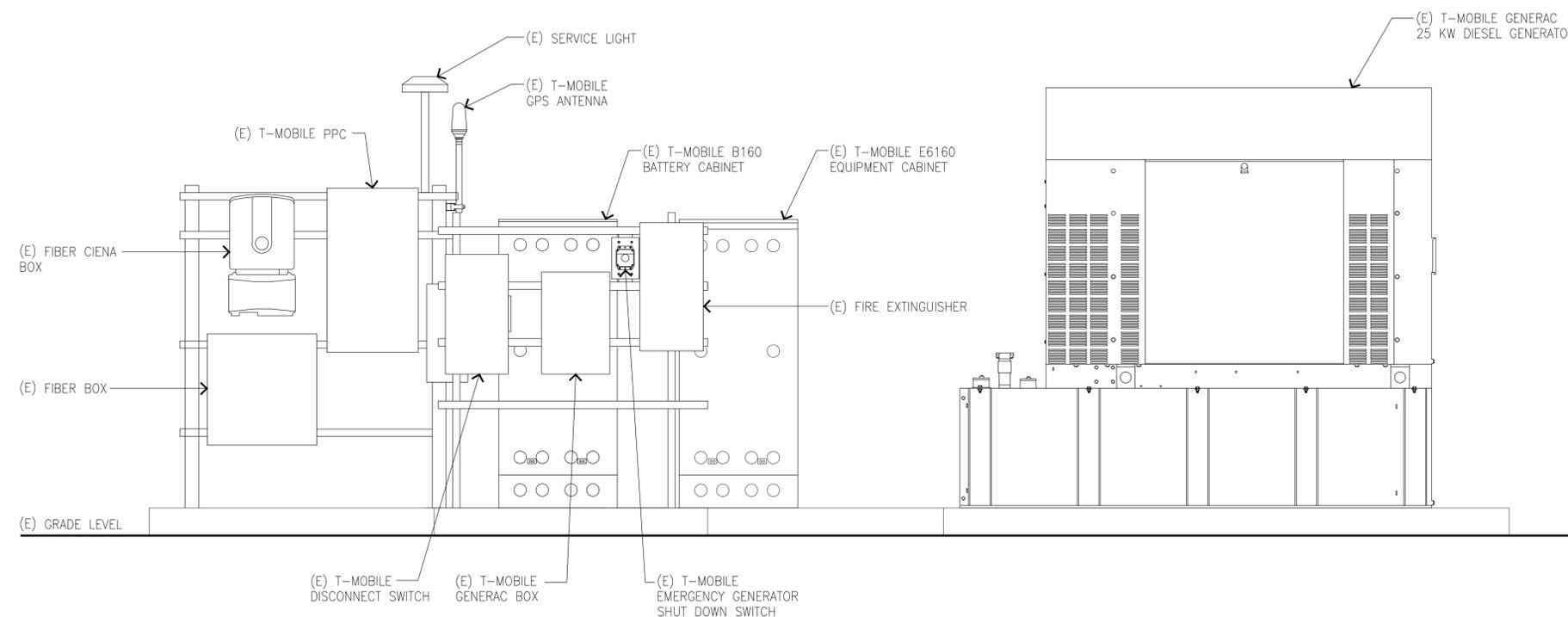
SHEET TITLE:

**EXISTING EQUIPMENT
ELEVATION**

SHEET NUMBER: REVISION:

A-3 0

BA01345A



PROJECT INFORMATION:

(CUP RENEWAL)

BA01345A
PL345 VALLEY VIEW RES

WELLESLEY CT & HAPPY VALLEY RD.,
ORINDA, CA 94563
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/21/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	10/21/25	100% ZD	GHB

PLANS PREPARED BY:

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GHB AB AB

LICENSURE:

SHEET TITLE:

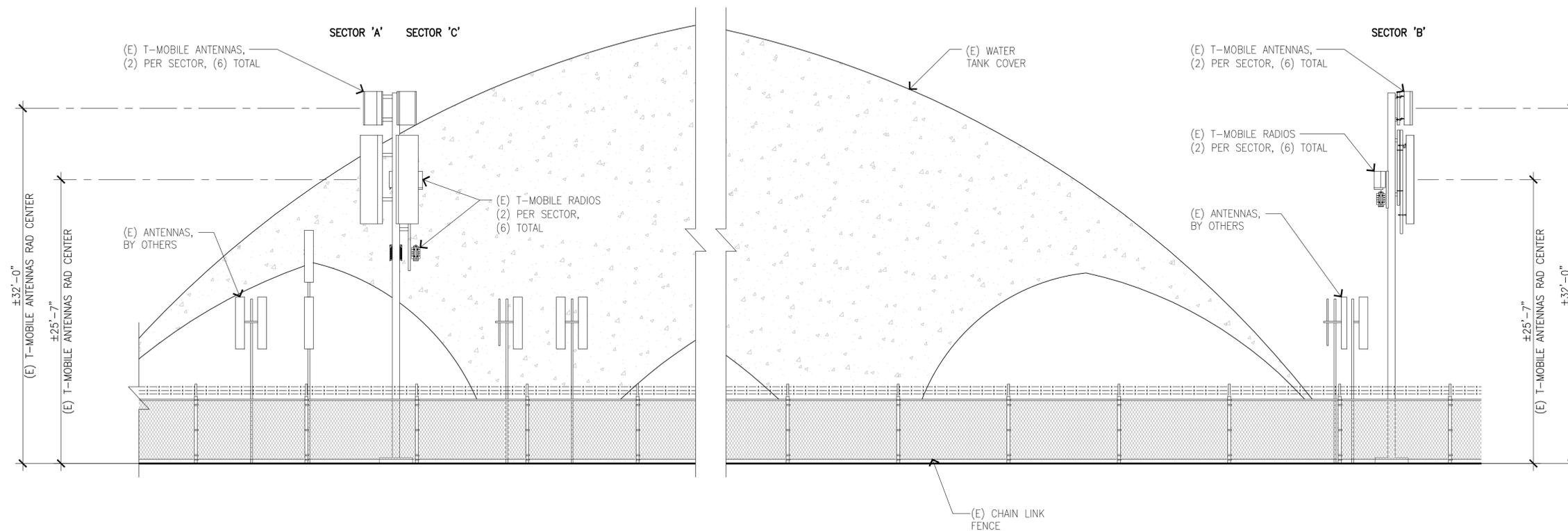
**EXISTING ANTENNAS
ELEVATIONS (WEST)**

SHEET NUMBER: REVISION:

A-4

0

BA01345A





AGENCY COMMENT REQUEST

Date 11/07/2025

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection</p> <p><input checked="" type="checkbox"/> Advance Planning Housing Programs</p> <p>Trans. Planning <input checked="" type="checkbox"/> Telecom Planner</p> <p>ALUC Staff HCP/NCCP Staff</p> <p>County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p>Engineering Services Special Districts</p> <p>Traffic</p> <p>Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____</p> <p style="padding-left: 20px;">San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p><input checked="" type="checkbox"/> Consolidated – (email) fire@cccfdpd.org</p> <p>Sanitary District _____</p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u> _____</p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p>MAC/TAC _____</p> <p>Improvement/Community Association</p> <p>CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Joseph Lawlor</u></p> <p>Phone # <u>925-655-2872</u></p> <p>E-mail <u>joseph.lawlor@dcd.cccounty.us</u></p> <p>County File # <u>CDLP25-02038</u></p> <p>Prior to <u>12/05/2025</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p><input checked="" type="checkbox"/> Landslide Active Fault Zone (A-P)</p> <p>Liquefaction Flood Hazard Area</p> <p>60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p><input checked="" type="checkbox"/> High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p>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.</p> <p>Comments: None Below Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
--	--



REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 11/26/2025	EBMUD MAP(S): 1521B518	EBMUD FILE:S-11841
AGENCY: Department of Conservation and Development Attn: Joseph Lawlor 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDLP25-02038	FILE TYPE: Other
APPLICANT: Isabel Chavez 655 N. Central Ave Glendale, CA 91203		OWNER: EBMUD 375 11th Street Oakland, CA 94607
DEVELOPMENT DATA		
ADDRESS/LOCATION: 4155 Happy Valley Road City:LAFAYETTE Zip Code: 94563		
ZONING:A-80 PREVIOUS LAND USE: Valley View Reservoir Site		
DESCRIPTION: Applicant is requesting a land use permit to allow for the continued operation of a wireless telecommunications facility previously approved under land use permit for a previously approved T-mobile facility.		TOTAL ACREAGE:1.11 ac.
TYPE OF DEVELOPMENT: <div style="text-align: right;">Other:150 Sqft</div>		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 1092-1140	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 1092-1140
None from existing main(s) Location of Main(s):		None from main extension(s) Location of Existing Main(s):
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE
D9C1	850-1050	SERVICE ELEVATION RANGE
COMMENTS		
The location and installation of the wireless antennas and associated equipment on EBMUD's Valley View Reservoir property is subject to the conditions and approval of EBMUD. The project sponsor should coordinate with EBMUD's Operation and Maintenance Department and Real Estate Services if any changes in equipment or use are proposed.		
TH		
Cc: M. Elawady		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
 Chien Wang, Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION		12/4/25



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-707

Agenda Date: 3/2/2026

Agenda #: 3a.

Project Title:	Variance for a detached carport and shed in Walnut Creek
County File(s):	#CDVR25-01045
Applicant: Owner:	Claudia Falconer, Claudia Falconer Architect Tyler and Lisa Hubbs
Zoning/General Plan:	Single-Family Residential District (R-15) / Residential-Low Density (RL)
Site Address/Location:	37 Terra Bella Drive, Walnut Creek, CA 94596/ APN: 180-310-014
California Environmental Quality Act (CEQA) Status:	Categorical Exemptions - Class 3: CEQA Guidelines Section 15303 (e) - New Construction or Conversion of Small Structures
Project Planner:	Dulce Reckmeyer-Walton, Planner II (925) 655-2854; dulce.reckmeyer-walton@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Variance application to allow a 3-foot side yard setback (where 10 feet is required), and a 15 feet aggregate side yard setback (where 25 feet is the minimum) for the construction of a new approximately 305-square-foot carport with an attached 120-square foot shed.

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD) Staff recommends that the Zoning Administrator:

1. APPROVE the Variance (County File #CDVR25-01045), based on the attached Findings and subject to the attached Conditions of Approval.
2. DIRECT Staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

On September 10, 2025, the applicant submitted a Variance application to allow for the construction of a new approximately 305-square foot detached carport with 3-foot side setback, where 15-feet is the minimum. On November 20, 2025, the applicant and property owner provided revised plans to include a 120-square-foot shed.

On December 9, 2025, Staff sent out the Notice to Render an Administrative Decision. Staff received one email containing comments of opposition and requesting a public hearing from property owner of 25 Terra Bella Drive in Walnut Creek on December 10, 2025. The commenters' letter is attached to this Staff Report.

Furthermore, Staff conducted a site visit to the subject project property on January 29, 2026, to address the concerns that were expressed by the neighboring property owner. The photographs are included in this staff report as reference to different vantage points showcasing a minimal impact and compatibility with the surrounding single-family residences in the neighborhood.

IV. GENERAL INFORMATION

- A. Environs - The subject property is a rectangular-shaped parcel, approximately 15,008-square-foot, that currently has an existing one-story single-family residence and accessory buildings, including a shed and a pergola. The parcels immediately to the north and south are zoned R-15 (Single-Family Residential District). The parcels to the east and west are zoned R-20 (Single-Family Residential District)
- B. General Plan - The subject property is located within a Single-Family Residential-Low Density (RL) General Plan land use designation.
- C. Zoning District - The subject property is located within the R-15 Single-Family Residential District.
- D. California Environmental Quality Act (CEQA) - The proposed project is categorically exempt under Class: CEQA Guidelines Section 15303 (e), accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences may be constructed under this exemption.

The proposed project involves the construction of a carport with a shed, therefore, the proposed project qualifies for a Categorical Exemption under CEQA Guidelines Section 15303 (e).

- E. Lot Creation: The subject property is lot 3 of the Walnut Heights Estates Subdivision, Tract 2530, recorded on February 20, 1957.
- F. Prior County Files Related to the Property:
 - a. There are no previous entitlements on the subject parcel.

V. SITE/ AREA DESCRIPTION

The parcel is a level, rectangular-shaped lot, situated in a cul-de-sac as part of the Walnut Heights neighborhood. The subject parcel is developed with an existing one-story single-family residence with an attached garage and accessory buildings at the rear of the property. The subject parcel has an area of 15,002 square feet and an average width of 112 feet, which is consistent with the R-15 Single-family Residential District. Most homes in this neighborhood sit on parcels ranging from 0.3 to 0.5 acres, with mature landscape given its proximity to the Shell Ridge Open Space. The properties are characterized as having spacious backyard area, which is a notable feature. The one-story ranch-style homes in the neighborhood contribute to the uniform, charming character of the area.

VI. PROJECT DESCRIPTION

The applicant requests approval of a Variance application to allow a 3-foot side yard setback, where 10 feet is the minimum required, and to allow a 15 feet aggregate side yard setback, where 25 feet is the minimum required, for the construction of a new approximately 305-square-foot carport with an attached 120-square foot shed on the western side of the property. The carport will be detached from the primary residence and located next to the existing garage. The building height will vary, 12 feet 8 inches for the carport and 10 feet 6 inches for the attached shed.

VII. AGENCY COMMENTS

- A. Department of Conservation and Department, Building Inspection Division: No responses were received at the time of this staff report preparation.
- B. Contra Costa County Environmental Health Services Department: No responses were received at the time of this staff report preparation.
- C. Contra Costa County Consolidated Fire District: In a returned agency comment form received on October 10, 2025, the District stated that they have no comments.
- D. Contra Costa County Central Sanitary District: In a letter dated October 8, 2025, the District stated that they have no comments. The letter advised applicant that prior to receiving a building permit, the applicant should promptly submit a hard-copy, full-size improvement plans. The letter was emailed to the applicant on October 31, 2025.
- E. East Bay Municipal Utility District: In an email received on September 12, 2025, the District stated that they have no comments.
- F. Contra Costa Mosquito & Vector Control District: No responses were received at the time of this staff report preparation.

VIII. PUBLIC COMMENTS

On December 9, 2025, a “Notice of Intent to Render Administrative Decision” for the proposed variance was mailed to property owners within 300 feet of the subject property. The letter advised of a comment period ending on December 19, 2025. One email was received requesting a hearing for the proposed project from Margaret A. Neary of 25 Terra Bella Drive in Walnut Creek.

Below is a summary of the requests for hearing points along with staff responses.

A. Margaret A. Neary of 25 Terra Bella Drive

- **Comment:** *Insurance and fire hazard* - Ms. Neary stated that she anticipates an increase in the property insurance cost and coverage due to the size of the carport and shed and the proximity to the property and her house. She adds that Terra Bella backs onto Shell Ridge Open Space, which already heightens the chance of fire in this area.

Staff Response: Based on the revised plans submitted on November 20, 2025, the shed structure will have a 1-hour fire rated wall in compliance with the 2025 Residential Building Code. Furthermore, the plans will be reviewed and approved by the Building Inspection Division. Additionally, in a letter of response from the applicant to Ms. Neary, the applicant states that he has spoken to their home insurance provider to confirm that the proposed carport structure will not increase the fire hazard to the subject property not will it affect the cost or availability of insurance for neighboring properties, see Attachment C.

- **Comment:** *Water Drainage* - Ms. Neary states that previous development in the area have caused an issue that resulted in adding extensive drainage on the 37 Terra Bella Drive side, the north (left) side of the property. The proposed project will result in a change in drainage requirements and an unknown cost for mitigation.

Staff Response: There is a slight grade change along Terra Bella Drive which creates a natural downward direction for runoff, from the north. In the letter of response from applicant to Ms. Neary, the applicant mentioned that a comprehensive drainage system to collect water from the property would otherwise drain downhill. All water from the new roofline will be fully collected and routed into the existing underground drainage pipes, which are discharged to the street.

- **Comment:** *Neighborhood Aesthetic* - Ms. Neary stated that since the property located at 37 Terra Bella Drive sits at a higher elevation than her property, the carport and shed will result in an eyesore and a looming building. It is her understanding that the property owner intends to park their Bowlus trailer, which is all aluminum clad. Once the sun hits the trailer, it will be blinding viewed from her property.

Staff Response In the letter of response from the applicant to Ms. Neary, the applicant mentioned that the trailer is parked on the opposite side to Ms. Neary's property and concealed by a 7-foot fence, see Attachment C. During Staff's site visit to the project property, Staff noticed a parked car in the driveway where the proposed carport will be located. The applicant confirmed that the carport will provide shelter to that side of the driveway that is currently used as an off-street parking space, as shown in the site visit photographs (Attachment G). There is existing landscape along the driveway that provides a natural barrier between both properties, see site visit photographs (Attachment G and H). The proposed carport and shed will be screened by this existing landscape, which includes a 12-15 feet hedge planted.

- **Comment:** *Maintaining the integrity of the properties and established setbacks* - The addition of the carport and larger shed at a higher elevation than the property located at 25 Terra Bella Drive will block the hillside views, infringe on the Ms. Neary's privacy and create a looming structure next to the driveway, house and backyard. A Variance will damage the intent of the established setbacks created to maintain the integrity of the properties, their privacy and aesthetics.

Staff Response: The parcel is within the R-15 Single-Family Residential Zoning District which provides the minimum development standards for lot size, average width, building height and setbacks. However, pursuant to County Code section 26-2.2006 - Variance, conditional use and special permits - Variance permit standards, an application for a variance can be submitted to request a modification to the zoning regulations. There is evidence to grant the Variance request as proposed by the applicant, (see Attachment A - Findings and Conditions of Approval). The design and size of the carport and shed will match the aesthetic of the neighborhood to minimize visual impacts.

- **Comment:** *Sewer Easement* - Ms. Neary states that there is a sewer easement on the right (south) side of the property. The proposed project will introduce additional infringements to the property.

Staff Response: The proposed project will be located on the western side of the property towards the front. This area is not near the right (south) side of Ms. Neary's property.

IX. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The subject property is located within the Residential-Low Density (RL) General Plan land use designation. This designation allows for detached single-family homes and accessory buildings and structures. The project is for the construction of a carport with a shed, which are both accessory buildings to the primary residence. As such, the proposed development is consistent with the Residential-Low Density land use designation.

B. Zoning: The subject property is located within the Single-Family Residential District (R-15) zoning district which is intended to promote the development of uses normally associated with single-family residential. Contra Costa County Code Section 84-4.402 - Uses-Permitted (1) states that "a detached single-family dwelling on each lot and accessory structures and uses normally auxiliary to it," is a permitted use. The proposed project includes the construction of a carport and shed, which are both allowed to use per the R-15 district.

The subject property is subject to the R-15 Development Standards. The project will meet all development standards with the exception to Section 84-4.1004 - Yard-Setback. The table below indicates that even with the approval of the variance request, the project will meet all development standards of the R-15 Zoning district in building height as well as the rear and side setback.

Development Standard	R-15 Minimum Requirements	Proposed Project
Building Height (accessory building)	15 feet maximum	12 feet 8 inches max.
Side Yards*	10 feet minimum and 25 feet aggregate	3 feet minimum and a 15 feet aggregate(proposed)
Front Yard	20 feet	36 feet
Rear Yard	15 feet	53 feet

* Variance request for side setback (including aggregate)

C. Appropriateness of the Use: The proposed project is a detached carport with a shed next to an existing one-story single-family residence. The surrounding neighborhood, especially on the east side, features properties with attached carports providing two or more off-street parking spaces. Across from the property, on the east side, neighboring properties have attached carports for two or more off-street parking spaces. Given that Terra Bella Drive is a cul-de-sac, street parking is limited, the addition of off-street parking space will be beneficial. The proposed carport will provide an additional off-street parking space, ensuring compatibility with the neighborhood's design. Furthermore, the carport and shed will match the roof height of the existing garage, minimizing visual impacts to adjacent neighbors. Both structures are permitted uses within the R-15 zoning district.

X. CONCLUSION

Staff finds that the proposed development is consistent with the Residential-Low General Plan land use designation and complies with the intent and purpose of the Single-Family Residential District (R-15), zoning district. Therefore, staff recommends the Zoning Administrator approve County File #CDVR25-01045, subject to the attached Findings and Conditions of Approval.

Attachments:

- A. Findings and Conditions of Approval
- B. Public Hearing Request Letter from Margaret A. Neary
- C. Response Letter from Applicant to Margaret A. Neary
- D. Maps - Parcel Maps, Aerial Map, Zoning Map, General Plan Map
- E. Agency Comments
- F. Project Plans
- G. Site Visit Photographs for 37 Terra Bella Drive
- H. Site Visit Photographs for 25 Terra Bella Drive

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDVR25-01045; CLAUDIA FALCONER, CLAUDIA FALCONER ARCHITECT (APPLICANT) – TYLER AND LISA HUBBS (OWNERS).

A. Variance Findings

1. ***Required Finding: That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district in which the subject property is located.***

Project Finding: The project involves the demolition of an existing 60-square-foot shed to build a new 305-square-foot carport with a 120-square-foot shed behind on the western side of the parcel. Currently, there is a paved driveway slab being used as an off-street parking space next to the garage. The new carport will be constructed on the existing driveway slab as a separate structure from the main residence and garage, providing coverage over an already established use for an off-street parking space. However, given the location of the driveway, the project includes a variance request for a 3-foot side yard (where 10 feet is the minimum required) and a 15-foot aggregate side yard (where 25 feet is the minimum required). Additionally, the carport's height will align with the existing garage's height, which is lower than the primary residence. The carport will be an extension of the garage use, similar to the carports in the surrounding area. The carport will have partial exposure with wooden slats on the sides, ensuring a less intrusive design that matches the ranch-style aesthetics of the neighborhood. Thus, the project is consistent with the development patterns in the surrounding area and does not grant special privilege.

2. ***Required Finding: That because of special circumstances applicable to the subject property because of its size, shape, topography, location, or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.***

Project Finding: The subject parcel was legally created in 1956 through the Walnut Heights Estates subdivision. The lot is rectangular, with a width of approximately 112 feet and a depth of approximately 133 feet, resulting in a total area of approximately 15,002 square feet. The existing residence spans approximately 85 feet across the property. Considering the lot's width of approximately 112 feet and the required 25-foot aggregate side yard setback, along with the existing residence taking up 85 feet, the remaining area available for development on the west side of the property is approximately 2 feet. Thus, any development on the side of the property will not be able to meet the 10-foot minimum side yard required and the 25-foot aggregate side yard setback required. Additionally, the subject lot currently has an approximately 295-square-foot pergola permitted under County file #BIMIR13-002376. The pergola is located at the rear of the property and limits the building area where an accessory building can be built. Given that existing accessory

structures are already in the rear yard, it cannot accommodate the construction of the carport and shed structure in the rear of the property. Relocating the carport and shed to meet the minimum 65 feet front accessory structure setbacks per R-15 zoning district would necessitate the partial demolition of the existing pergola. Therefore, the variance request for relief on the side yard will allow for the optimal positioning of the carport next to the garage to extend the use of an already existing uncovered off-street parking space over the driveway slab.

3. *Required Finding: That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

Project Finding: The project will utilize an existing driveway slab on the western side of the parcel to construct a carport with an attached shed to provide shelter to an existing uncovered off-street parking space. The carport will be an extended use of the existing attached garage. The carport will be approximately 36 feet from the front property line and approximately 53 feet from the rear property line, which complies with the R-15 Single-Family Residential District. The location of the carport ensures easy access and aligns with current use of the off-street parking space over the existing driveway slab. Lastly, the carport and shed buildings are compatible with residential use and comply with the R-15 Single-Family Residential District's intent and purpose.

B. Environmental Findings

The project is exempt from environmental review pursuant to CEQA Guidelines section 15303 (e), which states that accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences may be constructed under this exemption.

The project involves the construction of a carport with a shed; therefore, the project qualifies for a Categorical Exemption under CEQA Guidelines Section 15303 (e). There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR25-01045:

Project Approvals

1. A Variance Permit to allow a 3-foot side yard (where 10 feet is the minimum required) and a 15-foot aggregate side yard setback (where 25 feet is the minimum required) to construct a new approximately 305-square-foot carport with a 120-square foot shed, is APPROVED, as generally shown and based on the following documents:
 - Application materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on September 10, 2025.

- Revised plans submitted on November 20, 2025.

General Provisions

2. Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of a new Variance Permit and/or Small Lot Design Review application.

Building Permits

3. No construction is approved with this permit. Any construction at the project site will require issuance of building permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Payment of Fees

4. The application was subject to an initial application deposit of \$3,250.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Construction Period Restrictions and Requirements

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

5. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
6. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
7. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

8. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
9. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

10. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

B. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa Health, Environmental Health Division
- Contra Costa Consolidated Fire Protection District
- Central Contra Costa Sanitary District
- East Bay Municipal Utility District

The applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

Margaret A. Neary
25 Terra Bella Drive
Walnut Creek, CA 94596
925-683-1635

December 17, 2025

Department of Conservation and Development
Community Development Division
Attention: Dulce Reckmeyer-Walton
30 Muir Road
Martinez, CA 94553

Re: County File #CDVR25-01045, letter dated December 5, 2025, and Re-notice, dated December 9, 2025

Dear Dulce Reckmeyer-Walton:

I am writing to you regarding an Application for a Variance Permit that has been submitted to your department and is currently under review (Carport and Shed at 37 Terra Bella Drive in Walnut Creek County File # CDVR25-01045, letter dated December 5, 2025 and Re-notice, dated December 9, 2025). The Applicant Claudia Falconer and the Owner of 37 Terra Bella Drive, Tyler Hubbs, is requesting a variance for a 3-foot side yard setback (where 15 feet is required) to construct an approximately 305-square-foot carport and a 120-square-foot shed on a substandard lot.

I am the owner of the property at 25 Terra Bella Drive in the unincorporated Walnut Creek area. My property is on the south side and next door to the proposed building site at 37 Terra Bella Drive where my lot is at a lower elevation than 37 Terra Bella Drive by approximately 6 feet.

I am requesting a denial of the Application for Variance Permit. I am respectfully requesting a public hearing. The following are the reasons for my request for denial.

Insurance /Fire Hazard

Due to the size of the carport and shed, and the proximity to my property and my house, I anticipate an increase in my property insurance due to the fire hazard created by a variance in the setback and nature of proposed building of a carport and larger shed. Terra Bella backs onto Shell Ridge Open Space, which already heightens the chance of a fire in this area. A carport structure closer to my property will impact my insurance coverage/cost. My insurance company has already dropped my umbrella coverage and changed my car insurance to another company at a higher rate. I fear an impact on my house insurance.

Drainage

In previous winters, drainage from the surrounding properties onto my property at 25 Terra Bella Drive has been an issue, which has caused me to add extensive drainage on the 37 Terra Bella Drive side, the north/left side of my property. The addition of multiple square feet of roofs and the change in drainage from 37 Terra Bella Drive caused by these roof additions onto my property, 25 Terra Bella Drive, will result in a change in drainage requirements and an unknown cost to me for mitigation.

Neighborhood Aesthetic

From my property, the addition of a carport and a larger shed at 37 Terra Bella Drive's higher elevation closer to my property will create an eyesore and a looming building that can be seen from my driveway, my house and my backyard.

The owner of 37 Terra Bella Drive has a Bowlus Trailer, which is all aluminum clad and extremely shiny in the sun. It is my understanding from his past comments that his intention is to park that trailer in that carport. Once the afternoon sun comes around and hits the aluminum siding of the trailer, it will be blinding viewed from my property.

Maintaining the Integrity of the Properties and Established Setbacks

We moved to this neighborhood for the aesthetics, the view of the hillsides, the size of the lots and distance from the neighbors that provide privacy and maintain the peacefulness of the property. The addition of this carport and larger shed at a higher elevation than my property will block views, infringe on my privacy and create a looming structure next to my driveway, my house and my backyard.

The establishment of existing setbacks were created for a reason to maintain the integrity of the properties, their privacy and aesthetics. Decreasing the setbacks for sheds and carports will damage the intent of the established setbacks.

Sewer Easement

25 Terra Bella Drive (my property) has a sewer easement on the right (south) side of my property. I do not want to introduce any additional infringements to my property.

The overall result of the variance application under review by the Department of Conservation and Development will be a decrease in my property value and potentially higher costs to me. It is for all the reasons, outlined in this letter, that I am requesting a denial of the Application for a Variance Permit at 37 Terra Bella Drive in the unincorporated Walnut Creek area.

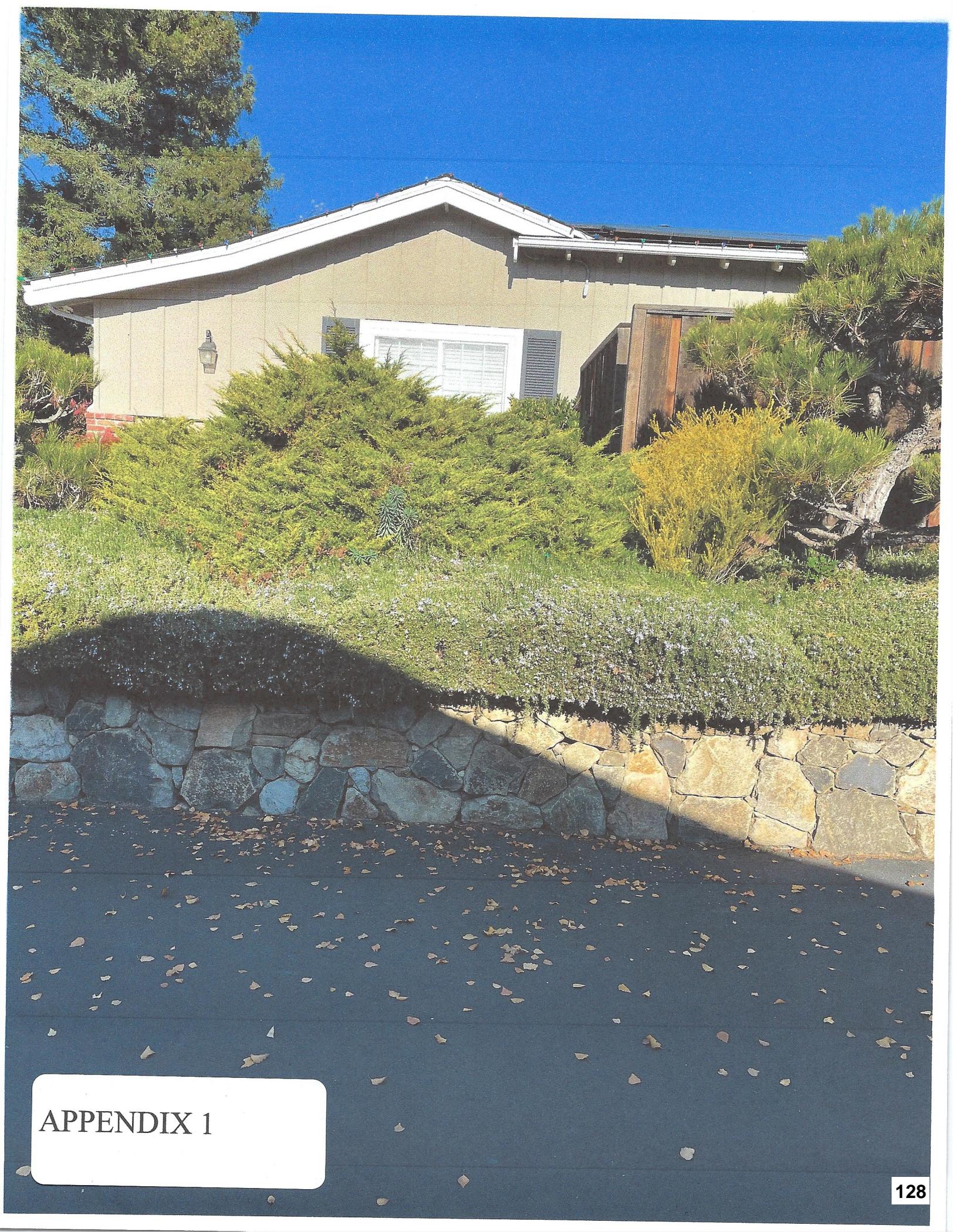
Respectfully submitted,

Margaret A. Neary

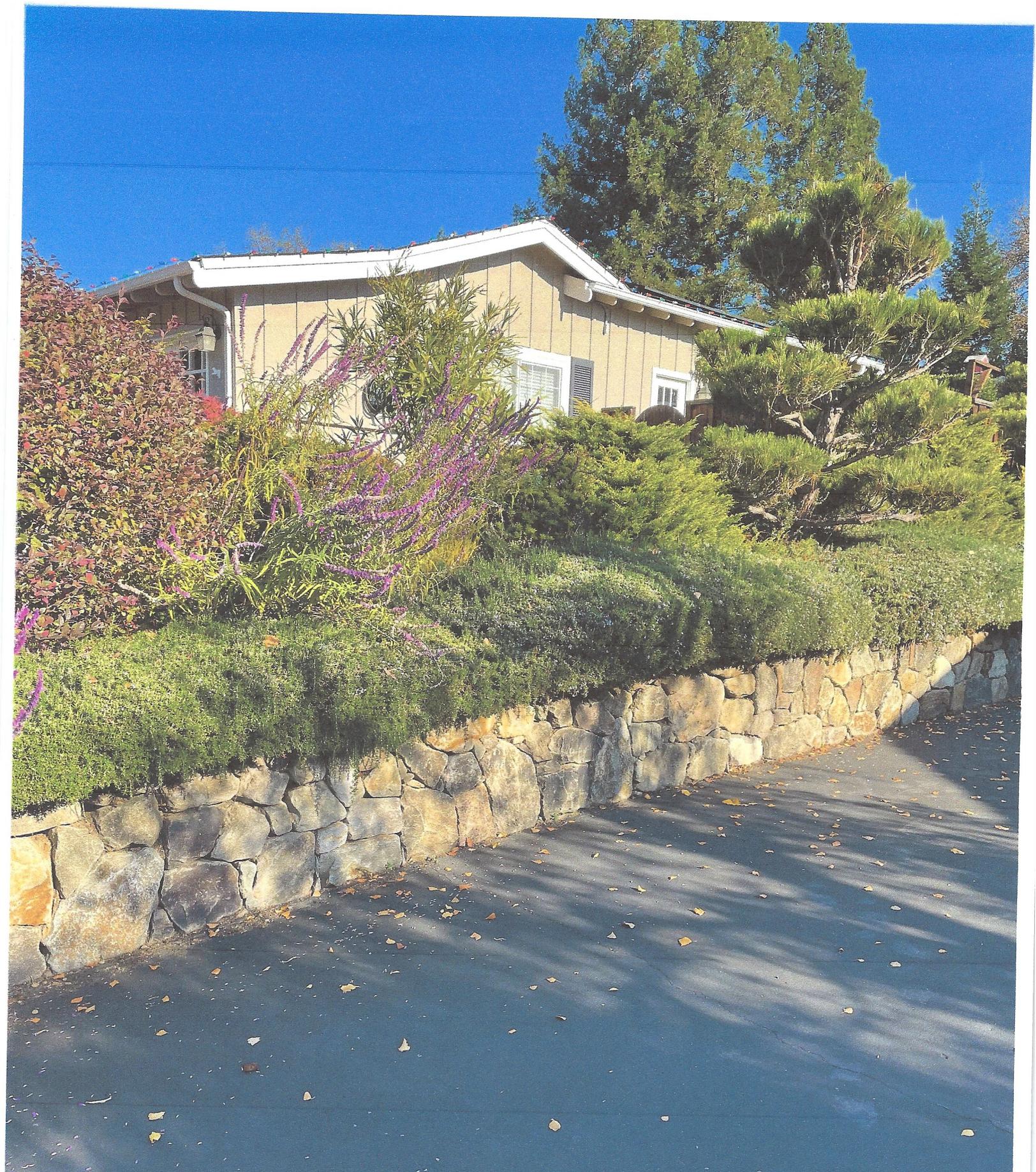
Margaret A. Neary
25 Terra Bella Drive
Walnut Creek, CA 94596
925-683-1635

Appendix 1-Current view from my 25 Terra Bella Dr house to 37 Terra Bella Dr. My retaining wall and my side yard plantings

Appendix 2 – Current view from my 25 Terra Bella Dr driveway/side yard to 37 Terra Bella Dr. My retaining wall and my side yard plantings



APPENDIX 1



APPENDIX 2

Tyler and Lisa Hubbs
37 Terra Bella Drive
Walnut Creek, CA 94596



December 22, 2025

Department of Conservation and Development
Attn: Dulce Reckmeyer-Walton
30 Muir Road
Martinez, CA 94553

Dear Dulce,

I am writing in response to the concerns submitted by my neighbor, Margaret Neary, of 25 Terra Bella Drive, regarding our pending building variance application for a carport.

We have reviewed all the points raised by Ms. Neary and remain confident that our proposed structure and design meet all of Contra Costa County's requirements, and that the concerns raised in her letter are inaccurate, unsubstantiated, or irrelevant. Please see our response to her claims below.

Insurance Liability and Fire Hazard

Our architect, Claudia Falconer, specifies in our plans that the new structure will be constructed of fire-rated materials that meet all of Contra Costa County's building code requirements and standards for our neighborhood.

Additionally, I spoke at length with our home insurance provider, Allstate of Walnut Creek, who assured me that the proposed carport structure **will not increase the fire hazard to our home, nor will it affect the cost or availability of insurance for neighboring properties.**

Water Drainage Management

Terra Bella Drive slopes downward, making all properties on the street inherently susceptible to natural water runoff from the north. To actively mitigate this, we invested significantly in a comprehensive drainage system during our 2012 remodel (which exceeded Contra Costa County's building code requirements) to protect our home and collect water that would otherwise drain downhill.

Furthermore, the proposed carport will have **zero impact on existing downhill drainage** toward 25 Terra Bella Drive. All water from the new roofline will be fully collected and routed into our existing underground drainage pipes, which discharge to the street.

Neighborhood Aesthetic

Our decision to hire Claudia Falconer, a certified architect with over 30 years of experience, was driven by *our primary goal* of designing a structure that is aesthetically pleasing and consistent with our ranch-style home (featuring a gabled roof, birdhouse, and high-quality building materials). We want to avoid

placing a low-quality, unattractive, and non-permit-required cover to protect our cars from the destructive afternoon sunlight.

Our proposed carport will add value to our home and enhance the neighborhood's aesthetics by providing an attractive, covered structure for parking vehicles on our property rather than on the street. As noted in our original application and observed during your site visit to our property on Monday, November 3, 2025, our existing garage was built in the 1950s and is too narrow and short to accommodate more than one modern, full-size automobile.

Travel Trailer Storage

Regarding the aluminum travel trailer referenced by Ms. Neary: In accordance with Contra Costa County's RV parking code, we cleared our north side yard (opposite of her property) and built a seven-foot-high gate to fully conceal the trailer from all neighbors' sight. We also purchased a beige-colored cover to camouflage our travel trailer.

Furthermore, due to the significant upward slope of our driveway, parking the travel trailer on the south side (facing Ms. Neary's property) is *literally* impossible.

Maintaining the Integrity of the Properties and Established Setbacks

We take great pride in our home and have made significant financial investments in its construction and landscaping over the years. We've worked closely with Claudia Falconer to ensure this carport project enhances the aesthetics of our home and neighborhood.

We believe Ms. Neary's concerns about her views, privacy, and the integrity of our neighborhood are inaccurate and unsubstantiated for the following reasons:

1. The proposed carport will not have any impact on the views of Ms. Neary, or any other neighbor, as the carport roofline will be far below the existing roofline of our home.
2. The entire storage shed, and the majority of the carport, will not be visible from her property view because of an existing 12-15' hedge planted on the edge of our property.
3. We have planted additional landscaping along our driveway (south side yard facing 25 Terra Bella) to further improve our privacy. We are open to investing in even more landscaping, as deemed necessary, to ensure Ms. Neary is satisfied.
4. As noted in our application, our carport will not compromise our neighborhood aesthetics because **several properties on Terra Bella already have carports and structures that encroach into the setback; therefore, our structure will not be a deviation or exception.**

Ms. Neary references a "larger shed" several times in her letter, and we want to clarify that our new shed will be the same footprint as our existing shed, which is also within Contra Costa County's building regulations of 120 sq feet.

Sewer Easement

Ms. Neary's reference to a sewer easement on the opposite side of her property is irrelevant to the scope, location, and compliance of our proposed project.

Conclusion

The primary intent of this carport is to enhance our property and the neighborhood's aesthetics by providing a thoughtfully designed, high-quality structure that complements our existing architecture, provides covered parking, and keeps our cars off the street.

Sincerely,

Tyler & Lisa Hubbs

LOTS 11, 12 & POR. 13 BLOCK WALNUT HEIGHTS

B- TRACT 2530 M.B. 66-28 M.B. 10-245 (WALNUT HEIGHTS ESTATES)

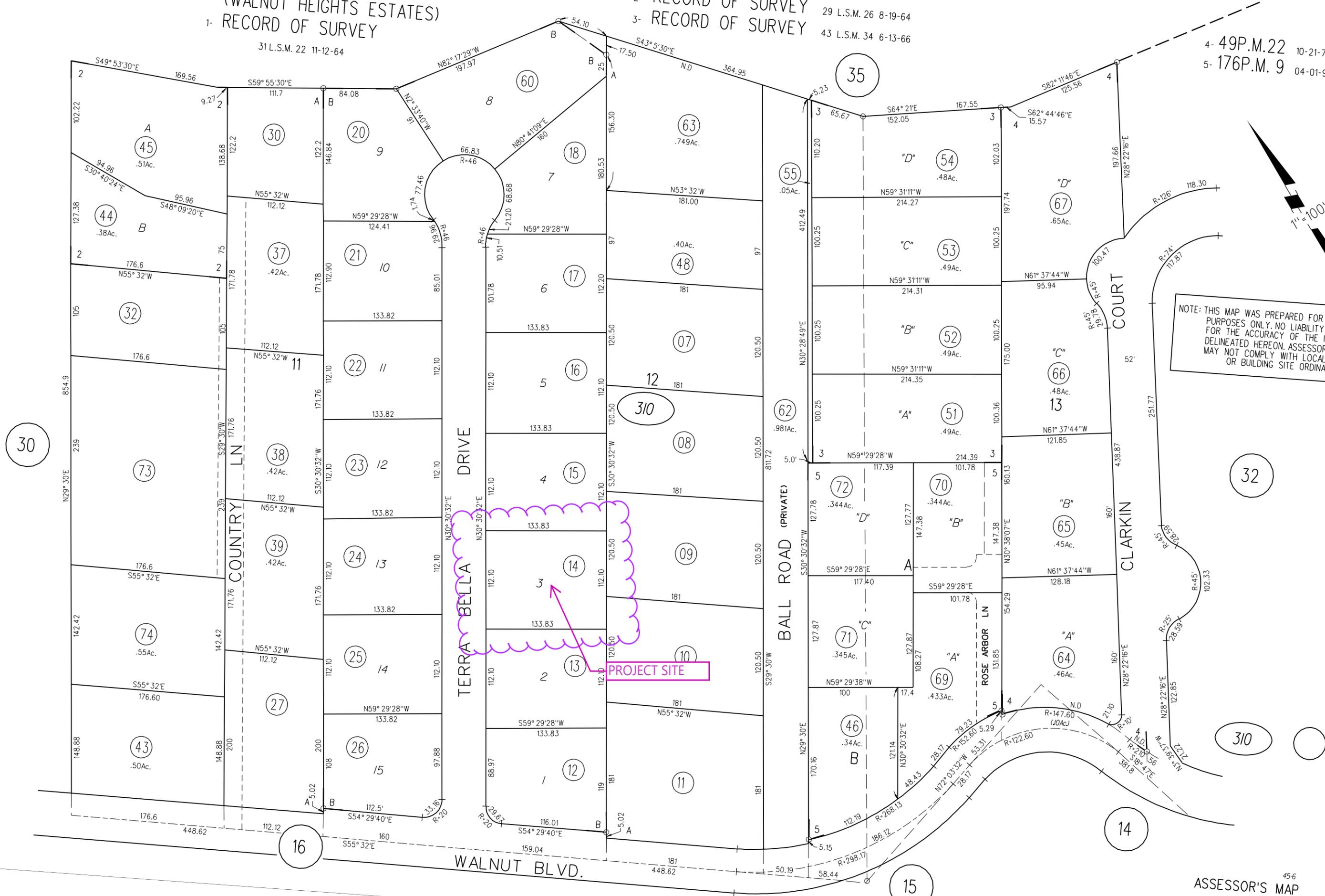
1- RECORD OF SURVEY

2- RECORD OF SURVEY
3- RECORD OF SURVEY

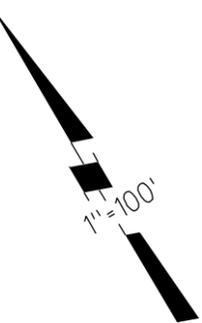
29 L.S.M. 26 8-19-64

43 L.S.M. 34 6-13-66

4- 49P.M.22 10-21-76
5- 176P.M. 9 04-01-98



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.



PROJECT SITE

Aerial View



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
 Datum: WGS 1984

General Plan: RL, Residential Low Density



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RL (Residential Low Density) (1-3 du/na)
- Unincorporated
- Board of Supervisors' Districts**
- 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.

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary
 Datum: WGS 1984

Zoning District: R-15 Single-Family Residential Zoning District



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE_OVER
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap 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
Datum: WGS 1984

From: [Planning.review](#)
To: [Dulce Reckmeyer-Walton](#)
Cc: [Planning.review](#); [Cherie Adriano](#)
Subject: CDVR25-01045 - 37 TERRA BELLA DR, WALNUT CREEK
Date: Friday, September 12, 2025 12:16:45 PM
Attachments: [image001.png](#)

This Message Is From an External Sender
This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)

Dear Dulce,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division





CONTRA COSTA
HEALTH

2120 Diamond Blvd. Suite 100 | Concord, CA 94520
Phone: 925-608-5500 | Fax: 925-608-5502
cchealth.org

9/23/2025

CC DCD

Attn: DULCE RECKMEYER-WALTON

30 MUIR RD

MARTINEZ, CA94553

RECEIVED on 9/23/2025 CDVR25-01045
By Contra Costa County
Department of Conservation and Development

RE: CDVR25-01045
37 TERRA BELLA DR
APN: 180 310 014
Service Request #: SR0025080

Dear DULCE RECKMEYER-WALTON :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
- Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate wat...

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards (e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards (e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristian Lucas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristian Lucas, REHS
Director of Environmental Health

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centrsan.org

RECEIVED on 10/8/2025 **CDVR25-01045**
By Contra Costa County
Department of Conservation and Development

October 8, 2025

Dulce Reckmeyer-Walton

Project Planner

925-655-2854

Dulce.reckmeyer-walton@dcd.cccounty.usROGER S. BAILEY
General ManagerJ. LEAH CASTELLA
Counsel for the DistrictKATIE YOUNG
Secretary of the District

SUBJECT: 37 Terra Bella Dr., Walnut Creek
APN: 180-310-014, Central San Response

Dear Dulce Reckmeyer-Walton,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: *(Based on the information provided)*

- **Existing Use:** Single-Family Residential
- **Planned Project Description:** The applicant requests approval of a variance to allow a 3-foot side yard (where 10 feet is the minimum required) to construct a 350-square-foot carport

Site-Specific Development Conditions:

- Any proposed improvements that will impact the existing exterior side sewer or the related appurtenances will require a Central San Permit prior to alteration.
- Prior to receiving a building permit, the applicant should promptly submit hard-copy, full-size improvement plans to Central San Permit Counter located at 5019 Imhoff Place, Martinez. Staff will review and advise on any applicable fees due. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,



Michelle Peon Del Valle
Engineering Assistant

NEW CARPORT & SHED 37 TERRA BELLA DRIVE WALNUT CREEK, CA 94596

RECEIVED on 11/20/2025 **CDVR25-01045**
By Contra Costa County
Department of Conservation and Development

REVISED

REVISIONS

△ --



Claudia Falconer Architect
Oakland, CA
510-912-5405
claudiafalconerarchitect.com



NEW CARPORT & SHED
37 TERRA BELLA DRIVE
WALNUT CREEK, CA 94596

TITLE SHEET

DATE: 11-20-2025
SCALE: N/A
DRAWN BY: CJF
SHEET NUMBER:

A0
SHEET OF

GENERAL NOTES

- EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREFIXED BY "EXIST.", "EXISTING" OR "(E)."
- NEW CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREFIXED BY "NEW" OR "(N)."
- VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. BRING INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE

PROJECT DATA

PROJECT ADDRESS: 37 TERRA BELLA DRIVE
WALNUT CREEK, CA 94596

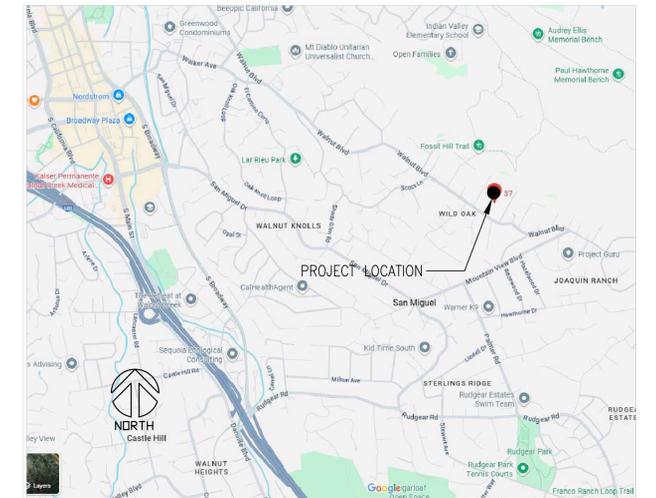
APN: 180-310-014
OCCUPANCY: R-3
ZONING: R-15
CONSTRUCTION TYPE: V NON-RATED
ORIGINAL CONSTRUCTION: 1957

AREA CALCULATIONS:
LOT SIZE: 0.34 ACRE
EXISTING HABITABLE FLOOR AREA: 3,125 S.F.
DEMOLISH STRUCTURES: 60 S.F.
NEW CARPORT: 305 S.F.
NEW SHED: 120 S.F.

SCOPE OF WORK

- SCOPE OF WORK:
- DEMOLISH EXISTING STORAGE SHED
 - BUILD NEW CARPORT AND STORAGE SHED
 - PROVIDE 1-HOUR RATED WALL BETWEEN SHED AND CARPORT AND AT SHED WALLS WITHIN 5' OF THE PROPERTY LINE
 - PROVIDE HEAVY TIMBER CONSTRUCTION AT CARPORT WITHIN 5' OF PROPERTY LINE
 - THIS PROJECT WILL REQUIRE A VARIANCE TO ALLOW AN ACCESSORY BUILDING TO BE LOCATED LESS THAN 65' FROM THE FRONT PROPERTY LINE.

LOCATION MAP



SYMBOLS & ABBREVIATIONS

<p>⊙ AT & AND ⊕ CENTERLINE ∅ DIAMETER " INCHES ' FEET L ANGLE ACOUST. ACOUSTIC BD. BOARD BLDG. BUILDING BLKG. BLOCKING BOT. BOTTOM</p> <p>CLR. CLEAR CONC. CONCRETE CONT. CONTINUOUS</p> <p>DBL. DOUBLE D.F. DOUGLAS FIR</p> <p>(E) EXISTING EA. EACH ELEV. ELEVATION EQ. EQUAL EQUIP. EQUIPMENT</p> <p>FIN. FINISHED FLR. FLOOR</p> <p>GALV. GALVANIZED GYP. GYPSUM H.M. HOLLOW METAL HT. HEIGHT</p>	<p>I.D. INSIDE DIAMETER INSUL. INSULATION JAN. JANITOR JT. JOINT LAV. LAVATORY MAX. MAXIMUM M.B. MACHINE BOLT MECH. MECHANICAL MIN. MINIMUM (N) NEW N.T.S. NOT TO SCALE O.C. ON CENTER P.E.N. PERIMETER EDGE NAIL PLY. PLYWOOD PLWD. PLYWOOD PT. POINT P.T. PRESSURE TREATED (R) REMOVE RESIL. RESILIENT R.W.L. RAIN WATER LEADER RWD. REDWOOD SHT. SHEET SHTG. SHEATHING SHEATH'G SHEATHING SIM. SIMILAR</p> <p>T&B TOP AND BOTTOM THK. THICK TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED VERT. VERTICAL V.I.C. VERIFY IN FIELD W.C. WATER CLOSET W.C. WATER CLOSET X BY</p>	<p>Ⓜ DETAIL 2 A-6 DETAIL NUMBER SHEET NUMBER</p> <p>Ⓢ SECTION C A-5 SECTION NUMBER SHEET NUMBER</p> <p>Ⓢ INTERIOR ELEVATION C A-3 ELEVATION NUMBER SHEET NUMBER</p> <p>① SHEET NOTE</p> <p>Ⓜ WALL-MOUNTED LIGHT FIXTURE</p> <p>Ⓢ CEILING-MOUNTED LIGHT FIXTURE</p> <p>Ⓢ FLUORESCENT CAN LIGHT</p> <p>Ⓜ WALL SCONCE LIGHT FIXTURE</p> <p>Ⓢ 1'X4' FLUOR. FIXTURE</p> <p>Ⓢ 2'X4' FLUOR. FIXTURE</p> <p>Ⓢ RECESSED FLUOR. TUBE</p> <p>Ⓢ SMOKE DETECTOR - HARDWIRED INTERCONNECTED WITH BATTERY</p> <p>Ⓢ PROPOSED STORY POLE LOCATION</p> <p>Ⓢ CABLE TV</p>	<p>Ⓜ STANDARD SWITCH</p> <p>Ⓢ 3-WAY SWITCH</p> <p>Ⓢ DIMMER SWITCH</p> <p>Ⓢ VACANCY SENSOR (MANUAL ON / AUTO OFF)</p> <p>Ⓢ CABLE TV JACK</p> <p>Ⓢ DUPLEX ELECTRICAL OUTLET</p> <p>Ⓢ WP WATERPROOF OUTLET</p> <p>Ⓢ GFCI OUTLET WITH GROUND FAULT INTERRUPTER</p> <p>Ⓢ +40" OUTLET ABOVE COUNTER</p> <p>Ⓢ 220 220 VOLT OUTLET</p> <p>Ⓢ SECURITY SYSTEM</p> <p>Ⓢ FAN - 100 CFM TYP. WITH BACKDRAFT DAMPER</p> <p>Ⓢ HOSE BIBB WITH BACKFLOW PREVENTER</p> <p>Ⓢ FURNACE VENT IN FLOOR</p> <p>Ⓢ HOLDOWN</p> <p>Ⓢ JOIST HANGER</p>	<p>LEGEND:</p> <p>==== EXISTING WALL</p> <p>==== NEW WALL</p> <p>- - - - REMOVE WALL</p>
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PROJECT TEAM

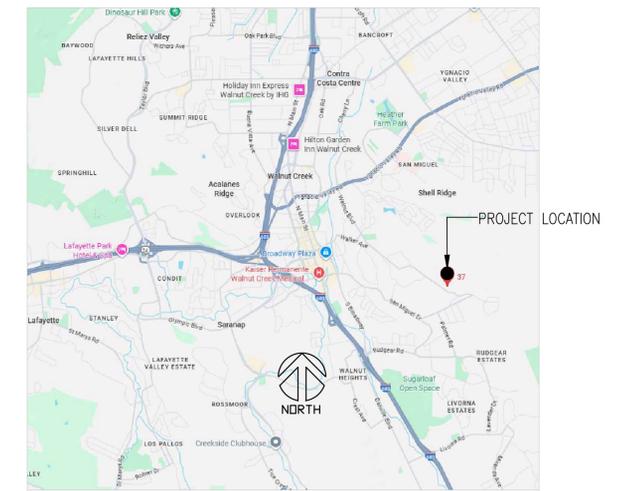
OWNERS: TYLER & LISA HUBBS
37 TERRA BELLA DRIVE
WALNUT CREEK, CA 94596
(408) 656-5175
tylerhubbs@gmail.com

ARCHITECT: CLAUDIA J. FALCONER, AIA
2614 MADELINE STREET
OAKLAND, CA 94602
(510) 912-6405
falcondraw@aol.com

DRAWING INDEX

- A0 TITLE SHEET
- A1 SITE & FLOOR PLANS
- A2 PLAN, SECTIONS & PHOTOS
- A3 ELEVATIONS

VICINITY MAP



REVISIONS
△--



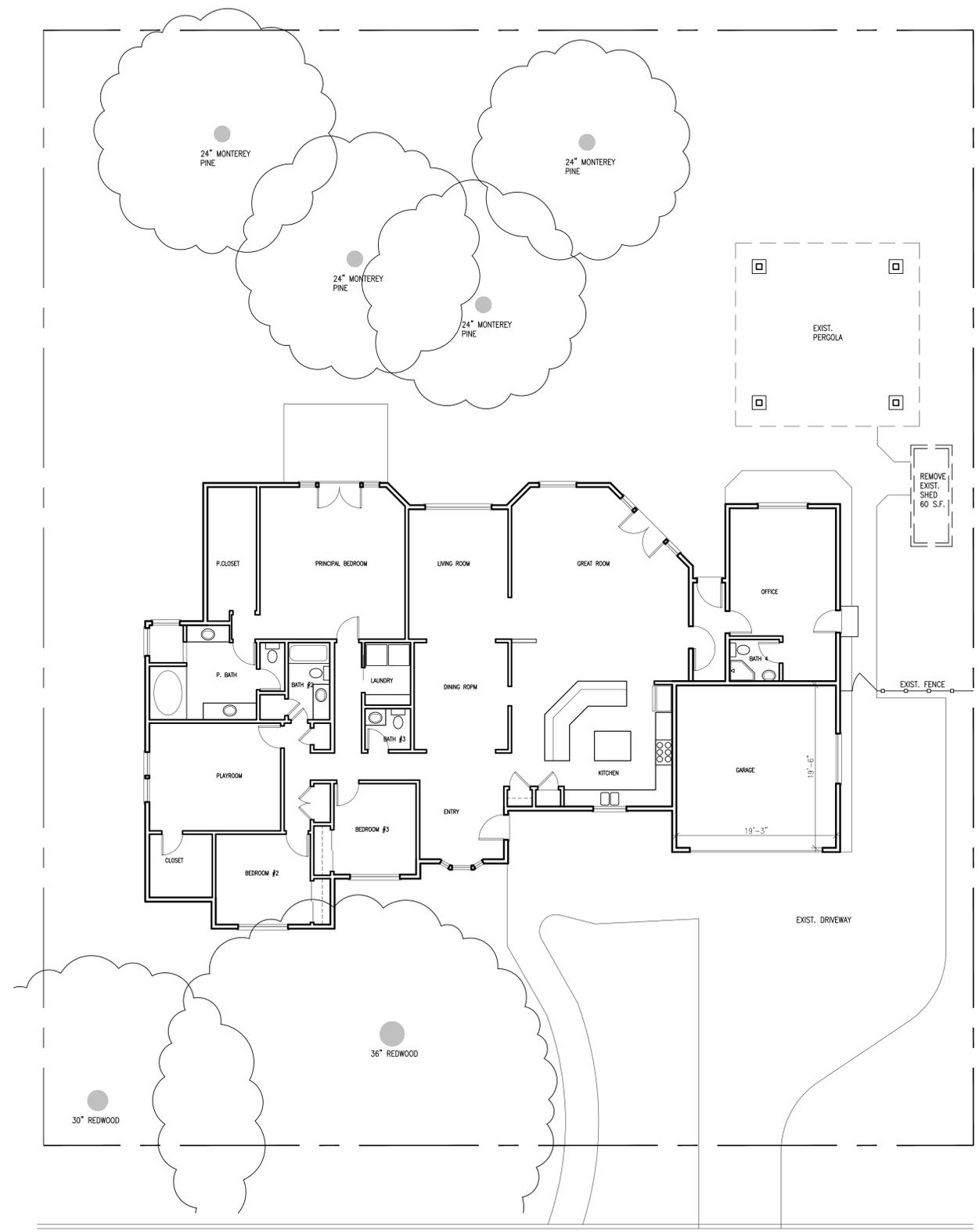
Claudia Falconer Architect
Oakland, CA
510.912.4045
claudia@claudiafalconer.com

NEW CARPORT & SHED
37 TERRA BELLA DRIVE
WALNUT CREEK, CA 94596

SITE & FLOOR PLANS

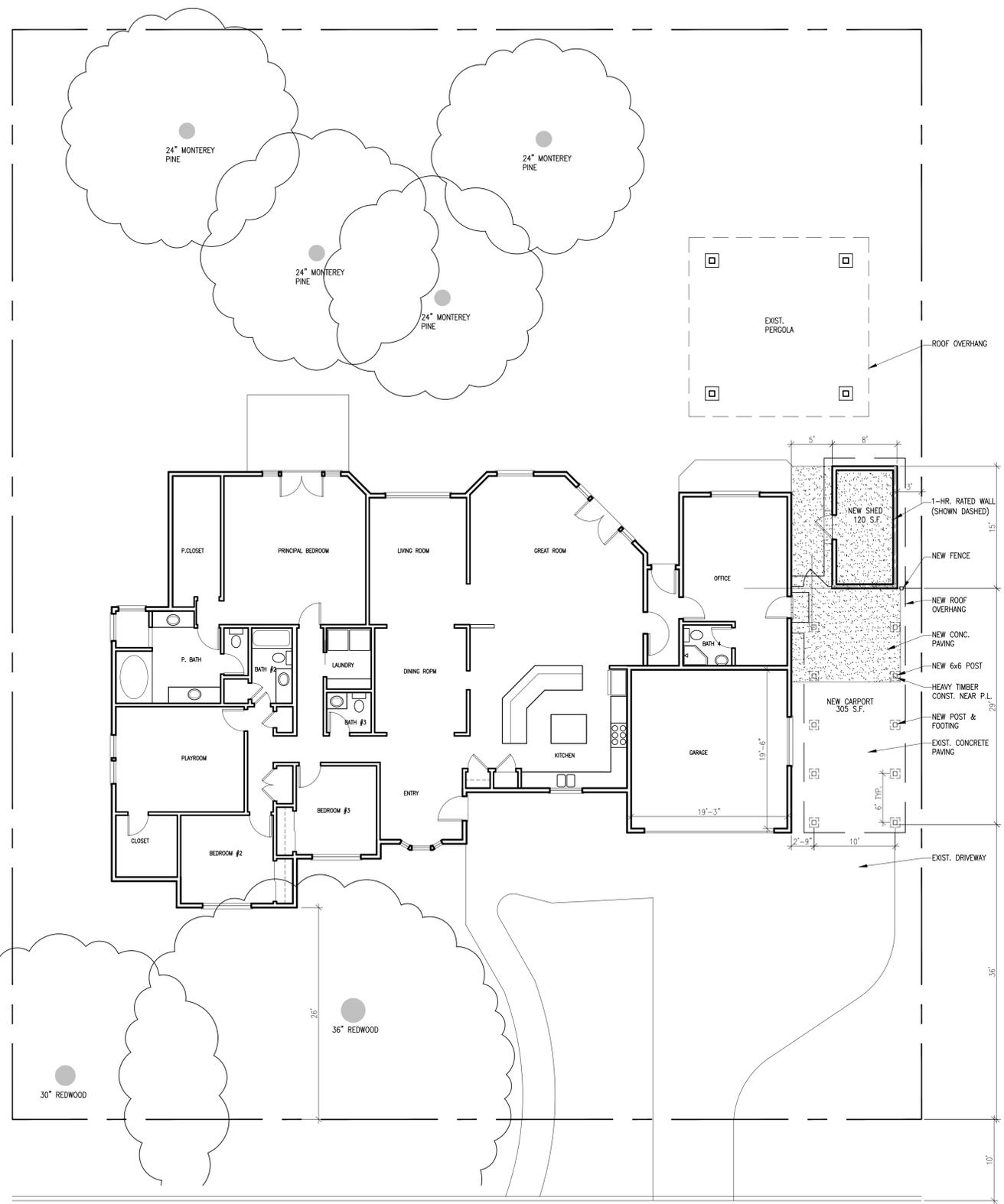
DATE: 11-20-25
SCALE: AS NOTED
DRAWN BY: C.J.F
SHEET NUMBER:

A1
SHEET OF



PARTIAL EXIST. SITE & FLOOR PLAN

SCALE: 1/16" = 1'-0"



PROPOSED SITE & FLOOR PLAN

SCALE: 1/8" = 1'-0"





FRONT YARD



FRONT YARD



FRONT YARD



DRIVEWAY & GARAGE



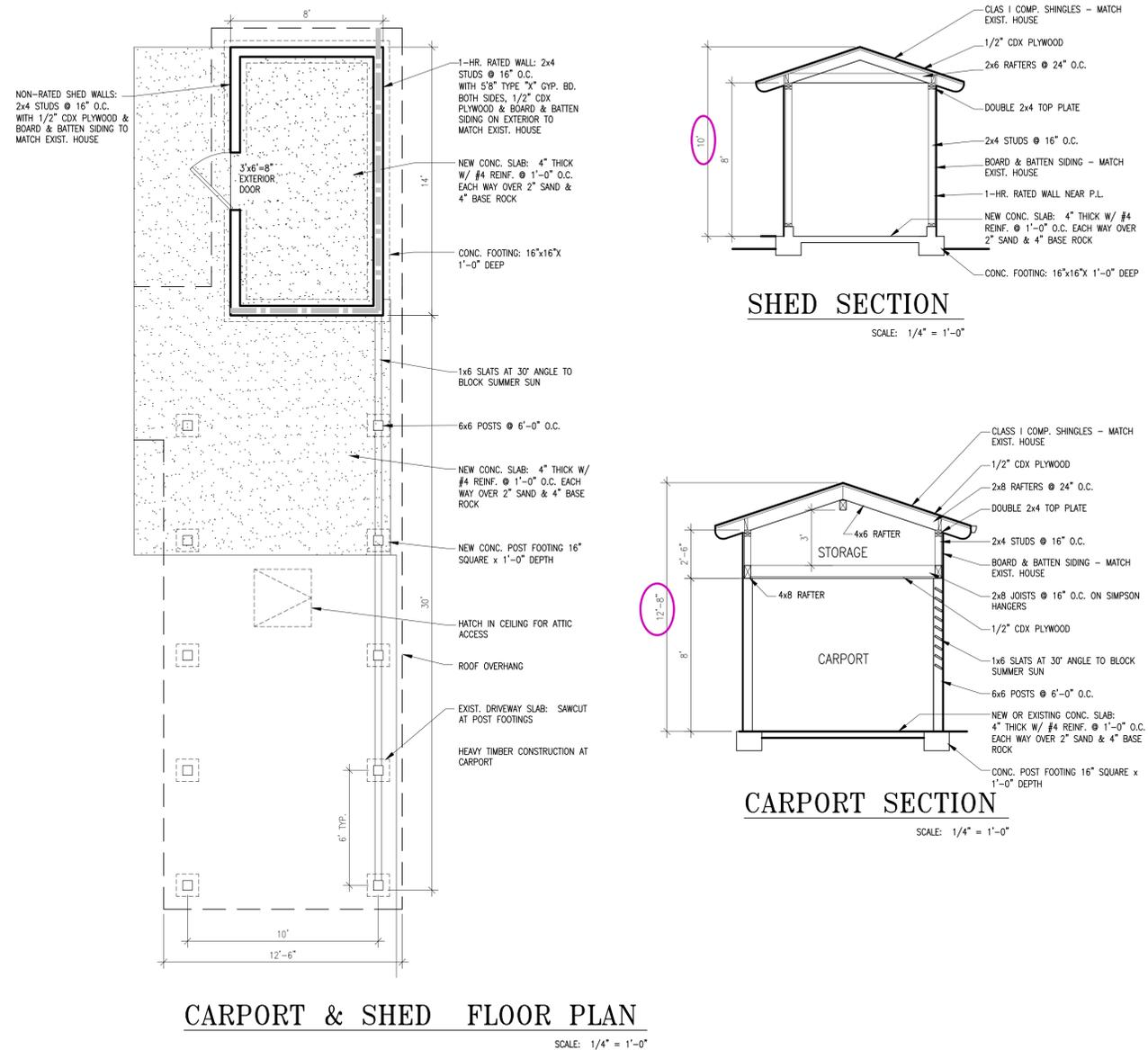
FRONT WALK



LOCATION OF PROPOSED NEW CARPORT



NEIGHBORS ACROSS STREET WITH GARAGE AND CARPORT



REVISIONS
△-



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 info@claudiafalconer.com
 claudiafalconerarchitect.com

NEW CARPORT & SHED
 37 TERRA BELLA DRIVE
 WALNUT CREEK, CA 94596

FLOOR PLAN, SECTIONS & PHOTOS

DATE: 11-20-25
 SCALE: AS NOTED
 DRAWN BY: CJF
 SHEET NUMBER:

A2
 SHEET OF



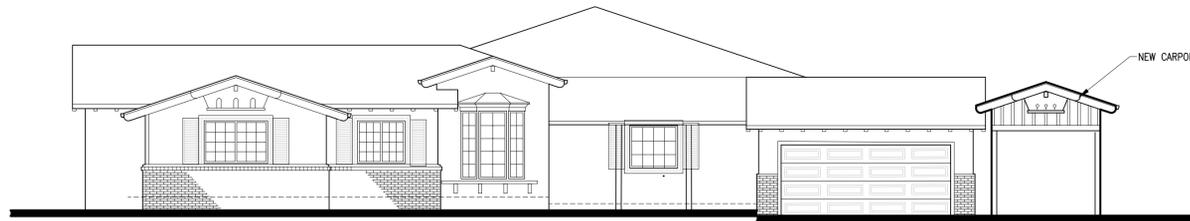
EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"



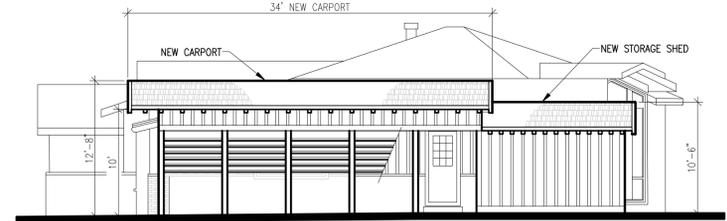
EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



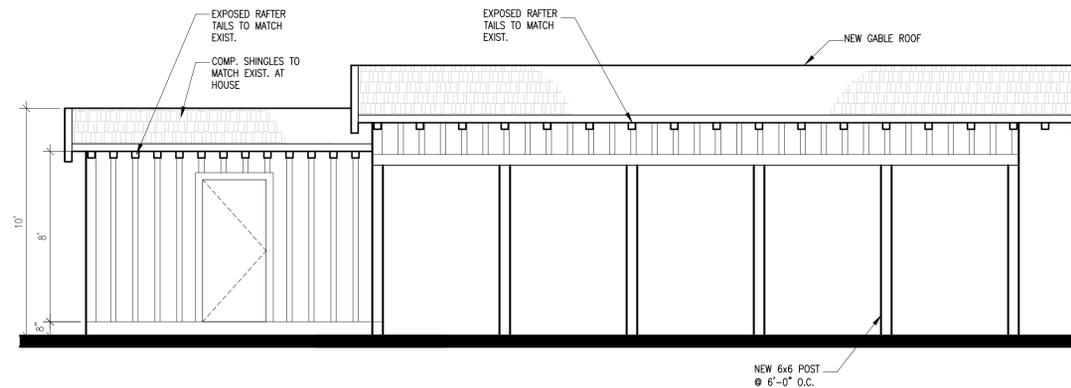
PROPOSED WEST ELEV.

SCALE: 1/16" = 1'-0"



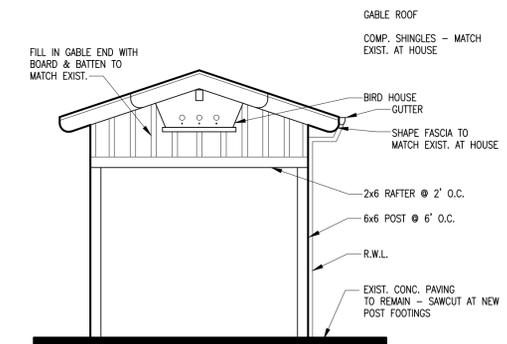
PROPOSED SOUTH ELEV.

SCALE: 1/8" = 1'-0"



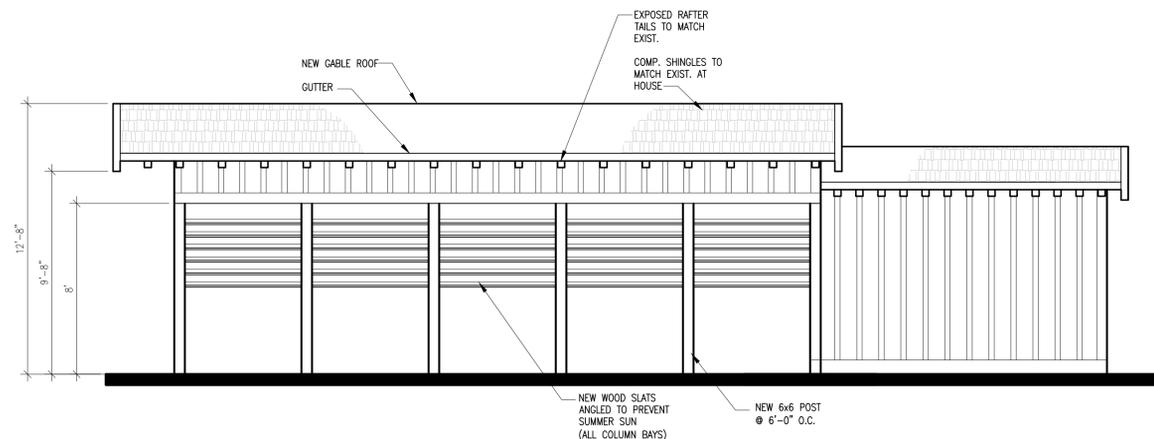
CARPORT & SHED NORTH ELEV.

SCALE: 1/4" = 1'-0"



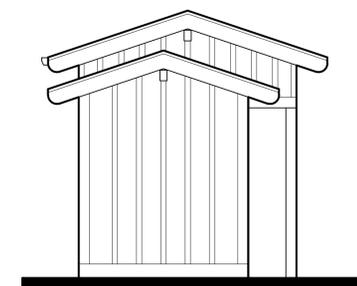
PROPOSED WEST ELEV.

SCALE: 1/4" = 1'-0"



CARPORT & SHED SOUTH ELEV.

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEV.

SCALE: 1/4" = 1'-0"

REVISIONS



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 cfalconer@aol.com
 claudia@claudiafalconerarchitect.com

NEW CARPORT & SHED
 37 TERRA BELLA DRIVE
 WALNUT CREEK, CA 94596

ELEVATIONS

DATE: 11-20-25
 SCALE: AS NOTED
 DRAWN BY: CJF
 SHEET NUMBER:

A3
 SHEET OF



Figure 1 - View of existing parked car on paved driveway, where the carport will be constructed.



Figure 2 - View from rear yard of the property showing the existing detached shed next to garage.



Figure 3 - Existing attached garage used for one car and one motorcycle.



Figure 4 - View of existing pergola and shed in the rear yard.



Figure 5 - View of existing pergola in relation to the existing landscape as a natural barrier between the subject parcel and the neighboring property at 25 Terra Bella Drive.



Figure 6 - Front view of existing shed covered by hedge.



Figure 7 - Existing garden beds that will be removed for the construction of the carport and shed.



Figure 1 – North view from 25 Terra Bella Drive to 37 Terra Bella Drive showing the existing attached garage and the applicant’s parked car.



Figure 2 - View of the fence and existing landscape along the property lines of 25 Terra Bella Drive and 37 Terra Bella Drive.



Figure 3 - View of the driveway of 25 Terra Bella Drive



Figure 4 - View from backyard of 25 Terra Bella Drive to 37 Terra Bella Drive showing the hedge and fence as privacy barriers between both properties.



Figure 5 - North view from 25 Terra Bella Drive showing existing landscape along 37 Terra Bella Drive and the roofline of existing garage.



Figure 6 – Northwest view from 25 Terra Bella Drive showing the parked car and existing fence



Figure 7 - Closer view of existing landscape on West side of 37 Terra Bella Drive