CONTRA COSTA COUNTY



AGENDA

Contra Costa County Zoning Administrator

Monday, July 21, 20251:30 PM30 Muir Road, Mart	inez
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Zoom: https:/cccounty-us.zoom.us/j/83831039285 Call in: (888) 278-0254 Access Code 198675

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 (888) 278-0254, followed by the access code 198675##. 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/83831039285. 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 planning@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.

- <u>1.</u> <u>PUBLIC COMMENTS:</u>
- 2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

2a. STACY HAGERSTRAND/BUILD-TEK INC. (Applicant) - 55 HOWE ROAD INVESTORS LLC (Owner), County File CDLP20-02048: The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road. The project site is located at 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008) (Continued from 06.16.2025) GF

3. WIRELESS ACCESS PERMIT: PUBLIC HEARING

VERIZON WIRELESS (Applicant) - Contra COSTA COUNTY PUBLIC 3a. 25-2850 WORKS DEPARTMENT / NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File CDWA25-00009: The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located on an existing utility pole within the Marsh Creek Road public right-of-way, which was originally established under Land Use Permit #CDLP13-02055. The project includes the removal of an existing 30' utility pole and the installation of a new 37'6"-tall replacement pole at the same location. Additionally, the project includes the removal and replacement of two (2) existing antennas and associated radio equipment presently mounted to the existing utility pole. The two (2) proposed new antennas would be affixed at the end of wooden cross arms. extending horizontally 2'6" from the eastern and western sides of new utility pole. The subject property is located within the Marsh Creek Road public right-of-way, along the northern side of the roadway adjacent to the property addressed 14101 Marsh Creek Road in the Clayton area of unincorporated Contra Costa County. (APN: ROW 078-140-010, Zoning: A-2 General Agricultural District) (Continued from 07.07.2025) CP

 Attachments:
 01 CDWA25-00009 Findings_COAs

 02 Maps and Plans
 03 Agency Comments

 04 Public Comments
 05 Photosimulation

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 4, 2025.



CONTRA COSTA COUNTY

Staff Report

File #: 25-2849	Agenda Date: 7/21/2025	Agenda #: 2a.
Project Title:	Build-Tek Inc. Contractor's Yard Land Use Permit / Development Plan	
County File(s):	CDLP20-02048	
Applicant/Owner:	Stacy Hagerstrand/Build-Tek Inc. (Applicant) / 55 Hc Investors LLC (Owner)	owe Road
Zoning/General Plan:	R-B Retail Business District / CO Commercial	
Site Address/Location:	0 Catalpa Street at the southwest corner of Pacheco and Howe Road in the Martinez area of unincorpora Costa County (Assessor's Parcel Numbers: 375-243-0 007, and -008)	ated Contra
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Se 15301, Existing Facilities	ections
Project Planner:	Grant Farrington, Planner III (925) 655-2868 grant.farrington@dcd.cccounty.us	
Staff Recommendation:	Approve (See Section III for Full Recommendation)	

I. **PROJECT SUMMARY**

The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road.

II. <u>RECOMMENDATION</u>

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

recommends that the Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines.
- B. APPROVE the Build-Tek Inc. Land Use Permit / Development Plan to legalize the existing contractor's yard, based on the attached findings and subject to the attached conditions of approval.
- C. APPROVE a certificate of compliance for four parcels that comprise that project site.
- D. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. <u>BACKGROUND</u>

At the June 16, 2025 meeting, the Zoning Administrator opened the public hearing then continued the item to the July 21, 2025 Zoning Administrator meeting as an open public hearing, in order to provide the applicant additional time to address specific concerns regarding the project from an adjacent property owner. Staff has been in contact with the neighbor regarding concerns over the project. Subsequently, the applicant and the neighbor submitted correspondence to staff to address the concerns in advance of the hearing.

There are no revisions to the project plans and the project is subject to the conditions of approval that were attached to the staff report from the June 16, 2025 Zoning Administrator meeting.

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Staff Report

File #: 25-2850	Agenda Date: 7/21/2025	Agenda #: 3a.
Project Title:	ect Title: Wireless Access Permit for Verizon Wireless Facility	
County File:	#CDWA25-00009	
Applicant: Owners:	Verizon Wireless Contra Costa Public Works Depart	tment /
	Northern California Joint Pole Association	
Zoning/General Plan:	General Agricultural District (A-2) / Agricultural Lands (AL)	
Site Location:	Marsh Creek Road right-of-way (northern side, opp	osite 14101
	Marsh Creek Road), Clayton (APN: ROW 078-140-02	10)
California Environmental	Categorical Exemption: Class II, CEQA Guidelines Se	ection
Quality Act (CEQA) Status:	uality Act (CEQA) Status: 15302(b).	
Project Planner:	Chloe Partain, Project Planner (925) 655-2857	
-	chloe.partain@dcd.cccounty.us	
Staff Recommendation:	ion: Approve (See Section II for Full Recommendation)	

I. **PROJECT SUMMARY**

The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located upon an existing utility pole within the Marsh Creek Road public right-of-way. The facility was originally established under Land Use Permit #CDLP13-02055, which expired on July 26, 2023. The project includes the removal of an existing 30' utility pole and the installation of a new 43'-tall replacement pole at the same location. Additionally, the project includes the removal and replacement of two (2) existing antennas and associated radio equipment presently mounted to the existing utility pole. The two (2) proposed new antennas would be affixed at the end of wooden cross arms, extending horizontally 2'6" from the eastern and western sides of new utility pole.

II. <u>RECOMMENDATION</u>

Staff recommends that the Zoning Administrator:

- A. OPEN the public hearing on the proposed project, RECEIVE testimony, and CLOSE the public hearing.
- B. DETERMINE that the proposed project is exempt from the California Environmental

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Quality Act (CEQA) under CEQA Guidelines Section 15302(b).

C. APPROVE the proposed Wireless Access Permit CDWA25-00009.

D. APPROVE the attached findings in support of the project.

E.APPROVE the attached conditions of approval.

F.DIRECT staff to file a CEQA Notice of Exemption with the County Clerk.

III. <u>BACKGROUND</u>

The subject Verizon Wireless telecommunications facility was originally entitled under Land Use Permit #CDLP13-02055, which was approved by the County Zoning Administrator on July 15, 2013. The prior approval authorized the operation of the subject facility for a ten-year period expiring July 23, 2023. A timely application for the renewal of the facility was not submitted to the County, and the Land Use Permit subsequently expired. On May 7, 2025, the subject Wireless Access Permit application (County File #CDWA25-00009) was submitted to the Community Development Division (CDD). On May 23, 2025, CDD staff mailed a Notice of Intent to Render an Administrative Decision on CDWA25-00009 to the owners of properties located within 300-feet of the subject property. On June 2, 2025, CDD staff received an email correspondence from a neighboring property owner seeking a public hearing in response to this notice. The correspondence indicates concerns associated with the replacement of the existing utility pole, as well as concerns that the project plans do not accurately reflect existing conditions. The specific concerns identified by the respondent are discussed in further detail in Section VIII of this staff report.

On June 16, 2025, CDD staff mailed public notifications to property owners within a 300-foot radius of the project site to advise that the item had been added to the agenda for the July 7, 2025, Zoning Administrator's hearing. On June 25, 2025, the applicant notified CDD staff that a concurrent California Public Utilities Commission (CPUC) review of the project revealed that the proposed replacement pole does not meet CPUC General Order 95 (GO95) requirements pertaining to vertical clearance between antenna equipment and electrical/communication lines installed upon the utility pole. Consequently, complying with the CPUC GO95 regulations necessitated a plan revision to include a 43' replacement pole. Since the proposed pole height exceeds the height described in previously-mailed public notifications, additional public notifications with a corrected project description were necessary before a public hearing may occur for the project. On June 30, 2025, CDD staff mailed public notifications with an updated project description for the Wireless Access permit, with a rescheduled hearing date of July 21, 2025. At the Zoning Administrator hearing held on July 7, 2025, the zoning administrator opened the item and explained the need for additional noticing before continuing the item to the next hearing date on July 21, 2025.

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File #: 25-2850

IV. GENERAL INFORMATION

- A. <u>General Plan</u>: Agricultural Lands (AL)
- B. <u>Zoning</u>: A-2, General Agricultural District
- C. <u>California Environmental Quality Act (CEQA) Compliance</u>: Categorical Exemption Class 2: CEQA Guidelines Section 15302 (b) the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity, are exempt from review.
- D. <u>Previous Applications of Relevance</u>:
 - 1) <u>CDWM19-00003</u>: A wireless minor alteration permit authorizing a non-substantial change of the existing Verizon wireless facility. The Wireless Minor Alteration Permit was approved by the Zoning Administrator on March 6, 2019.
 - 2) <u>CDCV19-00010</u>: A compliance review application seeking administrative review to verify the existing facility's compliance with the Conditions of Approval set forth in County File #CDLP13-02055. The compliance review was approved by staff on February 21, 2019.
 - 3) <u>CDCV14-00026</u>: An administrative application seeking a compliance review of a proposed antenna upgrade to the existing facility. The compliance review was approved by staff on April 2, 2014.
 - <u>CDCV13-00097</u>: An administrative application seeking an initial compliance review prior to the issuance of permits for the construction of the facility previously approved under County File #CDLP13-02055. The compliance review was approved by staff on January 28, 2014.
 - 5) <u>CDLP13-02055</u>: A land use permit authorizing the construction of a new Verizon Wireless telecommunication facility upon an existing utility pole. The Land Use Permit was approved by the County Zoning Administrator on July 15, 2013, and subsequently expired on July 26, 2023.
 - 6) <u>CDLP13-02084</u>: A land use permit authorizing the replacement of an existing utility pole within the Marsh Creek Road right-of-way, and the installation of a new ExteNet wireless telecommunications facility on the replacement utility pole. This facility is located approximately 0.25-miles west of the subject facility. The Land Use Permit was approved by the County Zoning Administrator on February 19, 2014, and subsequently expired on March 3, 2024.

V. <u>SITE/ AREA DESCRIPTION</u>

The subject utility pole is located within the public right-of-way on the northern side of Marsh Creek Road, approximately 0.25 miles east of its intersection with Gill Drive, adjacent to the property addressed 14101 Marsh Creek Road. Marsh Creek Road consists of a 24-foot six-inch-wide paved roadway within a 67-foot 4-inch-wide public right-of-way. The existing pole is approximately 30 feet in height, and includes a wooden bayonet affixed to the top which results in a total combined existing pole/facility of 37 feet 3 inches. The grade increases dramatically in elevation on the northern side of the right-of-way and decreases in elevation in the southern. There are numerous mature trees scattered along the roadway and on adjacent hillsides. There are no other wireless telecommunication providers located on the subject utility pole.

The surrounding area is similar to the subject site, which consists of steep, wooded hillsides on parcels located within General Agricultural (A-2) and Agricultural Preserve (A-4) Zoning Districts. Lands in the immediate project vicinity have Open Space General Plan Land Use designations such as Agricultural Lands (AL) or Park and Recreation (PR), consistent with their agricultural zoning. Many properties along Marsh Creek Road have been developed with single-family residences.

VI. **PROJECT DESCRIPTION**

The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located upon an existing utility pole within the Marsh Creek Road public right-of-way. The facility was originally established under Land Use Permit #CDLP13-02055, which expired on July 26, 2023. The project includes the removal of an existing 30' utility pole and the installation of a new 43'-tall replacement pole at the same location and additional equipment upgrades as detailed below:

- Removal of existing 30-foot utility pole and 7-foot 3-inch pole-top bayonet;
- Installation of new 43-foot replacement utility pole;
- Removal of two (2) existing Verizon antennas;
- Installation of two (2) new 5G Verizon antennas, mounted at the ends of wooden cross arms extending 30" horizontally from the western/eastern sides of the replacement utility pole;
- Removal of one (1) existing pole-mounted radio unit;
- Installation of two new radio units within a pole-mounted equipment cabinet; and
- Installation of associated cabling and vertical conduit runs, installed vertically along the replacement utility pole.

VII. AGENCY COMMENTS

Agenda Date: 7/21/2025

An Agency Comment Request packet was sent on May 7, 2025 to a number of public agencies, including Building Inspection Division, Telecom Planning staff, Environmental Health Division of the Health Services Department, Engineering Services Division of the Public Works Department, Contra Costa County Fire Protection District, and the Contra Costa Mosquito and Vector Control District. Agency comments received by staff are included in Attachment 3. The following are summaries of the agency comments received.

- A. <u>Contra Costa County Fire Protection District (CCCFPD)</u>: In a returned Agency Comment Request form dated May 16, 2025, CCCFPD staff indicated no comment on the proposed project.
- B. <u>Public Works Department, Engineering Services Division</u>: In an email dated May 19, 2025, Engineering Services Division staff indicated no comment on the proposed project and advised of the requirement to obtain an encroachment permit for traffic control during installation of facilities on the poles.
- C. <u>East Contra Costa County Habitat Conservancy (HCP/NCCP)</u>: In an email dated May 20, 2025, HCP/NCCP staff stated that take coverage is available to the project under the HCP/NCCP permit program.

VIII. <u>PUBLIC COMMENTS</u>

The Department of Conservation and Development received an email on June 2, 2025, requesting a public hearing on the project in response to a Notice of Intent to Render an Administrative Decision, mailed by CDD staff on May 23, 2025. The correspondence indicates questions/concerns surrounding the replacement of the facility, as well as general concerns over environmental impacts. Lastly, the concerned party expressed concerns over the accuracy of the existing conditions depicted on the project site plan.

If this Wireless Access Permit is approved, construction plans for the telecommunications equipment upgrades will be subject to review/approval by the Building Inspection Division to ensure that the project meets all applicable building code requirements for the issuance of building permits. Additionally, the replacement of the existing PG&E utility pole, and associated telecommunications equipment upgrades within the public right-of-way may only proceed upon the issuance of an encroachment permit by the Contra Costa County Department of Public Works. The applicant is required to submit a traffic control plan with their encroachment permit application which demonstrates, to the satisfaction of County Public Works Department staff, that project construction personnel will safely and adequately manage traffic on portions of Marsh Creek Road affected by construction work within the right-of-way. The project's compliance with all applicable encroachment permit conditions will ensure that project way.

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As previously mentioned in section IV(c) of this report, the proposed project is exempt from environmental review pursuant to CEQA guidelines section 15302(c), which covers the replacement of existing utility infrastructure. Projects of this type have been determined not to have a significant effect on the environment. There are no special circumstances or other project characteristics which warrant special environmental consideration. Therefore, no environmental review has been performed by CDD staff in connection with this project.

Lastly, the June 2, 2025, correspondence identifies concerns that the project site plans do not accurately reflect existing conditions. The party concerned later clarified for staff that this statement relates to a sidewalk depicted adjacent to the northern side of Marsh Creek Road, where only a gravel shoulder exists. CDD staff visited the site on June 3, 2025, and observed that there are no sidewalks on either side of Marsh Creek Road near the existing utility pole. The location of the utility pole, overhead wires, and existing telecom equipment observed by CDD staff all appear consistent with the project plans that were submitted with this application. The project plans were subsequently revised to clarify that the ground level area adjacent to the pole consists of a gravel shoulder.

IX. STAFF ANALYSIS AND DISCUSSION

- A. <u>General Plan</u>: The subject property is located within an Agricultural Lands (AL) General Plan Land Use designation. Generally, parcels within this designation are non-irrigated, rural lands that may support grazing and dryland farming. Agricultural, open space, and non-urban uses are considered consistent with this designation. The project does not conflict with agricultural, open space or non-urban land uses on private property because it is located entirely within the Marsh Creek Road public right-of-way and would not encroach on neighboring parcels. Additionally, the provision of cellular coverage provides a vital service to the area that would also be of benefit to nearby residents, commuters, farmers, and/or recreationists in the area. Therefore, the land use is considered consistent and harmonious with land uses allowed within the AL designation.
- B. <u>Zoning</u>: The project site is located within a General Agricultural (A-2) zoning district. Generally, the purpose of the A-2 district is to provide for orderly development and land uses on lands suitable for the production of food and/or fiber. Telecommunications facilities are a conditionally permitted land use within the A-2 zoning district and are also permissible within any public right-of-way upon approval of a Wireless Access permit. Thus, the project is consistent and compatible with the allowed uses within the A-2 district.
- C. <u>Wireless Telecommunications Facilities Ordinance (Chapter 88-24)</u>: The project proposes to reestablish a wireless telecom facility upon a utility pole within a public right-of-way pursuant to section 88-24.402(a) of the County Ordinance Code. The project would reestablish the Verizon Wireless facility that has been operating on a utility pole at this

same location since 2013. The project is considered a "low visibility facility," as defined in section 88-24.204(p)(4) of the County Ordinance code and would not affect any scenic ridges or peaks. Thus, the project meets all applicable location requirements for wireless facilities specified in sections 88-44.402 and 88-44.406 of the County Ordinance Code.

The County Wireless Ordinance (section 88-24.408) also includes design criteria for telecommunications facilities intended to limit aesthetic impacts, and to prevent such facilities from impeding the use of public rights-of-way by pedestrians or vehicles. The project minimizes aesthetic impacts because it is a "low visibility facility," and all equipment to be mounted on the pole will be painted to blend in with the utility pole as shown on photo simulations submitted with this application. All proposed radio equipment mounted to the pole would be at least 11 feet above ground level (replacing equipment located \pm 9 feet above ground level). No portion of the existing or proposed facility extends laterally over the traveled roadway or shoulder area. Thus, the project will not impede the use of the Marsh Creek Road right-of-way, nor will it affect traffic circulation therein.

Presently, the existing facility consists of a 30-foot-tall utility pole with two antennas located between 27-30 feet above ground level. A 7-foot-3-inch-tall wooden bayonet is installed atop the pole to provide vertical clearance above the antennas for overhead electrical wires located approximately 37 feet above ground level. The project would replace the existing utility pole with a 43-foot- tall pole, resulting in a 5-foot 6-inch height increase relative to existing conditions. The replacement antennas would be located between 32 to 34 feet above ground level, approximately five feet higher in elevation than the elevation of existing antennas installed upon the pole. The replacement antennas and ancillary equipment are considered minor alterations, having negligible effect on the facility in terms of height, bulk, or aesthetics.

The project is conditioned to prohibit advertisements, signal lights or other illumination, graffiti, and litter. Compliance with these conditions, and with applicable FCC regulations for radio emissions emitted from the site, shall be verified via administrative compliance review application prior to the initiation of the use, and again five-years thereafter. The project's adherence to all applicable project conditions ensures that the proposed facility will operate in accord with the provisions of the County Wireless Ordinance.

In the event that the wireless telecommunications use is discontinued, the project is conditioned to require the removal of all equipment and restoration of the site to pre project conditions within 60 days. A financial assurance in an amount sufficient to provide for the removal of the facility has previously been provided to the County to ensure the facility's removal in connection with expired land use permit #CDLP13-02055. The project is conditioned to require the applicant to provide an updated cost estimate for the facility's removal prior to the issuance of building permits to ensure that the bond presently retained by the County remains sufficient for its' intended purpose.

In cumulative consideration of the above, the project, as conditioned, is compliant with all applicable provisions of the County Wireless Ordinance.

- D. <u>Appropriateness of Use</u>: Wireless telecommunications facilities are conditionally permitted in all agricultural zoning districts within the County, which includes the General Agricultural (A-2) District in which the subject property is located. The project is not located on private property, so the operation of the facility would not be to the detriment of established or future agricultural land-use activities on or near the project site. Additionally, the provision of wireless telecommunications coverage provides a vital service to the area that benefits commuters, residents and/or recreationists in the area. Therefore, the project is an appropriate use of the subject property.
- E. <u>Federal Communications Commission (FCC) Compliance</u>: The applicant has provided a report on theoretical modeling of Radio Frequency (RF) emissions originating from the facility, to predict the cumulative exposure from existing antennas at ground level. The RF report, prepared by a licensed electrical engineer, indicates that the predicted maximum level of RF emissions measured at ground level will be 3.20% of the FCC General Population limits. Therefore, the project is compliant with federal regulations pertaining to RF emissions.

X. <u>CONCLUSION</u>

The project would establish a wireless access permit for the purpose of authorizing the operation of an existing wireless telecommunications facility in the public right-of-way. The project does not involve a substantial modification to the established facility, as defined in Title 47, Code of Federal Regulations, Section 1.40001. As discussed throughout this report, the long-established land use is consistent with the County's Wireless Ordinance, the Agricultural Lands (AL) General Plan Land Use Designation, the A-2 zoning district, as well as FCC radio frequency emissions standards. Therefore, staff recommends that the Zoning Administrator approve County File #CDWA25-00009 based on the attached findings and subject to the attached conditions of approval.

Attachments:

- 1. Findings and Conditions of Approval
- 2. Public Comments
- 3. Maps And Plans
- 4. Agency Comments
- 5. Photosimulations

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDWA25-00009, VERIZON WIRELESS (APPLICANT), CONTRA COSTA COUNTY & NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (OWNERS)

FINDINGS

- A. Wireless Telecommunications Facility Wireless Facility Access Permit Findings (County Code Section 88-24.612)
 - 1. The application is complete.

<u>Project Finding</u>: County staff deemed the application complete and acceptable on May 23, 2025.

- 2. The facility or substantial change will be designed in a manner that complies with the applicable requirements of Section 88-24.408, specified below:
 - (a) A facility must meet all of the following requirements in order to limit the facility's visual and aesthetic impacts:
 - (i) A facility must be designed to minimize its visual and aesthetic impacts on, and to blend in with, the surrounding area.

<u>Project Finding</u>: The existing Verizon Wireless facility is well maintained, closely fastened to the utility pole, and painted to match the color of the pole for camouflaging purposes, as verified by CDD staff on a June 3, 2025 site visit, and photographs of the facility provided by the applicant. These attributes are also conditioned to be maintained throughout the life of the facility, and as such minimize its visual and aesthetic impacts on, and to blend in with, the surrounding area.

(ii) A facility must have a non-reflective finish and be painted and textured to match or blend with the predominant background.

<u>Project Finding</u>: As shown in the photo simulations dated March 14, 2025, the paint on the facility has a non-reflective finish and is textured to match or blend with the utility pole. These attributes are also required to be maintained throughout the life of the facility, and as such will remain compliant with this requirement.

(iii) A facility other than a stealth facility, or portion thereof, that is visible against the skyline must be painted light gray, or a similar color approved by the zoning administrator, or camouflaged, and have a reflectivity of less than fifty-five percent,

unless the California Public Utilities Commission, Federal Communications Commission, Federal Aviation Administration, or any state or federal law, regulation, or rule requires the facility or antenna to be painted, designed, or marked otherwise.

<u>Project Finding</u>: As shown in the photo simulations dated March 14, 2025, the paint has a non-reflective finish and is textured to match or blend with the utility pole, consistent with equipment previously installed on this utility pole. These attributes are also required to be maintained throughout the life of the facility, and as such will remain compliant with this requirement.

(b) No more than four antenna enclosures may be located on a single utility pole or streetlight pole in a county right-of-way within or adjacent to a residential zone. No facility may be located on a county traffic signal pole.

<u>Project Finding</u>: The project consists of a Verizon Wireless facility having two antennas mounted to a replacement PG&E utility pole located within the County right-of-way. Thus, the project is in conformance to this requirement.

(c) An equipment enclosure that serves a facility or antenna must be installed below ground, or must be installed at grade and camouflaged. Each below-ground equipment enclosure must be accessible by a flush-to-grade portal.

<u>Project Finding</u>: All equipment associated with this Verizon Wireless facility is mounted to a PG&E utility pole within the County right-of-way. The project does not include any ground level equipment enclosures subject to these camouflaging and/or undergrounding requirements.

(d) No antenna may extend above the height of the pole or facility on which it is mounted by more than ten feet.

<u>Project Finding</u>: As shown on the approved site elevation plans, all Verizon Wireless equipment is mounted between 11 to 30 feet above ground upon a 43-foot-tall replacement utility pole. The project conforms to this requirement since no antennas extend above the pole top.

(e) No antenna may extend over the vehicular path of travel within the right-of-way.

<u>Project Finding</u>: No portion of the Verizon Wireless facility extends over the vehicular path of travel within the right-of-way. The utility pole is located off the edge of pavement for the existing roadway, and the antennas extend 30" laterally from the eastern and western pole facades, roughly parallel with the adjacent roadway.

(f) Any portion of a facility or antenna not extending above the height of the pole or facility on which it is located must be painted to match the color of that pole or facility.

<u>Project Finding</u>: As shown in the photo simulations dated March 14, 2025, no portion of the facility extends above the pole top. Therefore, all equipment depicted is painted to match the color of the utility pole. These attributes are also required to be maintained throughout the life of the facility. The permittee's adherence to all project conditions ensures that the facility will remain compliant with this requirement.

(g) No facility may include any advertising material.

<u>Project Finding</u>: As shown in the photo simulations dated March 14, 2025, and site elevation plans, the facility does not include any advertising material. These attributes are also required to be maintained throughout the life of the facility. The permittee's adherence to all project conditions ensures that the facility will remain compliant with this requirement.

(h) No facility may include any type of lighted signal, lights, or other illumination, except to the extent required under state or federal law.

<u>Project Finding</u>: As shown in the photo simulations dated March 14, 2025, and site elevation plans, the facility does not include any type of lighted signal, lights, or other illumination, except to the extent required under state or federal law. These attributes are also required to be maintained throughout the life of the facility, and as such will remain compliant with this requirement.

(i) A facility that will be located on a streetlight pole must be located so that it does not block the required illumination provided by the streetlight.

<u>Project Finding</u>: This facility is located on a PG&E utility pole and not a streetlight, and therefore, this requirement is not applicable.

3. The facility or substantial change will not interfere with the use of the public right-of-way, or existing improvements or utilities located on, in, under or above the public right-of-way.

<u>Project Finding</u>: The facility does not inhibit access to existing improvements or utilities located on, within, under, or above the public right-of-way. The facility is subject to California Public Utilities Standards which regulate the design of utility pole infrastructure. The utility pole is located north of the edge of the pavement for the existing roadway and there are no other facilities located within the right-of-way at this location. The pole-mounted equipment is being removed, and the replacement equipment will be

approximately 11-feet above grade. Thus, the project provides adequate vertical clearance ensuring that the facility will not interfere with the existing use of the right-of-way.

4. *The facility or substantial change will not interfere with any vehicular, bicycle, or pedestrian use of the public right-of-way.*

<u>Project Finding</u>: The facility is located outside of the existing roadway and the ancillary equipment mounted to the utility pole is a minimum 11-feet above grade. The location, size, and orientation of the pole and equipment is far enough away from other uses of the right-of-way, limiting any interaction between the facility and other uses. Thus, the facility will not interfere with any vehicular, bicycle, or pedestrian use of the County right-of-way.

5. The facility or substantial change will not cause any violation of the accessibility requirements of the Americans with Disabilities Act.

<u>Project Finding</u>: The continuing operation and minor alteration of the existing facility will not cause any violation of the accessibility requirements of the Americans with Disabilities Act. The facility will only be accessed by trained professionals for maintenance purposes. The facility will not interfere with circulation in the public right-of-way. Thus, the project will not cause any violation of the accessibility requirements of the Americans with Disabilities Act.

6. To the fullest extent permitted by law, the applicant shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against 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 all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a wireless facility access permit to the applicant, or any other discretionary action of the county related to the issuance of that permit.

<u>Project Finding</u>: This Wireless Facility Access Permit includes an *Indemnity Agreement* condition of approval that meets this requirement. As conditioned, prior to exercising this Wireless Access Permit, the applicant is required to provide a written statement expressly indemnifying the County to meet this requirement of the ordinance. The project proponent's compliance with all project conditions ensures that the County will be indemnified to the fullest extent permitted by law for matters related to the wireless facility.

7. The applicant shall maintain a policy of general liability insurance, naming the county as an additional insured, in the amount of one million dollars that provides coverage for

personal injury, death, and property damage resulting from the construction, installation, use, maintenance, and operation, of the facility.

<u>Project Finding</u>: This Wireless Facility Access Permit includes a condition of approval that requires the applicant to provide evidence that there is a valid insurance policy on file for this permit to be considered effective. CDD staff will verify compliance with this condition prior to CDD-stamp approval of construction plans for building permits related to this facility.

8. The applicant shall repair, at its sole cost and expense, any damage to the county's or any other person's facilities or improvements caused by the construction of, or substantial change to, the facility.

<u>Project Finding</u>: This Wireless Facility Access Permit includes a condition of approval that holds the project proponent accountable to these requirements for this facility. By exercising the use authorized under this Wireless Access permit, the permittee thereby consents to all conditions of approval, including this requirement.

9. The applicant shall, upon demand by the county or any other public agency, modify, remove, or relocate its facility, or any portion of its facility, without cost or expense to the county or other public agency, if that modification, removal, or relocation is necessary due to abandonment, change of grade, alignment, or widening of any street, sidewalk, or other public facility, or due to the construction, maintenance, or operation of any other underground or aboveground facility, including but not limited to sewers, storm drains, conduits, gas, water, electric, or other utility systems, or pipes owned by the county or any other public agency.

<u>Project Finding</u>: This Wireless Facility Access Permit includes a condition of approval that holds the project proponent accountable to these requirements for this facility. By exercising the use authorized under this Wireless Access permit, the permittee thereby consents to all conditions of approval, including this requirement.

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

<u>Project Finding</u>: This facility was first established in 2013 under County File #CDLP13-02055, which expired on July 26, 2023. Pursuant to CEQA guidelines section 15302(b), the replacement or reconstruction of existing utility systems and/or facilities, involving negligible or no expansion of capacity, is categorically exempt from CEQA review. Thus, the project, which includes the removal and replacement of an existing utility pole and telecommunications equipment, is therefore exempt from CEQA review.

11. The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any peer review fee required to be paid under this chapter.

<u>Project Finding</u>: A deposit in the amount of \$4,000 was submitted with this application. The project is conditioned to require payment of any additional fees that exceed the initial deposit. CDD staff will verify that all applicable fees for this planning application have been paid prior to CDD stamp approval of construction plans for building permits associated with this facility.

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

<u>Project Finding</u>: This Wireless Facility Access Permit includes a *Security Bond* condition of approval that meets this requirement. The County presently retains a security bond submitted for this purpose in connection with prior Land Use Permit #CDLP13-02055. CDD staff will verify that the bond on file is of an amount sufficient to provide continued compliance with this condition prior to CDD stamp approval of construction plans for the issuance of building permits in connection with this facility.

B. California Environmental Quality Act (CEQA) Findings

The Wireless Facility Access Permit for the continuing operation of the wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15302(b), Replacement or Reconstruction, which provides a Class 2 exemption for the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. 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. None of the exceptions in CEQA Guidelines section 15300.2 apply to this wireless telecommunications facility.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDWA25-00009

COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT, COMMUNITY DEVELOPMENT DIVISION (CDD) CONDITIONS OF APPROVAL

Wireless Facility Access Permit Approval

1. Wireless Facility Access Permit approval is granted to allow the continuing operation of the existing wireless telecommunications facility *and a non-substantial modification to install two new antennas, one new radio unit, and ancillary equipment and associated conduits.*

- 2. This Wireless Facility Access Permit approval described above is based on:
 - a. Application materials accepted on May 6, 2025;
 - b. Revised Project Plans Marsh Creek Road SC1, stamped received by CDD on July 11, 2025;
 - c. Radio Frequency (RF) Emissions Compliance report prepared by Waterford Consultants LLC dated March 31, 2025.
- 3. The following conditions supersede all prior Conditions of Approval for prior County approvals for the existing wireless telecommunications facility.
- 4. The applicant shall maintain a policy of general liability insurance, naming the County as an additional insured, in the amount of one million dollars that provides coverage for personal injury, death, and property damage resulting from the construction, installation, use, maintenance, and operation, of the facility. Prior to this permit being considered exercised, or prior to CDD approval of a grading or building permit application, whichever occurs first, the applicant shall provide evidence to CDD that this condition of approval is satisfied.
- 5. The applicant shall repair, at its sole cost and expense, any damage to the county's or any other person's facilities or improvements caused by the construction of, or substantial change to, the facility.
- 6. The applicant shall, upon demand by the County or any other public agency, modify, remove, or relocate its facility, or any portion of its facility, without cost or expense to the County or other public agency, if that modification, removal, or relocation is necessary due to abandonment, change of grade, alignment, or widening of any street, sidewalk, or other public facility, or due to the construction, maintenance, or operation of any other underground or aboveground facility, including but not limited to sewers, storm drains, conduits, gas, water, electric, or other utility systems, or pipes owned by the County or any other public agency.

Application Processing Fees

7. This wireless facility access permit application was subject to an initial deposit of \$4,000.00. 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 CDD approval of a grading or building permit application, or 60 days from the approval 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.

Permit Duration and Permit Review

8. This wireless facility access 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 approval date of this permit. This review by the CDD will be for the purpose of ensuring continuing 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 revocations 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 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

- 9. The Permittee (wireless operator) is responsible for keeping the Department of Conservation and Development, Community Development Division (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.
 - Prior to this permit being considered exercised, or prior to CDD approval of a grading or building permit application, whichever occurs first, the Permittee shall provide the name and contact information (mailing address, phone number and email) of the party (wireless carrier) responsible for permit compliance and their contact information.
 - 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 the CDD informing the CDD of 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

10. All structures and equipment associated with a commercial wireless communications facility shall be removed with 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 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

11. Prior to this permit being considered exercised, or prior to CDD approval of a grading or building permit application, whichever occurs first, the applicant or permittee shall provide bond, cash, or other surety, to the satisfaction of the CDD, 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 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 CDD.

General Provisions

- 12. Any deviation from or substantial change beyond the limits of this permit approved under this application may require the filing and approval of a request for modification of the Wireless Facility Access Permit.
- 13. A minor alteration to this wireless facility access 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:

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.
- 14. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.
- 15. 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.
- 16. 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**, RF power density measurements shall be taken 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 antennas are replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review and to confirm that the requirements of the Ordinance Code and this permit have been met.
- 17. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
- 18. Antennas, towers, cabinets, and mountings shall not be used for advertising.
- 19. The equipment cabinets shall be kept locked, except when personnel are present, in order to restrict access to the equipment.
- 20. 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.
- 21. 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.

Frequency Interference

22. 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.

Exterior Noise

23. In the event that a modification to this facility involving 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.

Color Palette

24. All wireless telecommunications facility equipment shall be painted to match with the utility pole (camouflage) and have a non-reflective finish and paints with a reflectivity less than 55 percent, except as otherwise required by the terms of the FCC Antenna Structure Registration applicable to the facility. 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 building inspection.**

Indemnity Agreement

25. 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 wireless facility access 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 requirements, which shall be included on all sets of construction documents:

- 26. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to other uses on the site. This shall be communicated to project-related contractors.
- 27. The project sponsor 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 and concrete pumps as far away from existing residences as possible.
- 28. The site shall be maintained in an orderly fashion. Following the cessation of construction activity; all construction debris shall be removed from the site.
- 29. 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.
- 30. Non-emergency maintenance, construction and other activities on the site related to this use are restricted to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and shall be 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) 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)

California Holidays: <u>State Holidays (ca.gov)</u>

31. Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.

COUNTY PUBLIC WORKS, ENGINEERING SERVICES CONDITIONS OF APPROVAL

The applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exception(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan accepted by the Department of Conservation and Development, Community Development Division, on May 6, 2025.

THE APPLICANT SHALL COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT AND PRIOR TO INITIATION OF THE USE PROPOSED UNDER THIS PERMIT.

These conditions of approval are in addition to the special permit conditions for work within public road rights-of-way.

General Requirements

32. The applicant shall submit improvement plans prepared by a registered civil engineer, if necessary, to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The below conditions of approval are subject to the review and approval of the Public Works Department.

Proof of Access

- 33. The applicant shall furnish proof to the Public Works Department of the acquisition of all necessary rights-of-way, rights of entry, permits, and/or easements for the construction of offsite, temporary or permanent, public and private road and drainage improvements and cell site improvements.
- 34. The applicant shall provide written evidence to Public Works Department from the owner of the pole that they authorize the cell site improvements on the existing utility pole.

Proof of Franchise Agreement/Owner of Light Pole Authorization

35. The applicant shall provide evidence to the Public Works Department, Real Property Division that they are included in the statewide franchise agreement issued by the CPUC (California Public Utilities Commission); or, if unable to do, the applicant shall enter into a license agreement with the County.

Encroachment Permit

36. The applicant shall obtain an encroachment permit from the Application and Permit Center for construction of improvements within the right-of-way.

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

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

Pursuant to 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 ninety (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. This project may be subject to the requirements of the following agencies:
 - Contra Costa County Public Works Department
 - Department of Conservation and Development, Building Inspection Division
 - Contra Costa Fire Protection District

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



P-22

General Plan Designation - AL



Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USL

Zoning District - A-2



Aerial View



Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USI

verizon

PROJECT TEAM

APPLICANT:

VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598

A&E PROJECT MANAGER: NEXTEDGE

1355 WINDWARD CONCOURSE, SUITE 410 ALPHARETTA, GA 30005 PHONE: (530) 305-6898 EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

PROJECT MANAGER: NEXTEDGE

1355 WINDWARD CONCOURSE, SUITE 410 ALPHARETTA, GA 30005 PHONE: (415) 989.1102 EMAIL: NCA_VZW_PRECON@MODUSLLC.COM

CONSTRUCTION/IMPLEMENTATION MANAGER:

NEXTEDGE 1355 WINDWARD CONCOURSE, SUITE 410 ALPHARETTA, GA 30005 PHONE: (415) 989.1102 EMAIL: NCA_VZW_PRECON@MODUSLLC.COM





MARSH CREEK RD SC1 (ADJ. TO) 14101 MARSH CREEK RD CLAYTON, CA 94517

SITE ID: MDG LOCATION ID: SITE TYPE: POLE #: COUNTY:

MARSH CREEK RD SC1 5000932531 WOOD JPA UTILITY POLE TBD CONTRA COSTA COUNTY

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON AN EXISTING WOOD JPA UTILITY POLE IN THE PUBLIC RIGHT-OF-WAY.

- SCOPE
- INSTALL (2) NEW 5G ANTENNA UNITS ON SIDE OF UTILITY POLE INSTALL (1) RADIO 8863, (1) 4490 INSIDE RADIO CABINET
- INSTALL (1) RADIO CABINET ON SIDE OF UTILITY POLE
- USE EXISTING MOUNTING BRACKET ON SIDE OF UTILITY POLE ALL VERIZON ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR*

*NOTE: INTEGRATED ANTENNA UNITS CANNOT BE PAINTED

SITE INFORMATION

(ADJ. TO) 14101 MARSH CREEK RD CLAYTON, CA 94517

> VERIZON WIRELESS 2770 SHADELANDS DR. WALNUT CREEK, CA 94598

VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598

37.885587° NAD83 -121.830167° NAD83

CONTRA COSTA COUNTY

PUBLIC RIGHT OF WAY ADJACENT TO 078-140-010

ADJ. TO N/A ±502.0' AMSL



SITE ADDRESS:

OWNER:

APPLICANT:

LATITUDE:

COUNTY:

ZONING:

ELEVATION:

LONGITUDE:

ASSESSORS PARCEL NUMBER:

CALL 811 BEFORE YOU DIG IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHEET NO.
T-1
T-2
C-1
A-1
A-2
A-3
A-4
A-5
D-1
E-1
E-2
E-3
TCP-1

DRAWING INDEX

SHEET TITLE

RECEIVED on 07/11/2025 CDWA25-00009

By Contra Costa County Department of Conservation and Development

TITLE SHEET
GENERAL NOTES
SURVEY
OVERALL SITE PLAN
SITE PLAN
ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS
ELEVATIONS
ELEVATIONS
DETAILS
ELECTRICAL GENERAL NOTES
ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
ELECTRICAL DETAILS
TRAFFIC CONTROL PLAN

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

• 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC

- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC • 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION) NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.



GENERAL NOTES

GENERAL CONSTRUCTION NOTES

- 1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- 3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- 4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- 6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- 7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- 8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.
- 9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- 10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- 11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- 12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- 13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

- 1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- 2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- 3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- 4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- 5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
- 6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- 2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE
- REQUIREMENTS FOR STRUCTURAL CONCRETE 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL
- CONSTRUCTION, ASD, NINTH EDITION - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL 3.3.
- STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE
- FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
- 4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
- 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
- 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
- 5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
- 6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

- MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
- MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS. 3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
- 4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS. 2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

- ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE
- SCHEDULE 40 CONDUIT FOR UNDERGROUND USE. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR
- THE WIRING SPECIFIED. 4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
- 5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
- 6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

- 1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
- 2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
- 3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2" 4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON
- THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM). USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
- 7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" VERIZON WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
- 8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED. 9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6" FROM
- TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE. 10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

 (\mathbf{X})

 \mathbf{X}

A.B.	ANCHOR BOLT	GLB.
ABV.	ABOVE	(GLU-LAN
ACCA	ANTENNA CABLE COVER	GPS
	ASSEMBLY	
ADD'L	ADDITIONAL	GRND.
A.F.F.	ABOVE FINISHED FLOOR	HDR.
A.F.G.	ABOVE FINISHED GRADE	HGR.
AGL ALUM	ABOVE GROUND LEVEL	ht. Icgb.
ALT.	ALTERNATE	ICGD.
AMSL	ABOVE SEA LEVEL	IN.('')
ANT.	ANTENNA	INT.
APPRX.	APPROXIMATE(LY)	LB.(#)
ARCH.	ARCHITECT(URAL)	L.B.
AWG.	AMERICAN WIRE GAUGE	L.F.
BLDG.	BUILDING	L.
BLK.	BLOCK	MAS.
BLKG	BLOCKING	MAX.
BM.	BEAM BOUNDARY NAILING	M.B.
B.N. BN	BACK-UP CABINET	MECH. MFR.
BTCW.		MIN.
B.O.	BOTTOM	MISC.
B.O.F.	BOTTOM OF FOOTING	MTL.
CAB.	CABINET	NO.(#)
CANT.	CANTILEVER(ED)	N.T.S.
C.I.P.	CAST IN PLACE	(N)
CLG.	CEILING	O.C.
€	CENTERLINE	OPNG.
CLR.	CLEAR	P/C PCS
COL. CONC.	COLUMN CONCRETE	PC3
CONC.	CONNECTION (OR)	ዊ
CONST.	CONSTRUCTION	'L PLY.
CONT.	CONTINUOUS	PPC.
d	PENNY (NAILS)	PRC.
DBL.	DOUBLE	P.S.F.
DEPT.	DEPARTMENT	P.S.I.
D.F.	DOUGLAS FIR	P.T.
DIA.	DIAMETER	PWR.
DIAG. DIM.	DIAGONAL DIMENSION	QTY.
DWG.	DRAWING(S)	RAD.(R) REF.
DWL.	DOWEL(S)	REINF.
EA.	EACH	REQ'D.
EL.	ELEVATION	RGS.
ELEC.	ELECTRICAL	R.O.W.
	ELEVATOR	SCH.
EMT.	ELECTRICAL METALLIC	SHT.
	TUBING	SIM.
E.N. ENG.		SPEC. SQ.
EQ.	ENGINEER EQUAL	S.S.
EXP.	EXPANSION	STD.
EXST.(E)	EXISTING	STL.
EXT.	EXTERIOR	STRUC.
FAB.	FABRICATION(OR)	TEMP.
F.F.	FINISH FLOOR	THK.
F.G.	FINISH GRADE	T.N.
FIN.	FINISH(ED)	T.O.A.
FLR. FDN.	FLOOR FOUNDATION	T.O.C. T.O.F.
F.O.C.	FACE OF CONCRETE	T.O.P.
F.O.M.	FACE OF MASONRY	T.O.S.
F.O.S.	FACE OF STUD	T.O.W.
F.O.W.	FACE OF WALL	TYP.
F.S.	FINISH SURFACE	U.G.
FT.(')	FOOT(FEET)	U.L.
FTG.	FOOTING	U.N.O.
G. GA.	GROWTH(CABINET)	V.I.F.
GA. GI.	GAUGE GALVANIZE(D)	W W/
G.F.I.	GROUND FAULT CIRCUIT	WD.
····•	INTERRUPTER	W.P.
		WT.

	GLUE LAMINATED
M)	BEAM
-	GLOBAL POSITIONING
	SYSTEM
	GROUND
	HEADER
	HANGER HEIGHT
	ISOLATED COPPER
	GROUND BUS
	INCH(ES)
	INTERIOR
	POUND(s)
	LINEAR FEET(FOOT) LONGITUDINAL
	MASONRY
	MAXIMUM
	MACHINE BOLT
	MECHANICAL
	MANUFACTURER
	MISCELLANEOUS METAL
	NUMBER
	NOT TO SCALE
	NEW
	ON CENTER
	OPENING
	PRE CAST CONCRETE PERSONAL COMMUNICATION
	SERVICES
	PLATE
	PLYWOOD
	POWER PROTECTION CABINET
	PRIMARY FLEXING CABINET
	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH
	PRESSURE TREATED
	POWER (CABINET)
	QUANTITY
	RADIUS
	REFERENCE
	REINFORCING
	REQUIRED RIGID GALVANIZED STEEL
	RIGHT OF WAY
	SCHEDULE
	SHEET
	SIMILAR
	SPECIFICATION(S)
	SQUARE STAINLESS STEEL
	STANDARD
	STEEL
	STRUCTURAL
	TEMPORARY
	THICKNESS
	TOE NAIL TOP OF ANTENNA
	TOP OF CURB
	TOP OF FOUNDATION
	TOP OF PLATE(PARAPET)
	TOP OF STEEL
	TOP OF WALL
	UNDER GROUND UNDERWRITES LABORATORY
	UNLESS NOTED OTHERWISE
	VERIFY IN FIELD
	WIDE(WIDTH)
	WITH
	WOOD
	WEATHERPROOF



•	SPOT ELEVATION
\bigwedge	REVISION
X	GRID REFERENCE
X X-X	DETAIL REFERENCE
	ELEVATION REFERENC
	SECTION REFERENCE
<u> </u>	MATCH LINE
—	WORK POINT

	STEEL
	GROUT OR PLASTER
	(E) BRICK
	(E) MASONRY
a	CONCRETE
	EARTH
	GRAVEL
	PLYWOOD
	SAND
	CENTERLINE
	PROPERTY/LEASE LINE
_ · · _ · · _	GROUND CONDUCTOR
— T —	TELEPHONE CONDUIT
—— E ——	ELECTRICAL CONDUIT
—— Е/Т —— —— А ——	ELECTRICAL & TELCO CONDUITS COAXIAL CABLE
— О/Н —	overhead lines
— x —	CHAIN LINK FENCING
<u>0</u>	WOOD FENCING
—— ОНТ/ОНР ——	OVERHEAD COMM/ OVERHEAD POWER

WEIGHT

STEEL

ve	rizon	
2785 MITC	IZON WIRELESS CHELL DRIVE, SUITE 9 NUT CREEK, CA 94598	
	NextEdge	
	OWARD CONCOURSE, SUITES 410 PHARETTA, GA 30005	
DRAWN BY:	JLV	
CHECKED BY:	TDL	
APPROVED BY	′: CW	
REV DATE	DESCRIPTION	
01/28/25	90% CD	
0 02/27/25 1 06/30/25	100% CD REDESIGN	
No.65117 Exp. 09/30/25 C/VILORN		
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT		
MARSH CREEK RD SC1		
(ADJ. TO) 14101 MARSH CREEK RD CLAYTON, CA 94517		
GENERAL NOTES		
T-2		





OVERALL SITE PLAN





SITE PLAN


(N) 4X6 PTDF CROSS ARM 6' LONG

(N) (2) 5G ANTENNA

24"x36" SCALE: NTS 11"x17" SCALE: NTS 2 (N) EQUIPMENT PLANS 24"x36" SCALE: 3/4" = 1'-0" 11"x17" SCALE: NTS 2 (N) EQUIPMENT PLANS 24"x36" SCALE: 3/4" = 1'-0"









- T.O. VERIZON BAYONET 37'-3" A.G.L. SECONDARY 36'-10" A.G.L.
- 36'-10" A.G.L. VERIZON WEATHERHEAD 36'-8" A.G.L.
- VERIZON DOWN GUY 36'-2'' A.G.L.
- T.O. WOOD POLE 30'-0'' A.G.L.
- T.O. VERIZON ANTENNAS 29'-8" A.G.L.
- 2 VERIZON ANTENNAS 28'-5" A.G.L.
- B.O. VERIZON ANTENNAS 27'-8'' A.G.L.
- 26'-1" A.G.L.
- FIBER OPTIC COM 26'-0'' A.G.L.
- FIBER OPTIC COM
- 25'-7" A.G.L. <u>TELCO COM</u> 24'-11" A.G.L.
- 24'-11" A.G.L. <u>TELCO COM</u> 23'-11" A.G.L.





- B.O. VERIZON RRU 8'-11'' A.G.L.
- T.O. VERIZON SHUTOFF 6'-10" A.G.L.
- B.O. VERIZON SHUTOFF 5'-11" A.G.L.

(E) SURFACE ±0'-0" AGL



T.O. (N) WOOD POLE 43'-0" A.G.L.

SECONDARY 42'-0" A.G.L. (N) VERIZON DOWN GUY 42'-0" A.G.L.

VERIZON WEATHERHEAD 41'-8" A.G.L.

 T.O. (N) ANTENNA
34'-1" AGL 🗸
 RAD CENTER OF (N) ANTENNA
33'-1" AGL
B.O. (N) ANTENNA
32'-0" AGL

(N) DOWN GUY 🕂
27'-1" A.G.L. 🧡
FIBER OPTIC COM 🕂
27'-0'' A.G.L. 🗸
FIBER OPTIC COM 🕂
26'-7'' A.G.L. 🧡
(N) DOWN GUY 🕂
26'-0'' A.G.L. 🗸
теlco сом 🕂
25'-11" A.G.L. 🧡
(N) DOWN GUY 🛧
25'-0'' A.G.L. 🗸
TELCO COM 🧄
24'-11" A.G.L. 🗸

T.O. (N) RRU CABINET
15'-0'' A.G.L. 🗸
 T.O. (N) RRU
14'-7'' A.G.L. 🗸
 B.O. (N) RRU
13'-3" A.G.L. V
B.O. (N) RRU
13'-1" A.G.L. 🗸
 B.O. (N) RRU CABINET
11'-0" A.G.L. 🗸

T.O. VERIZON SHUTOFF 6'-10" A.G.L.

B.O. VERIZON SHUTOFF 5'-11" A.G.L.

2 A-2 ENLARGED DETAIL

> (E) SURFACE ±0'-0'' AGL





- T.O. VERIZON BAYONET 37'-3" A.G.L. SECONDARY 36'-10'' A.G.L. 🗸
- VERIZON WEATHERHEAD 36'-8" A.G.L. VERIZON DOWN GUY 36'-2'' A.G.L. 🗸
- T.O. WOOD POLE 30'-0'' A.G.L.
- T.O. VERIZON ANTENNAS 29'-8" A.G.L.
- 2 VERIZON ANTENNAS 28'-5" A.G.L.
- B.O. VERIZON ANTENNAS 27'-8" A.G.L.
- DOWN GUY 26'-1" A.G.L.
- FIBER OPTIC COM 26'-0'' A.G.L.
- FIBER OPTIC COM
- 25'-7" A.G.
- TELCO COM 24'-11" A.G.L.
- TELCO COM 23'-11" A.G.L.



- VERIZON TX BOX 10'-3'' A.G.L.
- B.O. VERIZON RRU 8'-11'' A.G.L.
- T.O. VERIZON SHUTOFF 6'-10'' A.G.L.
- B.O. VERIZON SHUTOFF 5'-11" A.G.L.

(E) SURFACE ±0'-0'' AGL



T.O. (N) WOOD POLE	Δ	
43'-0" A.G.L.		${\cal P}$

	SECONDARY
O/H O/H	42'-0" A.G.L. V
	VERIZON DOWN GUY
	42'-0'' A.G.L. V
	VERIZON WEATHERHEAD
	41'-8" A.G.L. $igvee$

 T.O. (N) ANTENNA 34'-1" AGL
 RAD CENTER OF (N) ANTENNA 33'-1" AGL
 B.O. (N) ANTENNA 32'-0'' AGL

(N) DOWN GUY 📥
27'-1" A.G.L. 🗸
27'-0'' A.G.L. 🗸
26'-7'' A.G.L. 🗸
25'-11" A.G.L. 🗸
24'-11" A.G.L. 🗸

 T.O. (N) RRU CABINET 15'-0'' A.G.L.
T.O. (N) RRU 14'-7" A.G.L.
 B.O. (N) RRU 13'-3'' A.G.L.
B.O. (N) RRU 13'-1" A.G.L.
B.O. (N) RRU CABINET 11'-0'' A.G.L.
 T.O. (E) VERIZON METER 9'-10'' A.G.L.

T.O. VERIZON SHUTOFF	Л	
6'-10'' A.G.L.	Ч	ア

B.O. VERIZON SHUTOFF 5'-11'' A.G.L.

(E) SURFACE ±0'-0" AGL



ELECTRICAL NOTES

- 1. <u>GENERAL REQUIREMENTS</u>
- A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT
- THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
- C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
- D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
- E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.
- F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.
- G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
- "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND Н CONNECTED IN PLACE.
- I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

- A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
- B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
- C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. <u>TESTS</u>

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. <u>PERMITS</u>

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
- GROUNDING
- A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES. ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.
- B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
- C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
- D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
- E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
- F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.
- G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
- H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
- I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

- A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.
- B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.
- 7. <u>PRODUCTS</u>
- A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

- B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
- B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
- B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
- B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
- B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
- C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
- PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
- E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
- F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.
- G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
- H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.
- I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80), INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.
- J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. <u>INSTALLATION</u>

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

- A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

MFR

MIN

MLO

MTD

MTG

MTS

Ν

(N)

OH

PH

PRI

PWR

RCPT

RGS

SAF

SEC

S.N.

SURF

SW

TYP

U/G

U.L.

V

W

W/

VAC

W/O

XFER

XLPE

OVERHEAD COMM/OVERHEAD POWER

FUSE, SIZE AND TYPE AS INDICATED.

MECHANICAL CONNECTION

5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.

SDBC

PNLBD

NEMA

А	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
С	CONDUIT
CAB	CABINET
СВ	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL

MANUFACTURER MINIMUM MAIN LUGS ONLY MOUNTED MOUNTING MANUAL TRANSFER SWITCH NEUTRAL NEW NATIONAL ELECTRICAL MANUFACTURERS ASSOC OVERHEAD POLE PHASE PANELBOARD PRIMARY POWER RECEPTACLE RIGID GALVANIZED STEEL SAFETY SOFT DRAWN BARE COPPER SECONDARY SOLID NEUTRAL SURFACE SWITCH TELEPHONE TYPICAL UNDERGROUND UNDERWRITER'S LABORATORY INC UNLESS NOTED OTHERWISE U.N.O. VOLT VOLT ALTERNATING CURRENT WATT OR WIRE WITH WITHOUT TRANSFER XFMR TRANSFORMER CROSS-LINK POLYETHYLENE



ELECTRICAL LEGEND

POWER RUN

TELCO RUN

GROUND LINE

LIGHTING FIXTURE

CIRCUIT BREAKER

POWER/TELCO RUN

——ОНТ/ОНР ——		
—— E		
— Т		
——— E/T		
G		
	J	
НQ		
•	- III	
•		



GROUNDING SCHEMATIC

(E) #8 AWG IN 1" SCH. 40 PVC ----CONDUIT TO 5/8"DIA.x10' GROUND ROD PER N.E.C. ARTICLE 250



(E) POWER SOURCE

(E) VZW 100A, 240V_ DISCONNECT

- (E) 5/8"DIA. X 10' COPPER CLAD

— (E) SURFACE

STEEL GROUND ROD

2 ONE-LINE DIAGRAM

1

— (N) (2) #14 &(1) #14 GRD TO EACH RRU

RRUS PER PLAN

— (N) (12) 1/4" COAX IN 3" CONDUIT

— (N) 5G ANTENNAS

LEGEND	
	POWER RUN
· · · · · ·	GROUND WIRE(S)
● II	GROUND ROD

(
	- /
Ve	rizon
	zon wireless
	CHELL DRIVE, SUITE 9
VVAL	NUT CREEK, CA 94598
)
	~ . —
	NextEdge
1355 WIND	WARD CONCOURSE,
	SUITES 410
ALP	HARETTA, GA 30005
DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY	: CW
REV DATE	DESCRIPTION
01/28/25	90% CD
0 02/27/25	100% CD
1 06/30/25	REDESIGN
)
	PROFESSIONAL
13/3	No.65117
	Exp. 09/30/25
T.	CIVIL OR
	CALI'
	DF THE LAW FOR ANY PERSON, UNLESS
	INDER THE DIRECTION OF A LICENSED
)
MARSH	CREEK RD SC1
(ADJ. TO) 14101 MARSH CREEK	
	RD
CLAY	TON, CA 94517

ONE-LINE DIAGRAM &

GROUNDING SCHEMATIC

E-2

NOT USED	12	NOT USED

NOT USED



	NOT USED
NOT USED 11	C-BAND ANTENNA
NOT USED 10	NOT USED







	PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR	SJ MUTCD TABLE POSTED DISTANCE TAPER BI	JFFER	TRAFFIC CONTROL NOTES	
Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)	TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.	SPEED (MPH) BETWEEN SIGNS L (SEE NOTE) 15 200' 200' 200' 45' 20 200' 200' 200' 80' 25 200' 200' 200' 125' 30 350' 350' 350' 180' 35 350' 350' 350' 245' 40 350' 350' 350' 320' 45 350' 350' 350' 320' 45 350' 350' 350' 540' 50 500' 500' 500' 600' 55 500' 500' 500' 600' 60 500' 500' 500' 720'	55' 55' 55'	 ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS. 	VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598
for the meaning of the symbols and/or letter codes used in this figure. 2. See Tables 6E-1 and 6E-101 (CA) for buffer space to determine location of flagger stations. 50 ft -100 ft 50 ft -100 ft W3-4 (optional) To STOP	TF	 A. DISTANCE IN FEET UNLESS OTHERWISE NOTED. B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT. C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUA DISTANCES. D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION. E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH. 		 4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER. 5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS. 	A746 Clayton Rd, Concord, CA, 94521 ☎ (925) 408-2159 e- ☑ splanneng@gmail.com ♂ www.planneng.com
(IBROUNDO) A B CONELANE W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-4 W20-1 W20-1		SPEED LIMIT = 50 MPH		 IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS. 	ORAWN BY: CHECKED BY: APPROVED BY: REV DATE DESCRIPTION
Typical Application 10 TA-10 FOR REFERENCE ONLY				 10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE. 11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY. 12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON 	0 14/04/23 100% CD
(N) 24'x8' CONSTRUCTION STAGING AREA, TYP. (N) TRAFFIC CONE, TYP. (N	TAPER LENGTH SPACING OF CORE 1/21-200' 1/21-200' 50' MAX 500' 425' 500' 500' 500' 500' 500' 500' 500' 100:50' 100:50' 100:50' 100:50' 100:50' 100:50'	Image: state with the sta		 13. THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR OPON COMPLETION OF WORK. 13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY. 14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD. 	ROFESSIONAL
A A A A A A A A A A A A A A A A A A A		END ROAD WORK		 15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS. 16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF ¹/₂" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. 17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS. 18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE. 	CONTENT HAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
END WORK A MARGEN CALL IN MA				Image: Traffic Symbol Legend Image: Traffic Cone (10' Max Spacing) Image: Traffic Sign Image: Traffic Sign Image: Lane Direction Image: Staging Area	MARSH CREEK RD SC1 14101 MARSH CREEK RD CLAYTON, CA 94517
TRAFFIC CONTROL PLAN		24"x36" SCALE: 1" = 50'-0" $11"x17" SCALE: 1" = 100'-0" 50' 25' 0"$	N SCALE 50', 1"=50'-0" 1	FLAGGER	TRAFFIC CONTROL PLAN
A746 Clayton Rd, Concord, CA, 94521 Date: Scale: SEE DRAWING	Image: Second state sta	PLAN FOR THE IMPROVEMENT OF PROJECT MARSH CREEK RD SC1 14101 MARSH CREEK RD CLAYTON, CA 94517 AYTON CALIFORNIA	ECT # T OR:	PROJECT ENGINEER DEPARTMENT OF TRANSPORTATION - OPS NAME DATE NAME DATE DEPARTMENT OF TRANSPORTATION STREETLIGHT LAYOUT N/A NAME NAME DATE N/A NAME NAME DATE N/A NAME NAME DATE N/A NAME NAME DATE MUNICIPAL WATER ELECTRICAL CIRCUITS N/A NAME NAME DATE	DEPARTMENT OF PUBLIC WORKS CLAYTON, CALIFORNIA APPROVED BY MATTHEW CANO DIRECTOR OF PUBLIC WORKS N/A



CONTRA COSTA COUNTY **DEPARTMENT OF CONSERVATION AND DEVELOPMENT** COMMUNITY DEVELOPMENT DIVISION 30 Muir Road Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date 05/07/2025

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

DISTRIBUTION	Please submit your comments to:
INTERNAL	Project Planner_Chloe Partain
✓ Building Inspection Grading Inspection	Phone # 925-655-2857
Advance Planning Housing Programs	E-mail chloe.partain@dcd.cccounty.us
Trans. Planning V Telecom Planner	County File #CDWA25-00009
ALUC Staff 🖌 🖌 HCP/NCCP Staff	
County Geologist	Prior to June 6. 2025
HEALTH SERVICES DEPARTMENT	* * * *
 Environmental Health Hazardous Materials 	We have found the following special programs apply to this application:
PUBLIC WORKS DEPARTMENT	
✓ Engineering Services Special Districts	Landslide Active Fault Zone (A-P)
Traffic	Liquefaction Flood Hazard Area
Flood Control (Full-size)	✓ 60-dBA Noise Control
LOCAL	CA EPA Hazardous Waste Site
✓ Fire District	 High or Very High FHSZ
San Ramon Valley – (email) <u>rwendel@srvfire.ca.gov</u>	****
Consolidated – (email) fire@cccfpd.org	AGENCIES: Please indicate the applicable code section for any recommendation required by law or
	ordinance. Please send copies of your response to the
Sanitary District	Applicant and Owner.
Water District	Comments: None Below Attached
City of	
School District(s)	
LAFCO	
Reclamation District #	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
MAC/TAC	
Improvement/Community Association	
CC Mosquito & Vector Control Dist (email)	
OTHERS/NON-LOCAL	
CHRIS (email only: nwic@sonoma.edu)	Print Name M. Caneron
CA Fish and Wildlife, Region 3 – Bay Delta	a
Native American Tribes	Signature DATE
ADDITIONAL RECIPIENTS	Agency phone # 925 94/ 3300
	Agency phone #Y

REVISED 09/25/2024. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc

From:	Lawrence Theis
То:	Chloe Partain
Cc:	Jocelyn LaRocque; Larry Gossett
Subject:	PW Comments - WA25-00009, 00010
Date:	Monday, May 19, 2025 08:01:54 AM
Attachments:	Outlook-emkpi4vr
	Outlook-Title Mob.png
	Outlook-Title Ema.png
	CDWA25-00009.pdf
	CDWA25-00010.pdf

Hello Chloe,

My name is Larry Theis, and I am filling in for Larry Gossett this month with Public Works Application review. Public Works has no comments on these wireless permit applications since they are located on PG&E owned joint poles. The applicant will still need to obtain an encroachment permit for traffic control during installation of facilities on the poles.

If you have any questions, please feel free to contact me.

Sincerely,

Larry Theis, PE PRESIDENT THEIS ENGINEERING & ASSOCIATES



♦ Cell (925) 890-9732
 □ Larry@Theis-Engineering.com

From:	Joanne Chiu
To:	Chloe Partain
Subject:	RE: Cherie Adriano shared the folder "CDWA25-00009" with you
Date:	Tuesday, May 20, 2025 11:53:10 AM
Attachments:	image001.png
	image002.png
	image003.png
	image004.png
	image005.png

Hi Chloe,

The activities related to this project are described as "non-substantial modification to existing utility pole in the public ROW to upgrade/replace antennas and ancillary equipment." There does not appear to be any grading or ground disturbing activities.

If the applicant is concerned about impacts to listed species in and around the project site, and would like species take coverage under the HCP/NCCP permit, it is a covered activity of the HCP/NCCP and they could apply for coverage.

Joanne

Joanne Chiu <u>(she/her/hers)</u> Principal Planner, Habitat Conservation East Contra Costa County Habitat Conservancy (925) 655-2906 | <u>www.cocohcp.org</u>

From: Cherie Adriano <cherie.adriano@dcd.cccounty.us>

Sent: Wednesday, May 7, 2025 11:13 AM

To: Alex Vazquez <alex.vazquez@pw.cccounty.us>; Anthony DiSilvestre

<anthony.disilvestre@pw.cccounty.us>; Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Chloe
Partain <chloe.partain@dcd.cccounty.us>; David Wexler <dwexler@contracostamosquito.com>;
Dominique Vogelpohl <Dominique.Vogelpohl@dcd.cccounty.us>; Joanne Chiu

<Joanne.Chiu@dcd.cccounty.us>; Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>; Jorge Hernandez <jorge.hernandez@pw.cccounty.us>; Kellen O'Connor

<kellen.oconnor@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>

Subject: Cherie Adriano shared the folder "CDWA25-00009" with you



From:	Shaun McMahon
То:	Chloe Partain
Cc:	MCR13920@aol.com
Subject:	Re: Notice of Intent to Render Administrative Decision, County File #CDWA25-00009
Date:	Tuesday, June 3, 2025 05:51:16 AM
Attachments:	image001.png

Good Morning Chloe,

The first thing I noticed was that there are sidewalks shown on both sides of the road on that dwg.

There are no sidewalks out here, ends roughly at Clayton city limits, probably well info Brentwood.

I'm sure there are probably more but I would need a better dwg to see.

Also, If this is coming from Verizon, there should be pole numbers, I couldn't tell with the dwg I have.

I'm surprised this got past the planning department, from experience they are really picky. Hope this helps some.

Shaun

On Mon, Jun 2, 2025 at 4:22 PM Chloe Partain <<u>chloe.partain@dcd.cccounty.us</u>> wrote:

Hi Shaun,

Can I ask how the map differs from the existing conditions? I would like more information so I can put it in my staff report.

Chloe Partain, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road, Martinez, CA 94553

(925) 655-2857



From: Chloe Partain Sent: Monday, June 2, 2025 02:28 PM To: Shaun McMahon <<u>smcmahon@metalsetinc.com</u>>; <u>MCR13920@aol.com</u> Subject: RE: Notice of Intent to Render Administrative Decision, County File #CDWA25-00009

Hi Shaun,

Thank you so much. I'll put this in the record for the public hearing.

Chloe Partain, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road, Martinez, CA 94553

(925) 655-2857



From: Shaun McMahon <<u>smcmahon@metalsetinc.com</u>>
Sent: Monday, June 2, 2025 02:10 PM
To: Chloe Partain <<u>chloe.partain@dcd.cccounty.us</u>>; <u>MCR13920@aol.com</u>
Subject: RE: Notice of Intent to Render Administrative Decision, County File #CDWA25-00009

Contra Costa County

Department of Conservation and Development

Ms. Chloe Partain

Regarding the above Notice, I'm formally requesting a Public Hearing on behalf of myself and my neighbors. We all live in close vicinity of the proposed project. and all have questions and concerns as to the replacing of the (facility) utility pole and what it may in compass as well as any environmental impacts.

Also, please note the map does not represent the existing conditions and should be changed and resubmitted.

I've attached the Notice for record.

Any questions please let me know.

Looking forward to the hearing date.

Thank you,

Sincerely

Shaun McMahon

CC: R Bruno







