



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 21, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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://cccouny-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 planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:
2. LAND USE PERMIT: 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 [25-2849](#)

3. WIRELESS ACCESS PERMIT: PUBLIC HEARING

- 3a.** VERIZON WIRELESS (Applicant) - Contra COSTA COUNTY PUBLIC 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 [25-2850](#)

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

1025 ESCOBAR STREET
MARTINEZ, CA 94553

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 Howe Road Investors LLC (Owner)

Zoning/General Plan: R-B Retail Business District / CO Commercial

Site Address/Location: 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008)

California Environmental Quality Act (CEQA) Status: Categorical Exemption - Class 1: CEQA Guidelines Sections 15301, Existing Facilities

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. RECOMMENDATION

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. BACKGROUND

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.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-2850

Agenda Date: 7/21/2025

Agenda #: 3a.

Project Title:	Wireless Access Permit for Verizon Wireless Facility
County File:	#CDWA25-00009
Applicant: Owners:	Verizon Wireless Contra Costa Public Works Department / 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, opposite 14101 Marsh Creek Road), Clayton (APN: ROW 078-140-010)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption: Class II, CEQA Guidelines Section 15302(b).
Project Planner:	Chloe Partain, Project Planner (925) 655-2857 chloe.partain@dcd.cccounty.us
Staff Recommendation:	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. RECOMMENDATION

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

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. BACKGROUND

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.

IV. GENERAL INFORMATION

- A. General Plan: Agricultural Lands (AL)
- B. Zoning: A-2, General Agricultural District
- C. California Environmental Quality Act (CEQA) Compliance: 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. Previous Applications of Relevance:
 - 1) CDWM19-00003: 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) CDCV19-00010: 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) CDCV14-00026: 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.
 - 4) CDCV13-00097: 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) CDLP13-02055: 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) CDLP13-02084: 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. SITE/ AREA DESCRIPTION

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

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. Contra Costa County Fire Protection District (CCCFPD): In a returned Agency Comment Request form dated May 16, 2025, CCCFPD staff indicated no comment on the proposed project.
- B. Public Works Department, Engineering Services Division: 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. East Contra Costa County Habitat Conservancy (HCP/NCCP): 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. PUBLIC COMMENTS

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 construction activities do not substantially affect traffic along the Marsh Creek Road right-of-way.

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. General Plan: 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. Zoning: 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. Wireless Telecommunications Facilities Ordinance (Chapter 88-24): 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 ± 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. Appropriateness of Use: 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. Federal Communications Commission (FCC) Compliance: 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. CONCLUSION

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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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.

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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).*

Project Finding: 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.*

Project Finding: 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.*

Project Finding: 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 \(opm.gov\)](https://www.opm.gov)

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

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 off-site, 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.

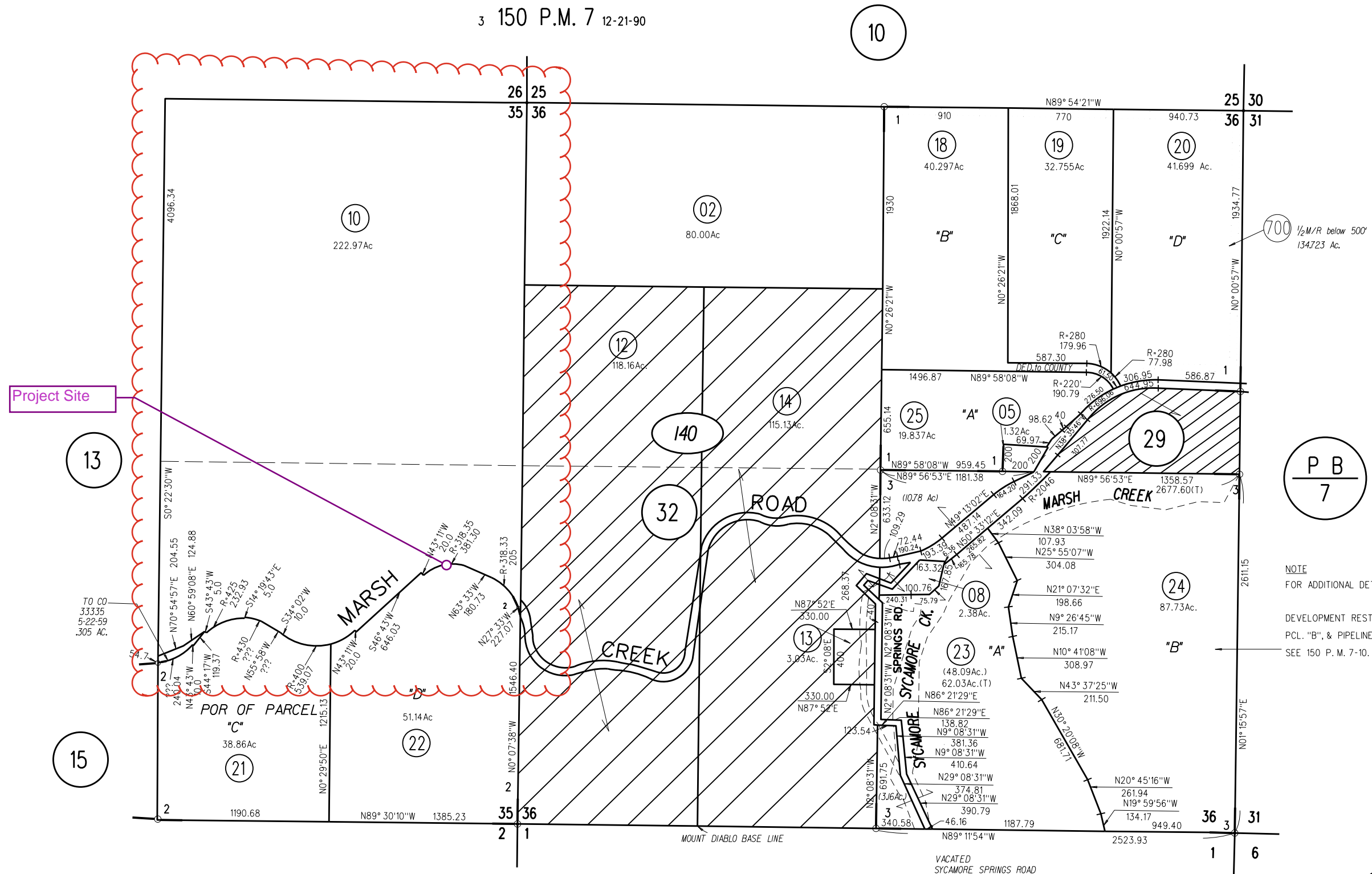
B. This project may be subject to the requirements of the following agencies:

- 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.

E 1/2 SEC 35 & SEC 36 T1N R1E MDBM

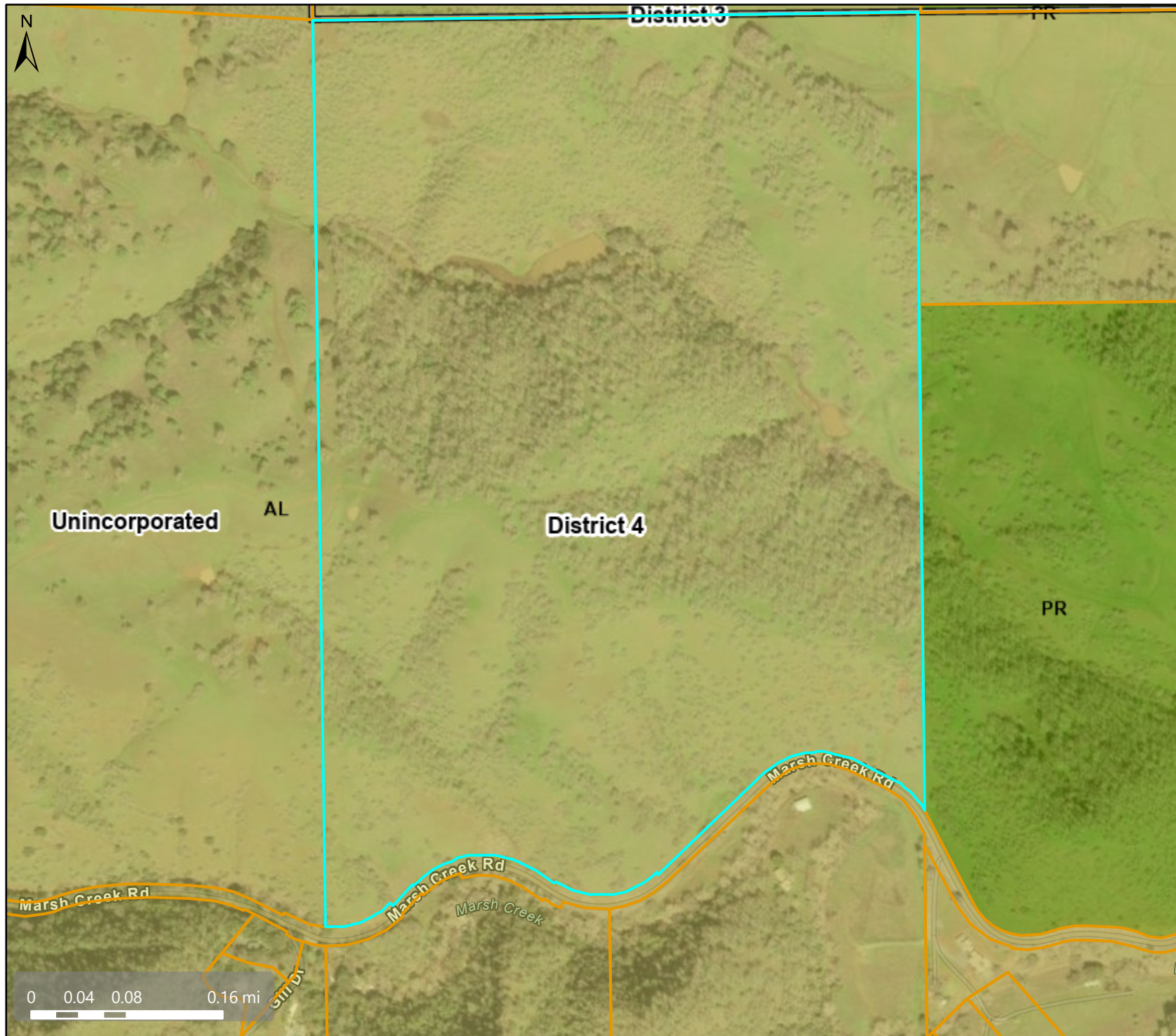
- 1- 37P.M.18 & 19 3-14-75
- 2- 89P.M.22 9-17-80
- 3 150 P.M. 7 12-21-90




NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

P B
80

General Plan Designation - AL







Map Legend

-  Assessment
Parcels

Planning Layers (DCD)

General Plan

-  PR (Park and Recreation)
-  AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
-  Unincorporated
-  Board of Supervisors' Districts

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County
Department of Information Technology, County GIS.
Data layers contained within the CCMap application
are provided by various Contra Costa County Departments.
Please direct all data inquiries to the appropriate department.

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

Zoning District - A-2



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

A-2 (General
Agriculture)

A-4
(Agricultural
Preserve)

Unincorporated

Board of
Supervisors'
Districts

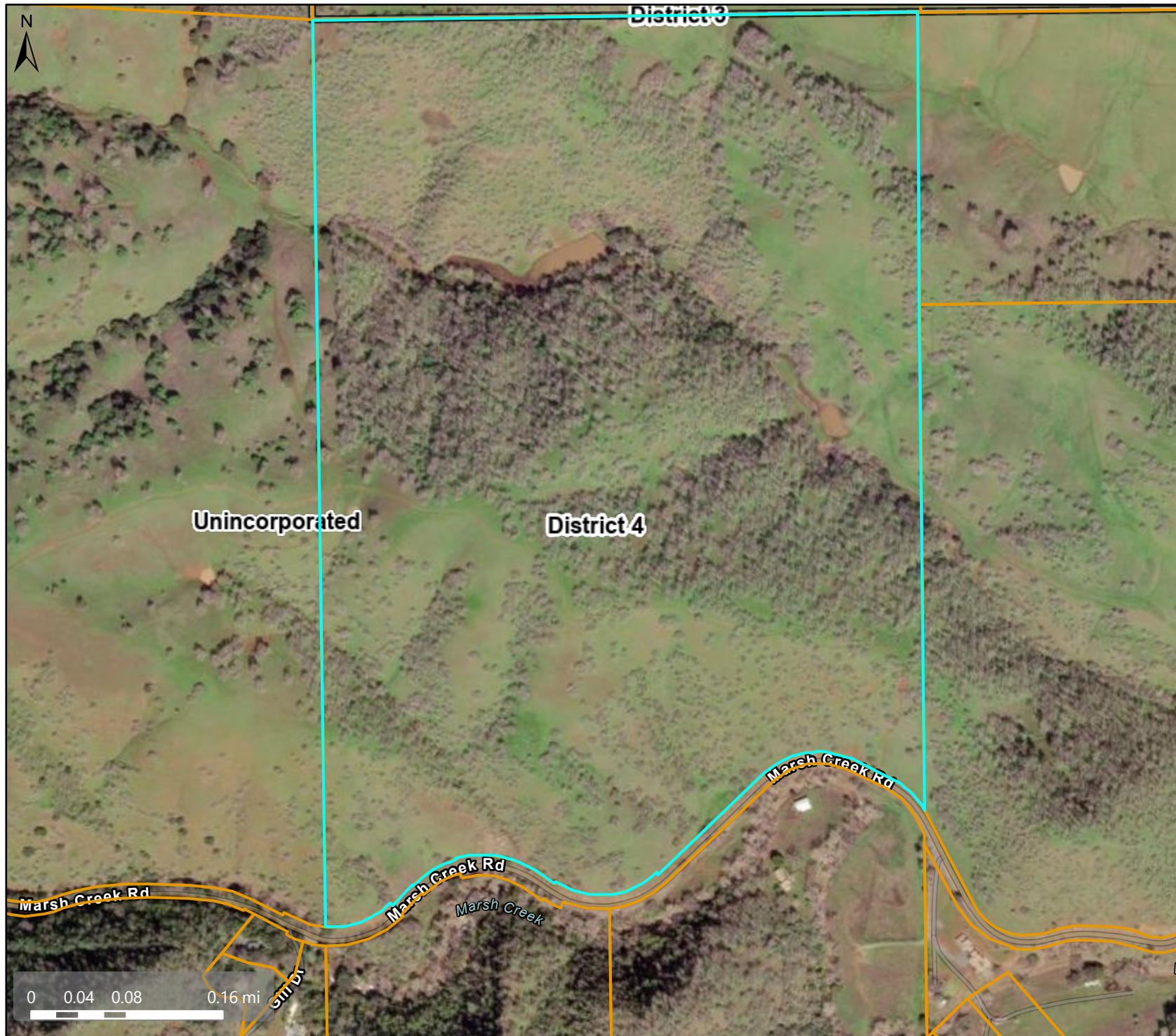
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Aerial View



Map Legend

Assessment
Parcels

Planning Layers (DCD)

Unincorporated
 Board of
Supervisors'
Districts

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



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

SITE ID:	MARSH CREEK RD SC1
MDG LOCATION ID:	5000932531
SITE TYPE:	WOOD JPA UTILITY POLE
POLE #:	TBD
COUNTY:	CONTRA COSTA COUNTY

RECEIVED on 07/11/2025 CDWA25-00009
By Contra Costa County
Department of Conservation and Development



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



NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

PROJECT TEAM

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

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

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

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

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

DRAWING INDEX

[illegible]

DRAWN BY: JLV

CHECKED BY:	TDL
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APPROVED BY: CW

[illegible]

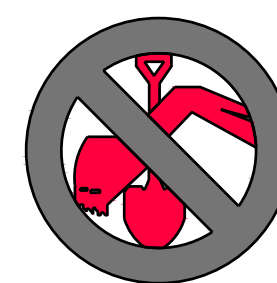
POLE PHOTO



VICINITY MAP

SITE INFORMATION

SITE ADDRESS:	[ADJ. TO] 14101 MARSH CREEK RD CLAYTON, CA 94517
OWNER:	VERIZON WIRELESS 2770 SHADELANDS DR. WALNUT CREEK, CA 94598
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598
LATITUDE:	37.885587° NAD83
LONGITUDE:	-121.830167° NAD83
COUNTY:	CONTRA COSTA COUNTY
ASSESSORS PARCEL NUMBER:	PUBLIC RIGHT OF WAY ADJACENT TO 078-140-010
ZONING:	ADJ. TO N/A
ELEVATION:	±502.0' AMSL



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.

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 BUILDING 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.



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

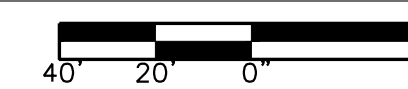
(ADJ. TO) 14101 MARSH CREEK
RD
CLAYTON, CA 94517

TITLE SHEET

T-1



24"x36" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"



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1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY: JLV

CHECKED BY:	TDL
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APPROVED BY: CW

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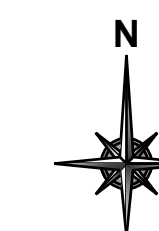
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CLAYTON, CA 94517

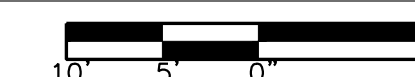
SITE PLAN

A-2



SITE PLAN

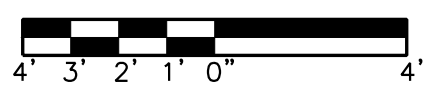
24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"



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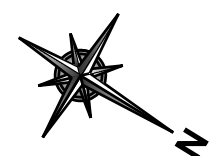
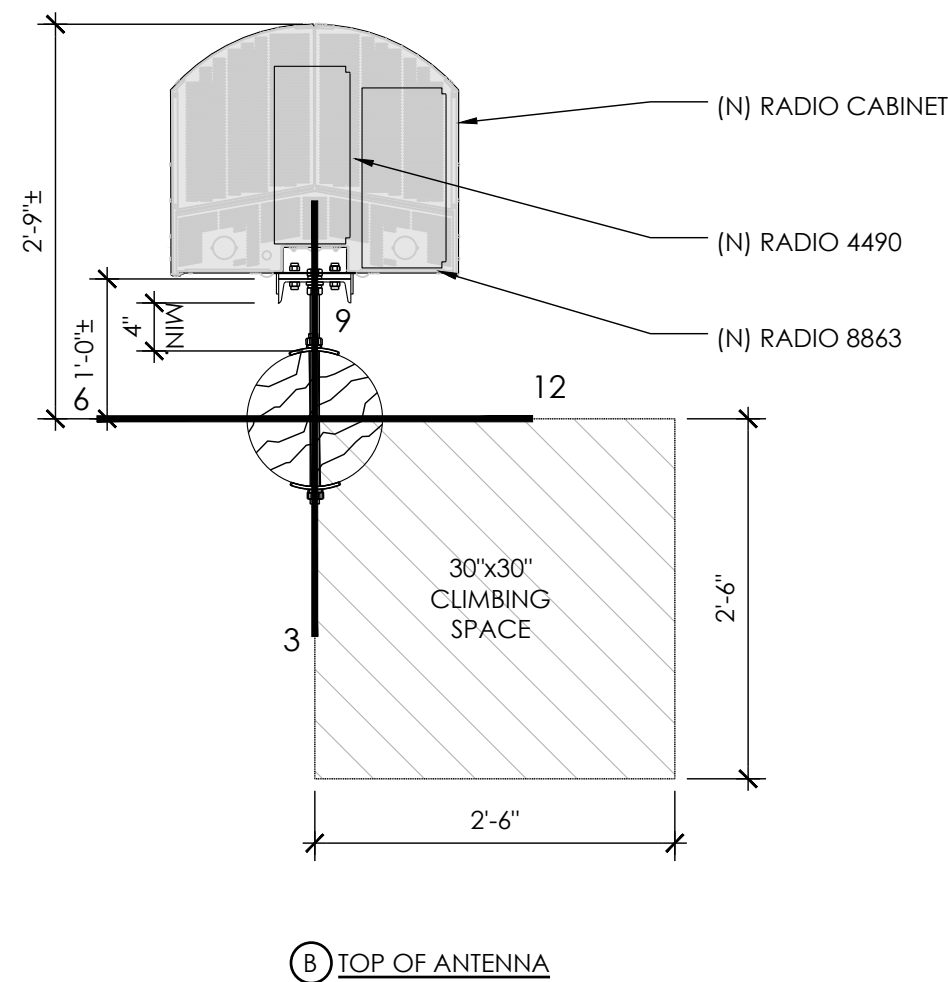
24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



3 (N) ELEVATION

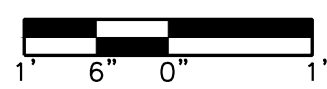


24"x36" SCALE: NTS
11"x17" SCALE: NTS



2 (N) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

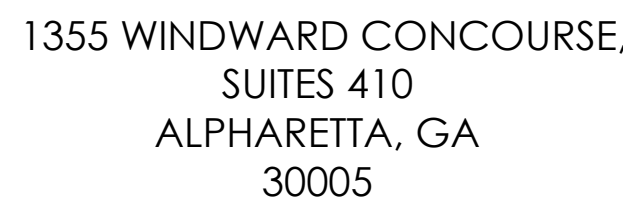


1

[illegible]

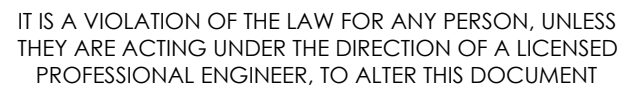
A-3





CHECKED BY: TDL

APPROVED BY: CW

[illegible]

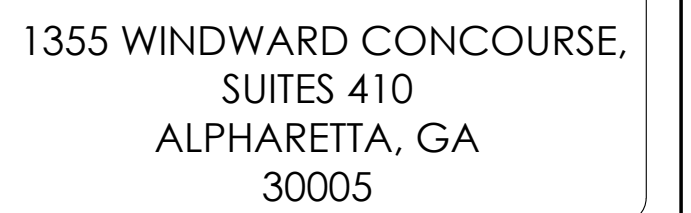
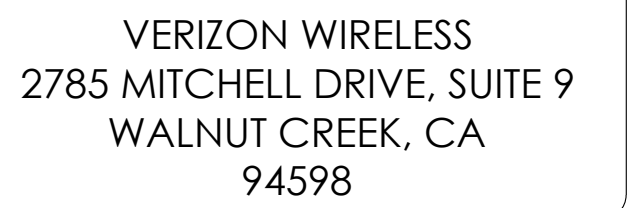
(ADJ. TO) 14101 MARSH CREEK
RD
CLAYTON, CA 94517

E-1



2

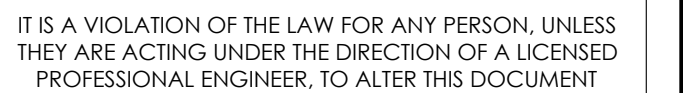
ONE-LINE DIAGRAM



DRAWN BY: JLV

CHECKED BY:	TDL
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APPROVED BY: CW

[illegible]

MARSH CREEK RD SC1

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

ONE-LINE DIAGRAM & GROUNDING SCHEMATIC

E-2

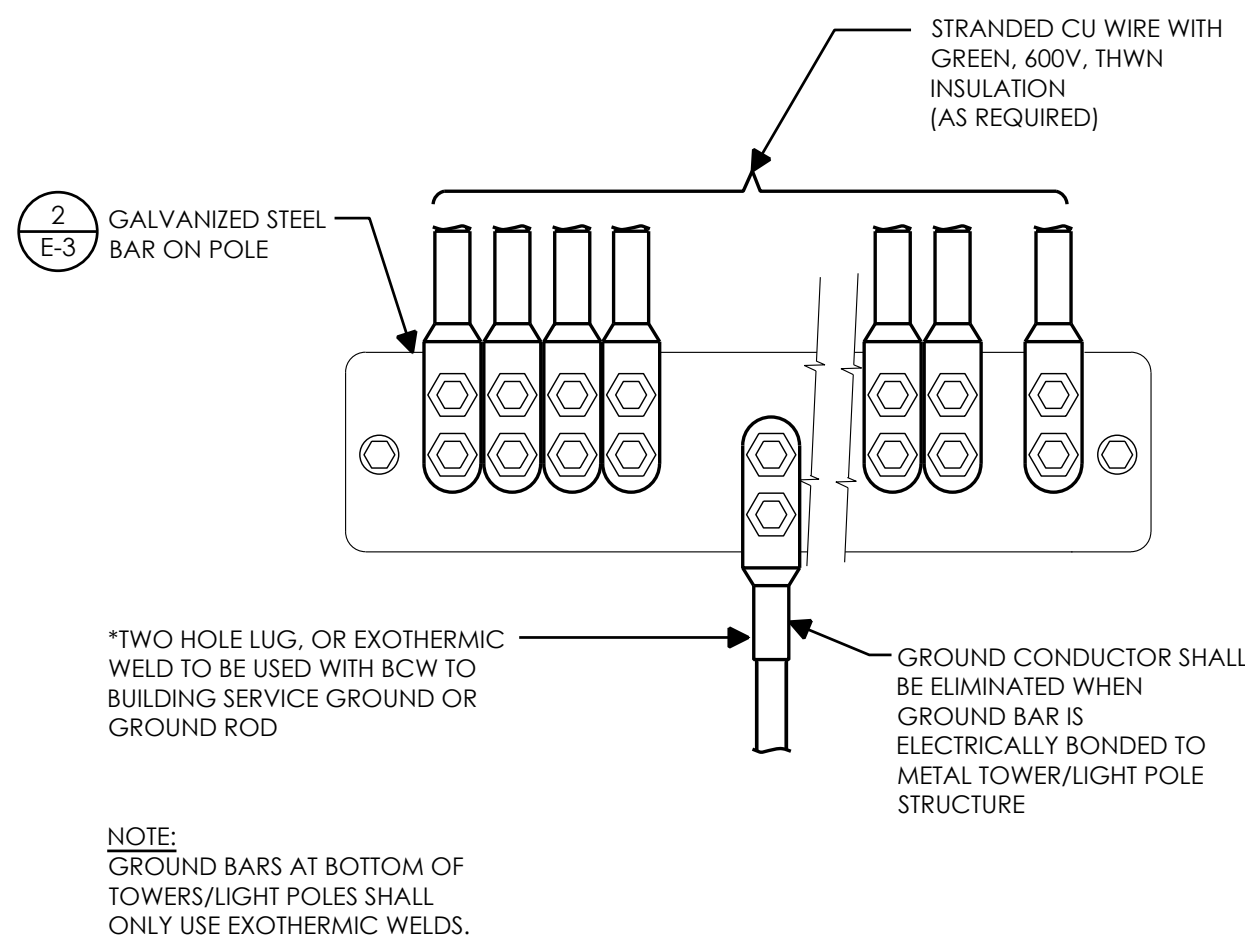



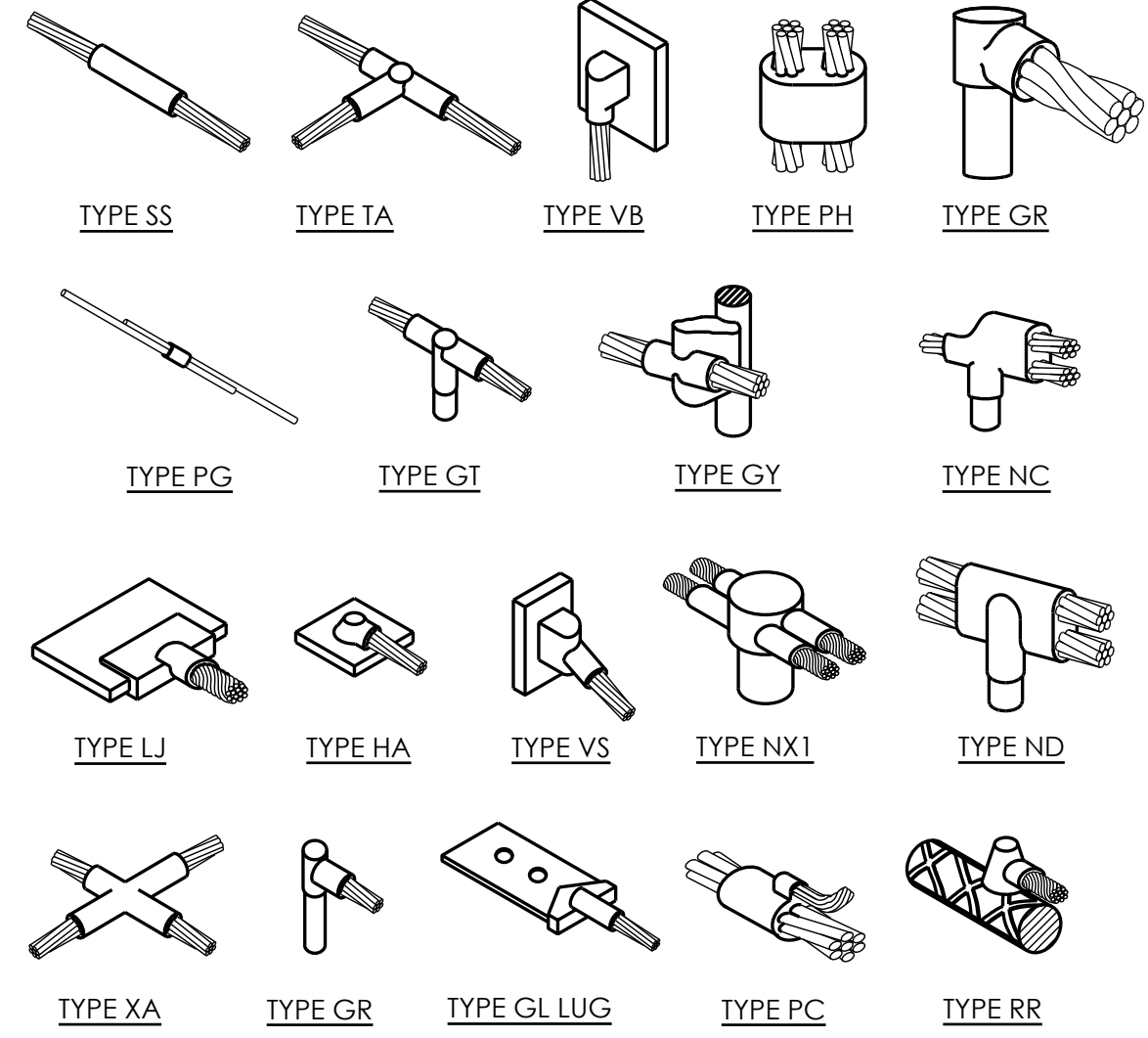
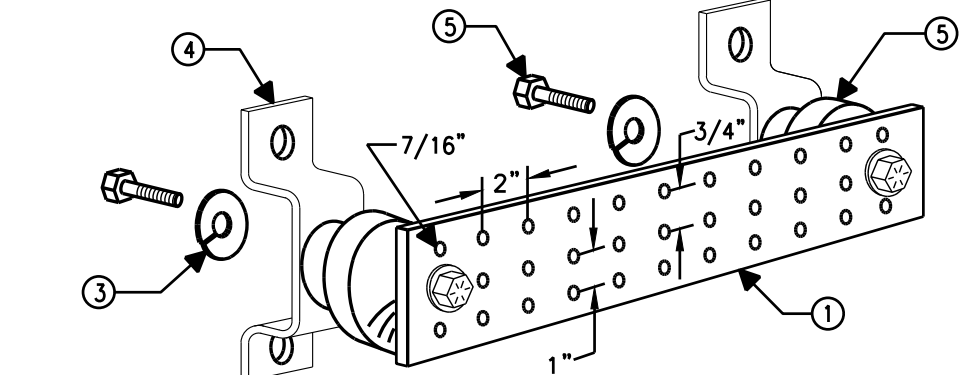
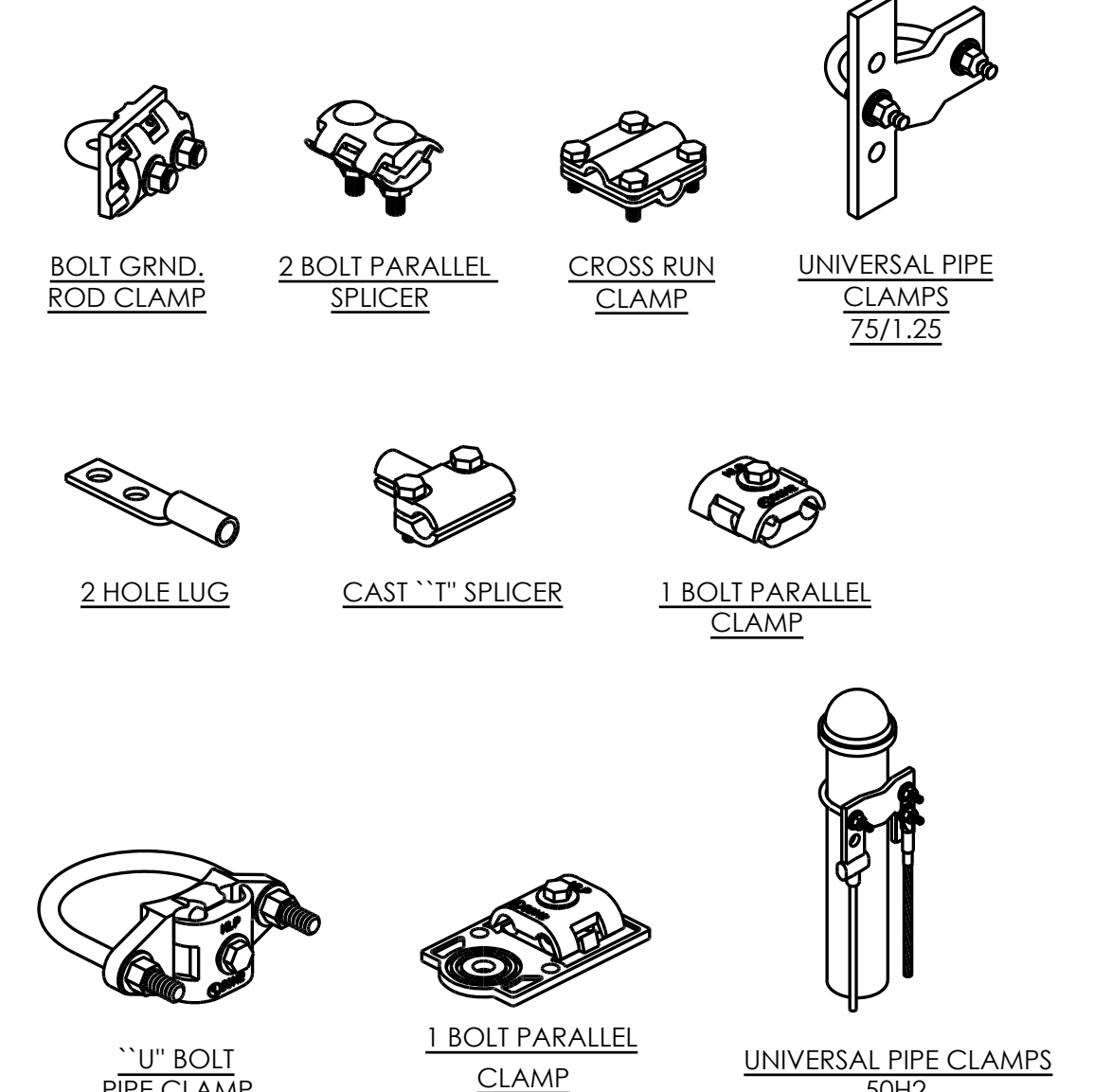
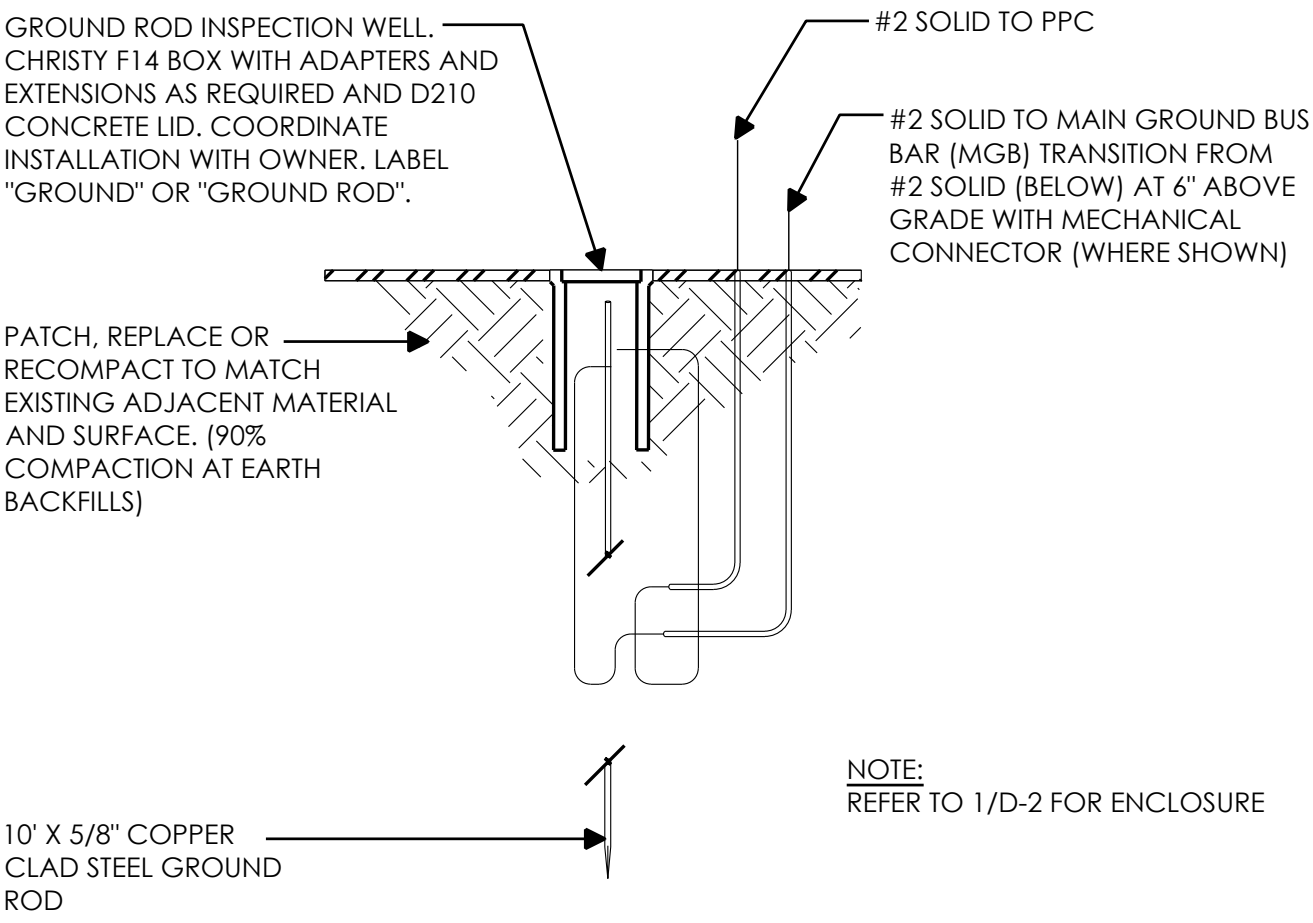
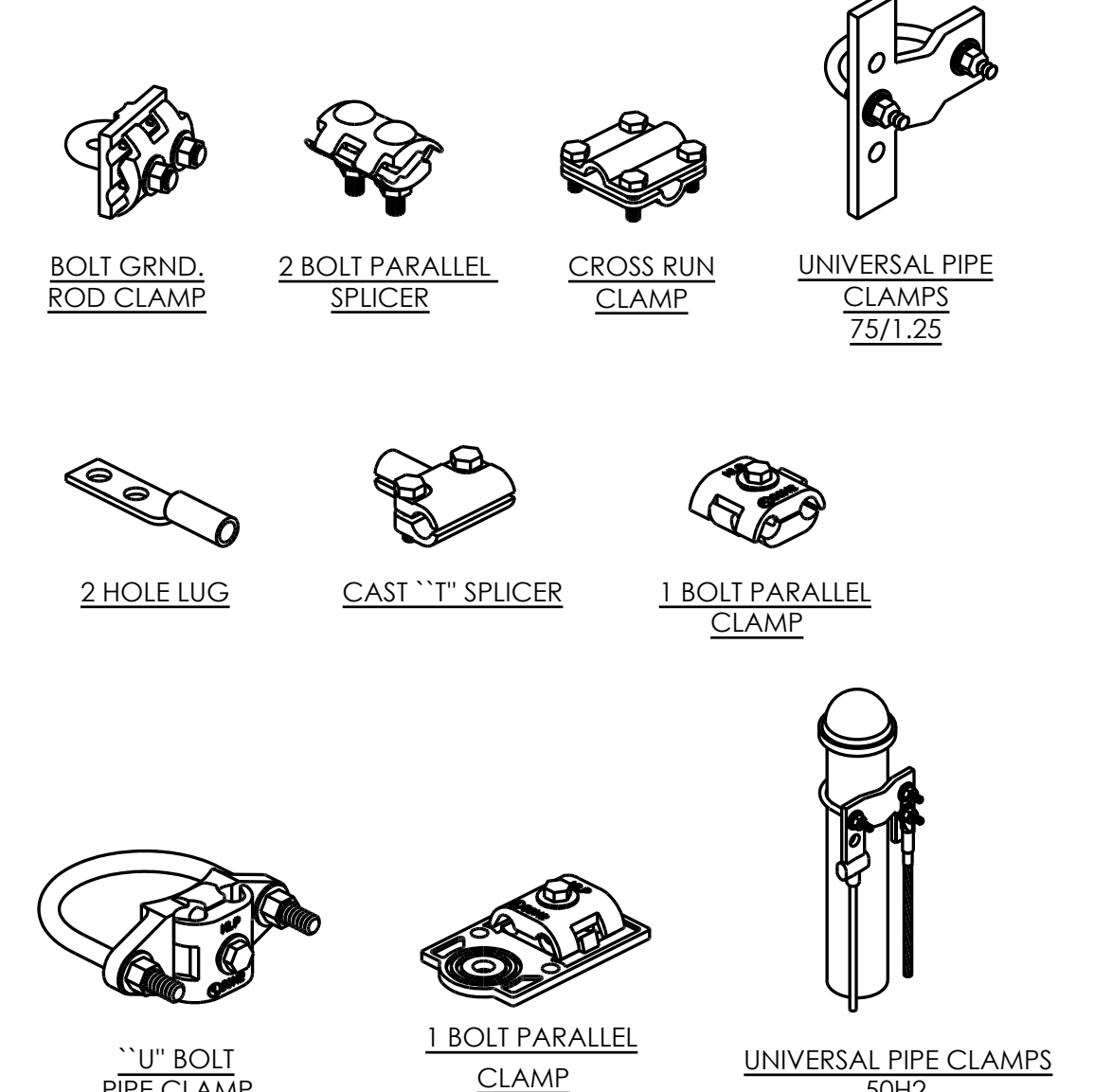
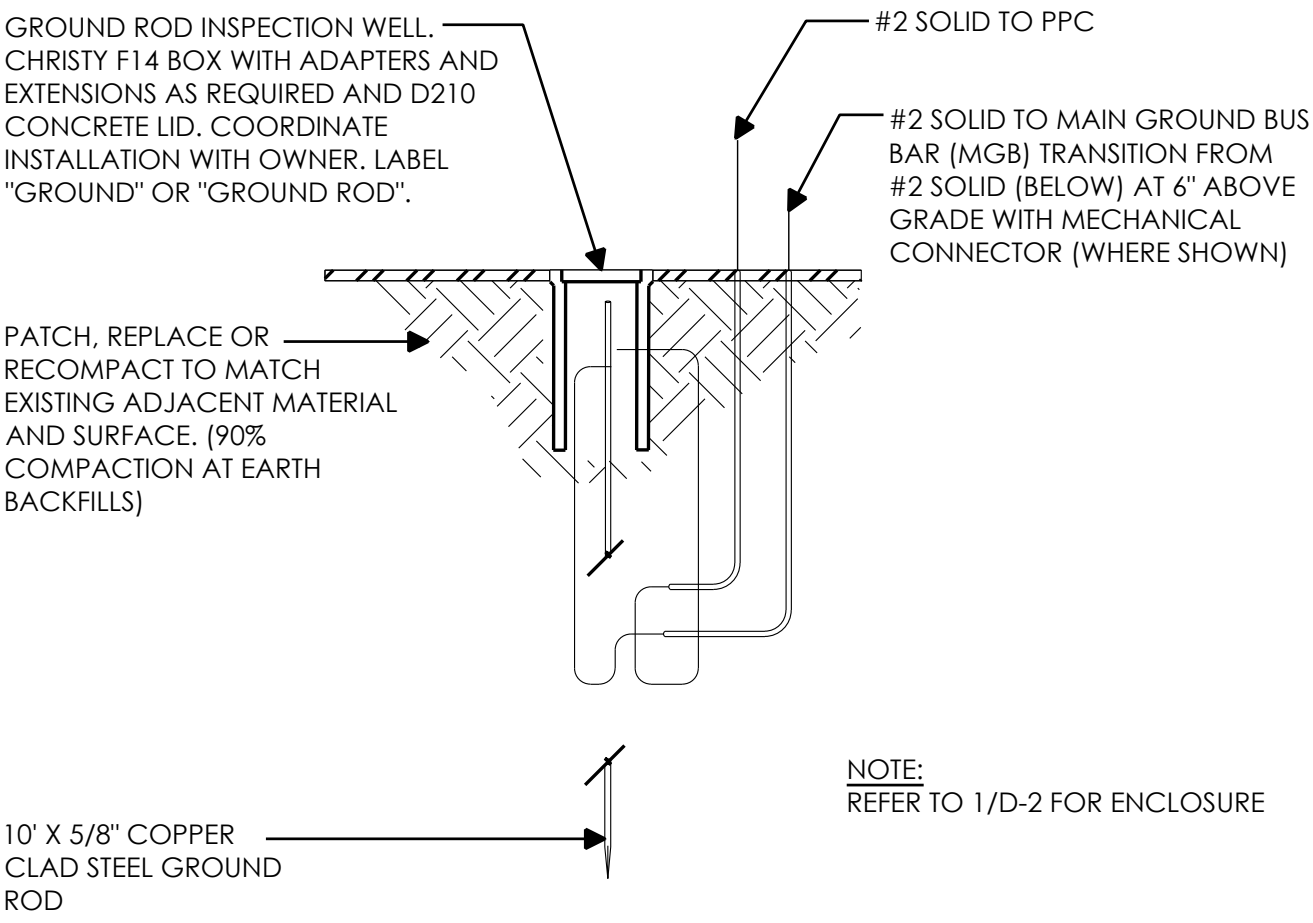
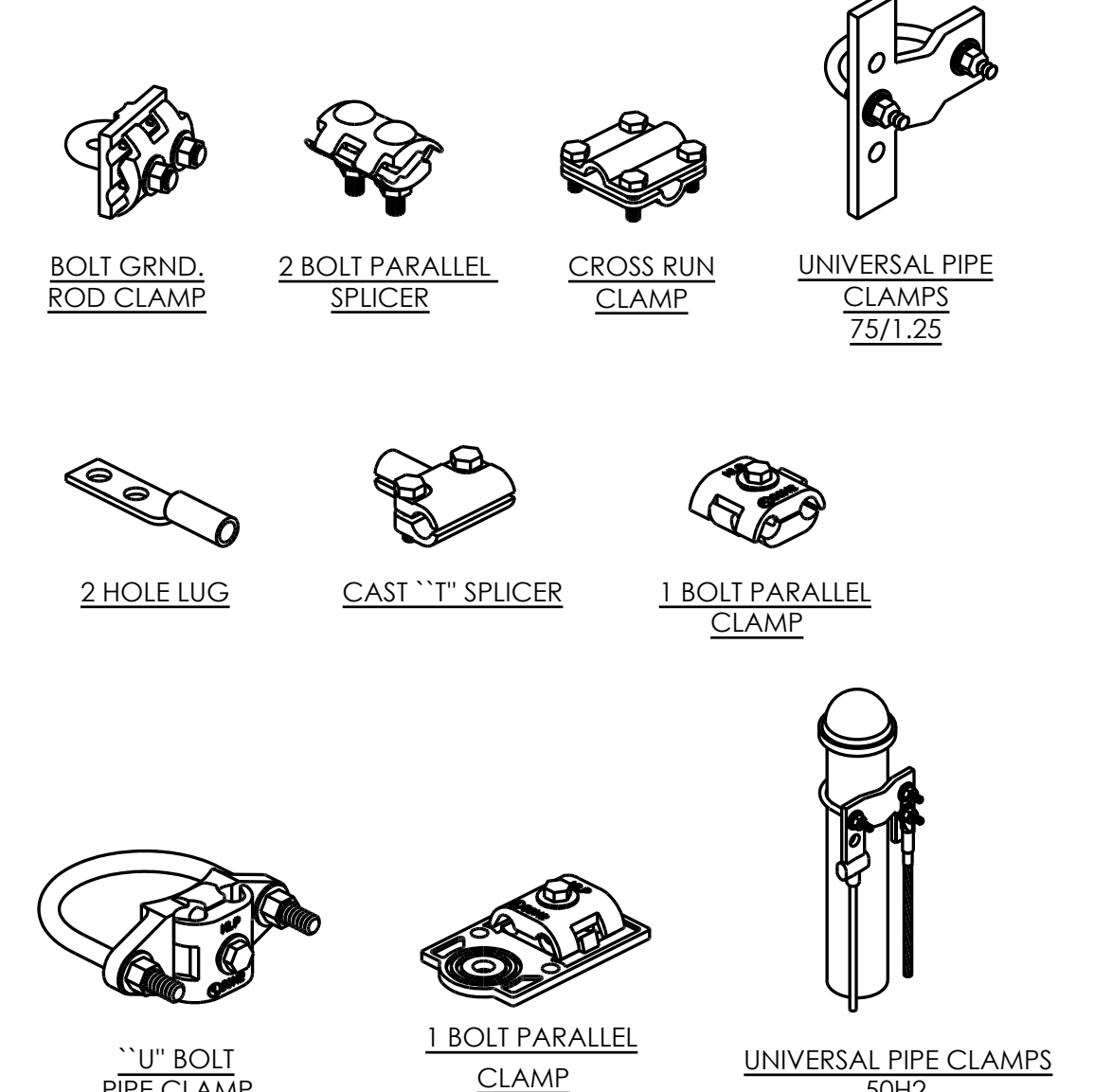
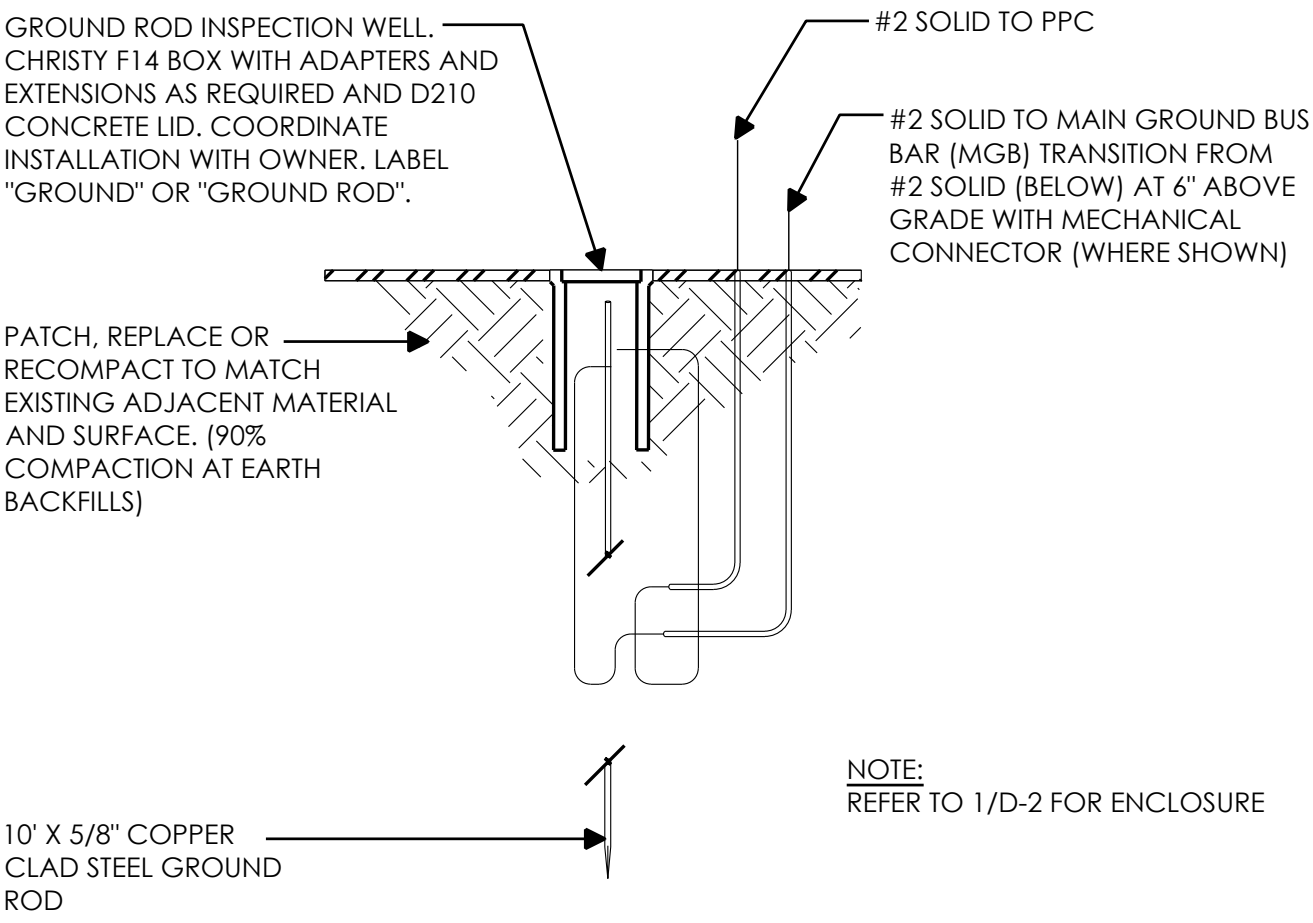
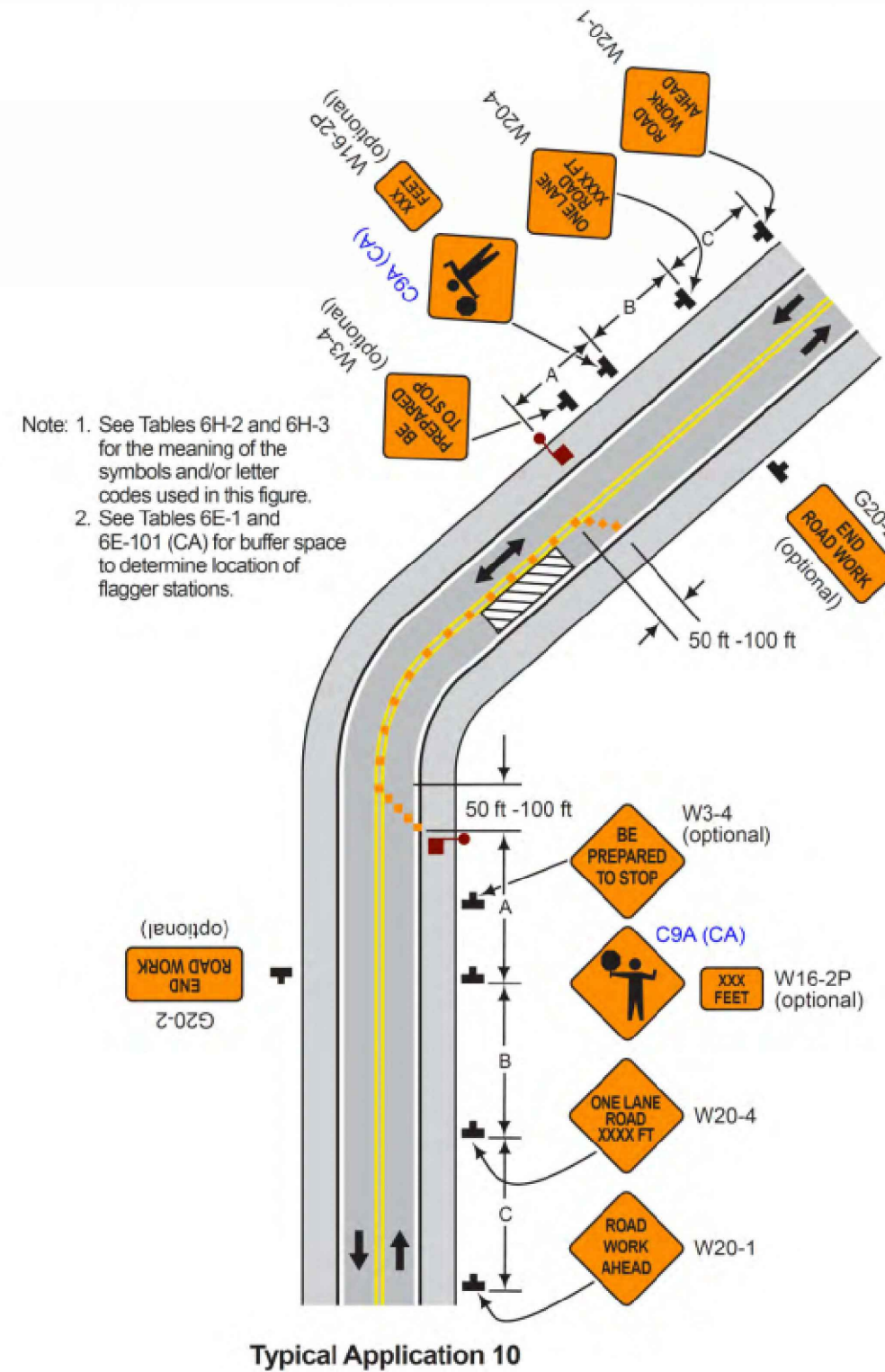
				<table><tr><th colspan="4">Electrical Load Calculations @ 240V</th></tr><tr><th>Radio</th><th>Wattage</th><th>1.25*VA</th><th>Amps</th></tr><tr><td>4490</td><td>480</td><td>600.0</td><td>2.5</td></tr><tr><td>8863</td><td>1109</td><td>1386.3</td><td>5.8</td></tr><tr><td></td><td></td><td>0.0</td><td>0.0</td></tr><tr><td></td><td></td><td>0.0</td><td>0.0</td></tr><tr><td></td><td></td><td>0.0</td><td>0.0</td></tr><tr><td colspan="2">Totals</td><td>1986.3</td><td>8.3</td></tr><tr><td colspan="4">Disconnect / Meter: 100 Amps</td></tr><tr><td colspan="4">Total Load: 8.3%</td></tr></table>		Electrical Load Calculations @ 240V				Radio	Wattage	1.25*VA	Amps	4490	480	600.0	2.5	8863	1109	1386.3	5.8			0.0	0.0			0.0	0.0			0.0	0.0	Totals		1986.3	8.3	Disconnect / Meter: 100 Amps				Total Load: 8.3%						<div><p>VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598</p></div> <div><p>NextEdge</p><p>1355 WINDWARD CONCOURSE, SUITES 410 ALPHARETTA, GA 30005</p></div> <div><table><tr><td>DRAWN BY:</td><td>JLV</td></tr><tr><td>CHECKED BY:</td><td>TDL</td></tr><tr><td>APPROVED BY:</td><td>CW</td></tr></table><table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td></td><td>01/28/25</td><td>90% CD</td></tr><tr><td>0</td><td>02/27/25</td><td>100% CD</td></tr><tr><td>1</td><td>06/30/25</td><td>REDESIGN</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table><div><p>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</p></div><div>MARSH CREEK RD SC1</div><div>(ADJ. TO) 14101 MARSH CREEK RD CLAYTON, CA 94517</div><div>ELECTRICAL DETAILS</div><div>E-3</div></div>	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																								
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Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)



TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
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 MANUAL FOR 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.

TRAFFIC CONTROL TABLE

2

SPEED LIMIT = 50 MPH

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.
2. 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.
3. 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.
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.
6. 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
7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.
8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.
9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.
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 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.
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 AHEAD" 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.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
SCALE 1

PlannENG
4746 Clayton Rd.
Concord, CA, 94521
(925) 408-2159
splanng@gmail.com
www.planneng.com

Date:	SEE DRAWING								
Scale:									
Designed:	TDL								
Drawn:	BBB								
Checked:									
Proj. Engr:									
File:									

REVISIONS

DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
MARSH CREEK RD SC1
14101 MARSH CREEK RD
CLAYTON, CA 94517

CLAYTON

CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER	DEPARTMENT OF TRANSPORTATION - OPS
NAME	N/A
DATE	DATE
DEPARTMENT OF TRANSPORTATION	STREETLIGHT LAYOUT
N/A	N/A
NAME	NAME
DATE	DATE
MUNICIPAL WATER	ELECTRICAL CIRCUITS
N/A	N/A
NAME	NAME
DATE	DATE

DEPARTMENT OF PUBLIC WORKS
CLAYTON, CALIFORNIA



APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS

N/A

MARSH CREEK RD SC1

14101 MARSH CREEK RD
CLAYTON, CA 94517

TRAFFIC CONTROL PLAN

TCP-1

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

P-2025-001599



CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 05/07/2025

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

DISTRIBUTION	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	<input checked="" type="checkbox"/> Telecom Planner
ALUC Staff	<input checked="" type="checkbox"/> HCP/NCCP Staff
County Geologist	
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
<input checked="" type="checkbox"/> Engineering Services	Special Districts
Traffic	
Flood Control (Full-size)	
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District _____	
San Ramon Valley – (email) rwendel@srvfire.ca.gov	
<input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org	
Sanitary District _____	
Water District _____	
City of _____	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
MAC/TAC _____	
Improvement/Community Association	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	

Please submit your comments to:

Project Planner Chloe Partain

Phone # 925-655-2857

E-mail chloe.partain@dcd.cccounty.us

County File # CDWA25-00009

Prior to June 6, 2025

We have found the following special programs apply to this application:

<input checked="" type="checkbox"/> Landslide	<input checked="" type="checkbox"/> Active Fault Zone (A-P)
Liquefaction	Flood Hazard Area
<input checked="" type="checkbox"/> 60-dBA Noise Control	
CA EPA Hazardous Waste Site	
<input checked="" type="checkbox"/> High or Very High FHSZ	

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name M. Cameron

Signature [Signature] DATE 5-16-25

Agency phone # 925 941 3300

From: [Lawrence Theis](#)
To: [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 ([she/her/hers](#))

Principal Planner, Habitat Conservation

[East Contra Costa County Habitat Conservancy](#)

(925) 655-2906 | www.cocohcp.org

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](#)
To: [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 <chloe.partain@dcd.cccounty.us> 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 <smcmahon@metalsetinc.com>; MCR13920@aol.com

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 <smcmahon@metalsetinc.com>

Sent: Monday, June 2, 2025 02:10 PM

To: Chloe Partain <chloe.partain@dcd.cccounty.us>; MCR13920@aol.com

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.

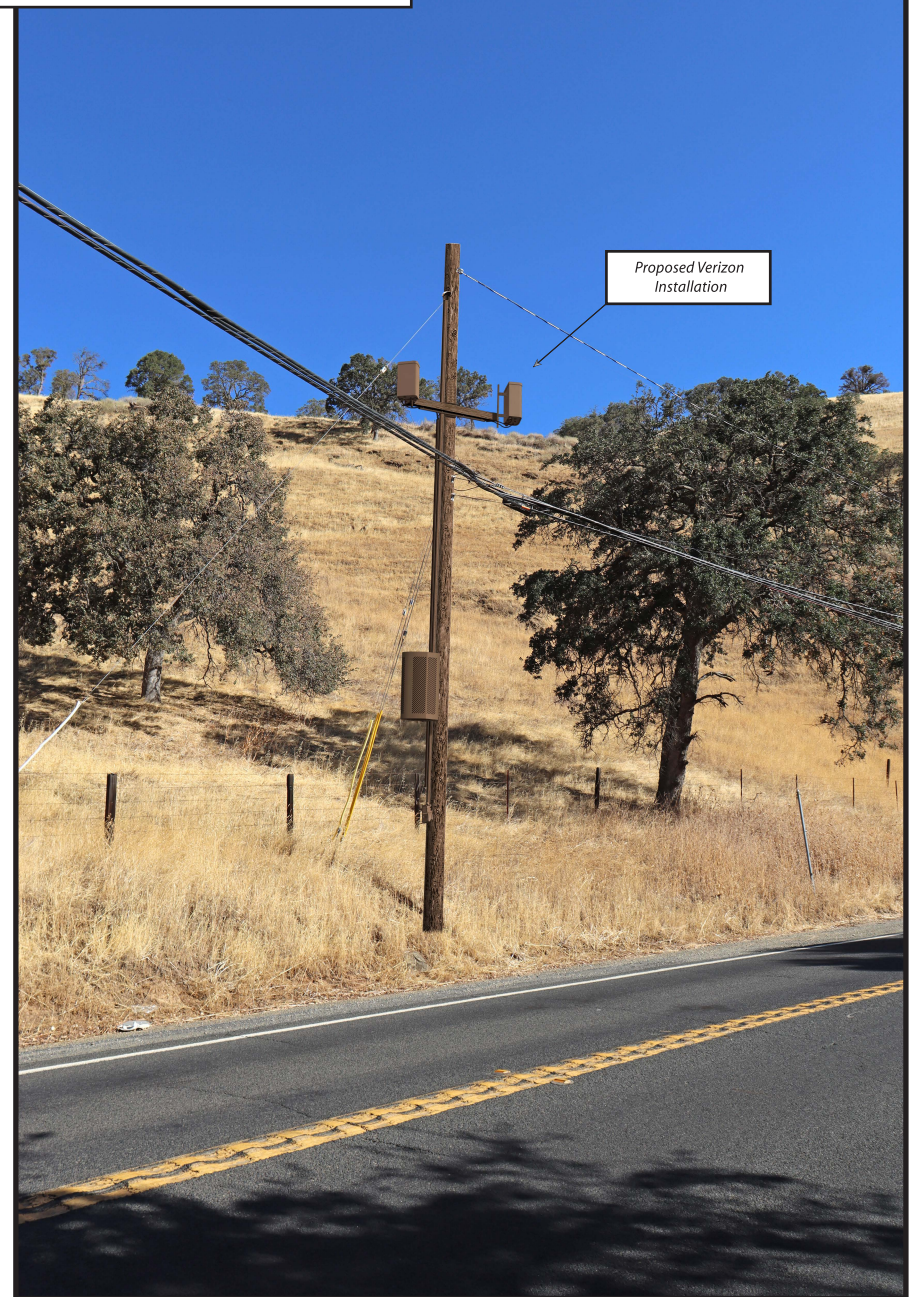
Looking forward to the hearing date.

Thank you,

Sincerely

Shaun McMahon

CC: R Bruno



view from Marsh Creek Road looking west at site



MARSH CREEK RD SC1
Adacent to 14101 Marsh Creek Road, Clayton, CA
Photosims Produced on 3-14-2025

Existing



Proposed

