



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 15, 2026

1:30 PM

30 Muir Road, Martinez

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

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

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

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

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

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

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

1. PUBLIC COMMENTS
2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

2a. MICHAEL G. WITTRIEN (Owner) This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property. The address is 0 Sandmound Blvd., Oakley. Zoning (A-2) Parcel Number (032-340-004)(Continued from March 16, 2026) RK [26-2555](#)

3. LAND USE PERMIT: PUBLIC HEARING

3a. JOHN MERRITT, ATC SEQUOIA LLC (Applicant) – ROGER AND JANET WAGNER (Owners), County File CDLP26-02005: The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02021 for an existing American Tower wireless telecommunications facility. The request includes a modification to COAs #18 and #19 of CDLP16-02021 to modify the screening requirements at the site. No other modification to the facility or conditions of approval are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor’s Parcel Number: 220-100-024).JL [26-2556](#)

- Attachments:** [Attachment A -Findings and Conditions.pdf](#)
[Attachment B - CDLP26-02005 Photos.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - Plans CDLP26-02005.pdf](#)
[Attachment E - Special Reports.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. CLIF SCHOFIELD (Applicant/Owner), County File CDDP21-03007: The applicant is seeking a Development Plan approval to allow the construction of a four-unit multi-family residential development on a vacant parcel. The proposal includes two separate two-story apartment buildings (Building A & Building B), Buildings A & B each consist of two identical 3-bedroom apartment units, combining for a total of four units. Each building includes 2,600 square feet of living space and an attached two-car garage that provides one covered parking space for each unit within the respective buildings. The project includes requests for building setback variances for both buildings. Proposed setback variances for Building A include a 15' front setback (Almond Street) where 25' is the minimum required, 4' 9 3/4" secondary front setback (Howe Road) where 25' is the minimum required, and 9' 1 7/8" southern side yard where 20 feet is the minimum required. Proposed setback variances for Building B include an 8' 11 1/2" (southern) side yard, a 9' 1 3/8" (western) rear yard and a 3' (northern) side yard, where 20 feet are the minima required. The project also includes variances to ordinance code section 84-26.608 for lot coverage (37% proposed where 35% is the maximum permissible), section 84-26.602 for minimum parcel area (9,600 s.f. existing where 10,000 s.f. is the minimum required for multi-family residential development), and section 84-26.1402 for landscaping open space areas within the development (no landscaping proposed where 25% open area is required). The project also proposes off street parking variances to forego the provision of one guest parking space and to allow each of the parking spaces provided to encroach within the side yard and setback areas applicable to the principal structure. Lastly, the project includes a tree permit for the prior removal of three code protected trees from the subject property. The subject property is addressed 0 Almond Street and is located on the southern frontage at the eastern terminus of Almond Street, immediately west of the Howe Road right-of-way in the unincorporated Martinez area of Contra Costa County. (Zoning: M-29 Multi Family Residential District) (Assessor's Parcel Number: 375-257-003).AV

[26-2557](#)

Attachments: [01 Findings_COA.pdf](#)
[02 CDDP21-03007 MAPS_Plans.pdf](#)
[03 Agency Comments.pdf](#)

- 4b. HASSAN BAGHERZADEHAZAR (Applicant & Owner), County File CDDP26-03002: The applicant requests approval of a Development Plan permit to allow for a new 288-square-foot detached garage on a substandard lot. The subject property is 6418 Claremont Avenue in the unincorporated Richmond area of Contra Costa County. (APN: 521-170-011, Zoning: R-6 Single Family Residential District).CP [26-2558](#)

Attachments: [01 Findings_COAs.pdf](#)
[02 Public Comments.pdf](#)
[03 Maps.pdf](#)
[04 Agency Comments.pdf](#)
[05 Project Plans.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 6, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2555

Agenda Date: 6/15/2026

Agenda #: 2a.

Project Title: Notice of Fine Appeal
County File: CECF25-00179
Owners: Micheal G Wittrien
Zoning: A-2
Site Address: 0 Sandmound Blvd, Oakley
Parcel Number(s): 032-340-004
Code Enforcement Officer: Riley Kathain
Staff Recommendation: See Section III
Notice of Fine Appeal Hearing

I. PROJECT DESCRIPTION

This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property.

II. BACKGROUND

On March 4, 2025, department staff observed multiple travel trailers/RV's stored on the vacant lot. Two 5th wheel trailers at the south end of the lot had the slide outs extended, with several vehicles parked nearby and appeared to be occupied. There was a motorhome partially behind a fence that could not be determined if it was occupied or not. There was also a shipping container on site. Further research revealed there was a previous code case that was closed with a lien for the shipping containers.

On March 24, 2025, a **Notice to Comply** was issued for the occupied trailers and storage of shipping containers.

On April 9, 2025, a site inspection was conducted which revealed the occupied trailers and shipping containers were still on site. The property owner made no contact with the department regarding the violations.

On April 17, 2025, a **Notice of Intent to Record a Pending Nuisance Abatement Proceeding** was posted on the property with a copy sent regular mail and certified mail.

On May 16, 2025, after receiving no contact from the property owner, a phone call was made to the property owner and a voicemail was left. The property owner did not return the phone

call.

On May 22, 2025, a recorded copy of the **Notice of Pending Nuisance Abatement Proceeding** was posted on the property with a copy sent regular mail and certified mail.

On June 3, 2025, a site inspection was conducted which revealed the occupied trailers and shipping containers were still on site. The property owner made no contact with the department regarding the violations.

On July 3, 2025, a **Notice of Violation Administrative Penalty** was hand delivered to the property owner on site. The property owner advised he wanted to comply and wanted to schedule a meeting to discuss the violations and plans for the property. The property owner advised he would contact the department to schedule a meeting for the following week. No contact was made by the property owner the following week.

On August 4, 2025, the property owner emailed a proposal for how he would like to comply. This proposal included converting the shipping containers into structures, allowing for the occupied trailers to remain temporarily, request for temporary power pole, and a formal address for the parcel.

The proposal was discussed with the planning department and a phone call was made to the property owner to advise of the outcome. The mailbox was full and a follow up email was sent to the property owner, requesting contact.

On September 23, 2025, after receiving no response from the property owner, a phone call was made but the mailbox was full. An additional email was sent to the property owner, advising if no response was received, a Notice of Fine would be issued. The department received no response from the property owner.

On November 6, 2025, a **Notice of Fine Administrative Penalty** was posted on the property with a copy sent regular mail and certified mail.

On November 20, 2025, the property owner brought an appeal letter to the front office of the department. He advised the trailers are occupied by himself and his daughter. He requested a meeting with the planning department to discuss what options he has to comply. A meeting was scheduled for November 26, 2025.

On November 26, 2025, a meeting was held at DCD with the property owner, his daughter, code enforcement, and planning. The property owner wanted to dispute prior code enforcement cases that had been closed with a lien. The property owner acknowledged receiving the notices for this case and failed to respond until he emailed on August 4, 2025. The property owner advised he would like to develop the property. It was explained to the property owner that the violations would need to be removed and prior liens would need to be addressed first. The property owner requested an appeal hearing for this case.

On February 9, 2026, a **Notice of Appeal Hearing** was posted at the property. The property owner's daughter retrieved the posting while I was on site and the Appeal Hearing information was verbally provided to her.

On March 16, 2026, an appeal hearing was held at DCD. The property owner requested an extension of 90 days and stated he would remove the violations from the property. The Zoning Administrator granted the extension and continued the appeal hearing to June 15, 2026.

On May 29, 2026, a **Notice of Appeal Hearing** was hand delivered to the property owner on site. The violations were still present at the time of delivery. The property owner advised he had some documentation to send regarding his plans for the property.

To date of this report, the occupied trailers and shipping containers are still on site and no documentation of plans for the property has been provided by the property owner.

III. RECOMMENDATIONS

Staff recommends that the County Zoning Administrator:

- 1) Direct the property owner to pay the fine amount listed in the Notice of Fine.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2556

Agenda Date: 6/15/2026

Agenda #: 3a.

Project Title:	Land Use Permit to Renew Land Use Permit CDLP16-02021
County File(s):	CDLP26-02005
Applicant/Owner:	John Merritt, ATC Sequoia LLC (Applicant) / Roger and Janet Wagner (Owner)
Zoning/General Plan:	A-2 General Agricultural District / AL Agricultural Lands
Site Address/Location:	1505 Finley Road in the San Ramon area of unincorporated Contra Costa County (Assessor's Parcel Number: 220-100-024)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facility
Project Planner:	Joseph Lawlor Jr, AICP, Senior Planner, (925) 655-2872 joseph.lawlor@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02021 for an existing American Tower wireless telecommunications facility operated by Verizon Wireless as a carrier. The application also includes a modification to Conditions of Approval #18 and #19 of CDLP16-02021 to modify the screening requirements at the site. No other modifications to the facility or conditions of approval are proposed.

II. RECOMMENDATION

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

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

- B. APPROVE the Land Use Permit CDLP26-02005 to renew the Land Use Permit for the existing American Tower wireless telecommunications facility, with a modification to Conditions of Approval #18 and #19 of CDLP16-02021, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: AL Agricultural Lands.
- B. Zoning: A-2 General Agricultural District.
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facility, Class 1 exemption for the operation of existing facilities used to provide public utility services.
- D. Previous Applications:

LP96-2044: This Land Use Permit for a Pacific Bell wireless telecommunications facility at the site, now part of the T-Mobile system, was approved by the Zoning Administrator on September 9, 1996.

LP99-2068: This Land Use Permit for Sprint to collocate with Pacific Bell (now T-Mobile) at the site was approved by the Zoning Administrator on December 6, 1999.

LP05-2043: This Land Use Permit to establish a new MetroPCS wireless telecommunications facility at the site was approved by the Zoning Administrator on September 26, 2005.

LP05-2077: This Land Use Permit to establish the subject wireless telecommunications facility was approved by the Zoning Administrator on June 5, 2006, for a period of ten years, and expired on June 16, 2016.

LP11-2047: This Land Use Permit to renew Sprint's Land Use Permit LP99-2068 and upgrade the existing facility was approved by the Zoning Administrator on November 7, 2011.

CV14-0054: This three-year compliance review for the subject facility approved under LP05-2077, which included minor upgrades such as two surge protectors, two RRH units, and additional supporting equipment, concluded that the facility was in compliance with LP05-2077.

CDLP16-02021: This Land Use Permit to renew Land Use Permit LP05-2077 for the continued operation of the existing wireless telecommunications facility, with no modifications to the facility, was approved by the Zoning Administrator on August 15, 2016, and became effective on August 26, 2016, for a period of ten years, expiring on August 26, 2026.

CDWM18-00026: This Minor Alteration Permit to allow a non-substantial modification to the existing wireless facility, including: the replacement of 6 antennas and ancillary equipment, and was approved by the Zoning Administrator on February 6, 2019. The project also included an initial compliance review for Land Use Permit CDLP16-02021.

CDWM21-00048: This Minor Alteration Permit to allow a non-substantial modification to the existing wireless facility the removal 6 antennas and (3) RRUs and the installation of (12) antennas and ancillary equipment, and was approved by the Zoning Administrator on January 21, 2022.

CDLP25-02035: This Land Use Permit to allow the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously established under expired Land Use Permit CDLP15-02049. This project went to a Zoning Administrator hearing on March 2, 2026, but was continued indefinitely to allow the carrier to resolved a lease issue.

IV. SITE/AREA DESCRIPTION

The subject property is an approximately 9.27-acre parcel located at 1505 Finley Road in the unincorporated San Ramon area of southern Contra Costa County, approximately 2,000 feet north of the intersection of Finley Road and Camino Tassajara. Properties in the surrounding area range in size from approximately 5.24 acres to 260.08 acres, and single-family residential, commercial, and agricultural uses are common, with most of the smaller lots used for single-family residential and small farming uses. The parcel is steeply sloped and is partially located within a flood zone in the area adjacent to Finley Road; however, the majority of the property, including the subject wireless site, is located in the western region of the property at a higher elevation and outside of the flood zone. The property is developed with one single-family residence located at the end of Pereira Ranch Road, hidden behind the ridge.

Three wireless carriers operate cellular communications facilities at the site, with all three lease areas in close proximity to one another at the southwest corner of the property. Access to the American Tower lease area is provided by a paved access road and gravel walking pathway. The American Tower facility is located on an approximately 15-foot tall American Tower Corporation faux-tree tower, screened by faux-tree materials to a maximum height of approximately 20 feet, and includes an approximately 324 square-foot concrete pad with seven ground-mounted equipment cabinets and assorted supporting equipment, undergrounded utilities, and a separate equipment pad approximately 300 feet north of the main facility containing a 125-amp generator with a 132-gallon diesel fuel tank.

V. PROJECT DESCRIPTION

The applicant requests approval of a Land Use Permit to renew the current Land Use Permit (CDLP16-02021) for the continued operation of the existing American Tower wireless telecommunications facility operated by Verizon Wireless, including a faux-tree tower at 1505 Finley Road. The application also includes a modification to Conditions of Approval #18 and #19 of CDLP16-02021 to modify the screening requirements at the site. No equipment changes or other changes to the conditions of approval are proposed as part of the project. The current wireless telecommunications facility consists of the following:

- An approximately 15-foot tall faux-tree tower containing twelve antennas and three (3) RRHs mounted behind the antennas, screened by faux-tree materials reaching a maximum height of approximately 20 feet.
- Seven (7) ground-mounted equipment cabinets and supporting electrical equipment on an approximately 324 square-foot concrete pad, undergrounded utilities, and one 125-amp generator with a 132-gallon diesel fuel tank located on a separate equipment pad approximately 300 feet north of the main facility.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on February 26, 2026, to a number of public agencies, including the Building Inspection Division, the Public Works Department, the Environmental Health Division of Contra Costa Health, and the San Ramon Valley Fire Protection District. Comments received by staff are included in Attachment D. Following are summaries of the comments received.

- A. San Ramon Valley Fire Protection District. The San Ramon Valley Fire Protection District provided comments on March 18, 2026, stating the requirement for submittal of plans prior to changes at the facility

No comment responses were received from other departments or agencies. Given that the facility is existing and no changes to operations are proposed, staff does not expect any special concerns related to outside agency review for the continued operation of the project.

VII. STAFF ANALYSIS

- A. General Plan Consistency: The project site is located in the AL Agricultural Lands General Plan land use designation. Though they are not an agricultural use, wireless telecommunication facilities are allowed in the AL designation as required by FCC guidelines and allowed for under the County Zoning Code in agricultural zoning districts with a land use

permit. The existing facility covers a minimal portion of the overall property and would not affect the ability to conduct agricultural uses. The facility provides telecommunications service that is compatible and consistent with other land uses in the San Ramon area. Allowing the renewal of the land use permit for the existing wireless telecommunications facility will not detract from the purpose and intent of the AL General Plan designation.

Figure COS-12, Scenic Resources of the Conservation, Open Space, and Working Lands Element of the 2045 General Plan identifies Camino Tassajara as a County-designated scenic route. Scenic route policies in the General Plan call for conservation, enhancement, and protection of views observable from the scenic routes. The subject property is visible from Camino Tassajara. The pole-mounted equipment is mounted on an American Tower Corporation faux-tree tower that camouflages the equipment, while the ground-mounted equipment is required to be screened, as further discussed below. With the existing stealth faux-tree design and the screening required by the conditions of approval, as modified, the facility maintains the attractive natural qualities adjacent to Camino Tassajara and protects the views observable from the scenic route. Photographs of the facility from Camino Tassajara and Finley Road are shown in Exhibit B, demonstrating the lack of impact from the facility.

Based on the photos submitted with this application in comparison with County File CDLP16-02016, the faux-tree has lost branches and the antennas are much more visible. To address this issue, as part of the compliance review for the Land Use Permit, the applicant would be required to add adequate additional screening to the faux-tree tower to re-screen the facility. This would include additional branches and painting of unpainted antennas at the site, consistent with exiting COAs #12 and #18. With this updated, the continued use of the American Tower wireless telecommunications facility operated by Verizon Wireless, as conditioned, would be consistent with the General Plan scenic route policies.

- B. Zoning Compliance: The project site is located in an A-2 General Agricultural District. Allowable uses in the A-2 District include commercial radio and television receiving and transmitting facilities, excluding broadcasting studios or business offices, upon the granting of a land use permit (County Code Section 84-38.404(4)). With approval of the CDLP26-02005 application, the renewal of the land use permit for the existing American Tower wireless telecommunications facility operated by Verizon Wireless would be consistent with the A-2 District.

- C. Wireless Telecommunications Facilities Ordinance: The American Tower telecommunications facility operated by Verizon Wireless is subject to the Wireless Telecommunication Facilities Ordinance (County Code 88-24). The Land Use Permit application is for the renewal of the land use permit for the existing wireless facility, with a modification to the screening requirements set forth in Conditions of Approval #18 and #19 and no proposed modifications to the existing antennas, ground-mounted equipment,

ancillary equipment, or lease area. The application complies with the applicable requirements of County Code Section 88-24.614 for the discretionary approval of a land use permit for a wireless facility, and 88-24.620 for the renewal of a land use permit for a facility..

- D. Federal Communications Commission (FCC) Regulations: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. The standards prescribe limits for continuous exposure to RF emissions. In connection with Wireless Minor Alteration Permit CDWM21-00048, the applicant provided the *RF Site Compliance Report* prepared by Qualtek SiteSafe on November 22, 2021, which evaluated the facility and the resulting cumulative RF emissions at this location pursuant to FCC regulations. The RF report concluded that the maximum cumulative RF emissions of the site will not exceed the FCC standards' allowable public exposure limit, and that the site therefore complies with the FCC standards for RF emissions. No changes to the antennas or ancillary equipment are proposed with this Land Use Permit Renewal application; the only modification proposed is to the screening requirements. Thus, the wireless facility would remain compliant with federal regulations pertaining to RF emissions.
- E. Appropriateness of Use: The subject American Tower telecommunications facility operated by Verizon Wireless was established on the project site in 2006 under Land Use Permit LP05-2077, and the site has supported wireless telecommunications facilities since 1996. Staff is unaware of any nuisances arising from the operation of the existing wireless facility. Neither the antennas nor the ground-mounted equipment display any type of advertising, and the wireless facility complies with the aesthetic requirements of the prior CDLP16-02021 Permit. Conditions are included in the Conditions of Approval that require that the facility and equipment shall not be used for advertising for the life of the project and require maintenance of the external appearance and screening of the wireless facility. Thus, renewal of the land use permit for this wireless facility, with the modified screening requirements, would not be detrimental to surrounding land-use activities, making the project an appropriate use of the subject property.
- F. Modification of COAs #18 and #19: The applicant has requested for modifications to two of the existing COAs from Land Use Permit CDLP16-02021. Existing COA #18 states:

Within 45 days of the effective date of this land use permit, the applicant shall provide CDD evidence that an agreement has been finalized between all carriers. CDD expects that the following will be addressed in the agreement: a) installation of camouflage around existing fence to screen all sides of the facility including the internal fencing in between the facilities to minimize visual impacts from neighboring properties and visual impacts as viewed from Camino Tassajara, and b) semi-annual weed abatement control to keep approximately 30-foot buffer from the edge of the facility to avoid the risk of wildfire. A Verizon contact will be required to be submitted to ensure that CDD staff's questions related to timing and

implementation of these requirements are addressed.

As part of the installation of the facility, to minimize visibility of the facility, the equipment area was partially recessed below ground level on the hillside, instead of providing camouflaging around the existing fence. This solution effects a substantial reduction in the visible profile of the facility as seen in the photo's provided. The modified COA #18 would be updated to address this change as follows:

The facility, including fencing, shall be screened or camouflaged to minimize visual impacts to neighboring properties and visual impacts as viewed from Camino Tassajara, and b) semi-annual weed abatement control to keep approximately 30-foot buffer from the edge of the facility to avoid the risk of wildfire.

Existing COA #19 states:

Fencing shall be limited to the 6-foot-tall chain-link fence around the equipment area (maximum), and a 6-foot solid wood fence around the generator. The equipment cabinets shall not extend above the top of the fence.

During construction, the generator was screened by a stone-colored CMU wall, instead of a fence. The stone meets the screening requirements for the facility and blends into the hillside. To address this design change, COA #19 would be updated to state:

Fencing shall be limited to the 6-foot-tall chain-link fence around the equipment area (maximum), and a stone-colored CMU wall around the generator. The equipment cabinets shall not extend above the top of the fence or wall.

VIII. CONCLUSION

Allowing the renewal of the Land Use Permit for the existing American Tower wireless telecommunications facility operated by Verizon Wireless as a carrier, with the modification to Conditions of Approval #18 and #19, is consistent with the General Plan, the A-2 General Agricultural District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends approval of Land Use Permit CDLP26-02005, based on the attached findings and subject to the attached conditions of approval.

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP26-02005,
JOHN MERRITT, ATC SEQUOIA LLC (APPLICANT), ROGER AND JANET WAGNER
(OWNERS)**

FINDINGS

A. Land Use Permit Findings

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

Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. These standards are jointly published by the American National Standards Institute and the Institute of Electrical and Electronics Engineers. The standards prescribe limits for continuous exposure to radio RF emissions. Consequently, the applicant has provided a RF report for the most recent modification to the facility with County File CDWM21-00048. The report, prepared on November 22, 2021, evaluated the facility and the resulting cumulative impacts and concluded that the maximum cumulative RF emissions of the site will not exceed the FCC standards' allowable public exposure limit; therefore, the site complies with the FCC standards for RF emissions.

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

Project Finding: The granting of a land use permit to allow the continued operation, without modification, of an existing American Tower telecommunications facility operated by Verizon Wireless will not adversely affect the orderly development of property within the County. The service provided with the project would keep the telecommunication service to the population within the area, and the continuous telecommunication service has not been known to adversely affect orderly development. As conditioned, the project will not adversely affect the orderly development within the County or the community.

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

Project Finding: The subject property is located in an area with the Agricultural Lands (AL) General Plan Land Use Element designation and the General Agricultural District (A-2), and is located on an existing American Tower Corporation faux-tree tower and an existing ground-mounted equipment lease area on private property. The project includes the renewal of the subject facility's land use permit and does not involve modifications to the existing facility. Also, it will continue to be unmanned and is not expected to impact development activity in the area or result

in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a telecommunication facility and the continued consistency with that established use. As conditioned, the project is not expected to adversely affect the preservation of property values and the protection of the tax base within the County.

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

Project Finding: The subject property is located in an area with the Agricultural Lands (AL) General Plan Land Use Element designation. The existing telecommunications facility is located on an American Tower Corporation tower and within an existing lease area also containing ground-mounted equipment on private property. This facility covers a minimal portion of the overall property, and would not affect the ability to conduct agricultural uses. Therefore, approval of the proposed project would not result in an adverse impact on surrounding agricultural uses.

The General Plan's Scenic Resources goals and policies are listed as Goal COS-12, and Policies COS-P12.1 through COS-P12.9 of the Conservation Open Space, and Working Lands Element. Goal COS-12 states, *"Protected natural features with high scenic value, such as visual landmarks, major ridges, prominent hillsides, and stands of mature trees."*

This facility is located on a property visible from Camino Tassajara, which is a General Plan-designated scenic route. The ground-mounted equipment is currently screened from view by chain link fencing or a stone colored CMU wall, while the equipment mounted on the existing pole maintains its camouflage by its existing faux-tree structure. Additionally, the facility has been recessed into the hillside to screen it from view. As previously required by LP05-2077 and CDLP16-02021, screening and camouflaging will continue to be required for the facility. With these stealth design characteristics, the facility will maintain the attractive natural qualities adjacent to Camino Tassajara, thereby protecting the views observable from the scenic route. Overall, the proposed project will not significantly diminish the scenic quality of the site or surrounding area. Therefore, as further conditioned, the proposed wireless telecommunications facility is consistent with the County's General Plan policies and goals.

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

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with these types of facilities. The conditions of approval require that the site be maintained in an orderly manner and that all

facilities be removed on cessation of the use. Furthermore, if approved, the applicant will be required to submit 5-year condition of approval compliance reviews in order for County staff to evaluate the on-going compliance efforts.

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

Project Finding: The project, as conditioned, will not encourage marginal development within the neighborhood because development is controlled by the County's Zoning Code and General Plan. Where there is a sizeable population or major road, the public demands wireless telecommunications facilities. This project allows the continued use of an existing American Tower facility operated by Verizon Wireless that provides wireless service to the area. Furthermore, the stealth design of the faux-tree significantly reduces the visual intrusiveness of the pole-mounted equipment, while the ground-mounted lease area is conditioned to be camouflaged by an alternative screening method. Consequently, the project will not significantly diminish the scenic quality of the site, the Camino Tassajara scenic route, or the surrounding area. Thus, given the physical conditions of the area, and the nature of the project as an unmanned telecommunications facility, the proposed project will not encourage marginal development within the area.

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

Project Finding: The subject American Tower facility operated by Verizon Wireless includes an existing faux-tree tower with ground-mounted equipment on private property. The subject facility is located at 1505 Finley Road in the unincorporated San Ramon area. This project does not include any modifications to the existing telecommunication facility, and the pole-mounted equipment is unobtrusive to views of the site due to being located on a faux-tree tower that camouflages the equipment with its natural surroundings. In addition, the ground-mounted lease area is conditioned to be screened by an alternative camouflage material.

Furthermore, the proposal will allow the continuous telecommunications service to the area. The locations of the antennas are consistent with the provisions of the County's Wireless Telecommunication Facility Ordinance, and the project has been conditioned accordingly. Thus, given the physical conditions of the site and local area, and the nature of the project as an unmanned telecommunications facility, the special conditions and unique characteristics of the subject property and its location and surroundings are established.

B. Wireless Telecommunication Facility Land Use Permit Renewal Findings

Pursuant to Wireless Telecommunication Facility Ordinance Section 88-24.620(b)(4)(B), a renewal request for a collocation permit, land use permit, or wireless facility access

permit will be approved by the zoning administrator after receiving the request and all required submittals if the zoning administrator finds all of the following:

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

Project Finding: The wireless telecommunications facility was established under Land Use Permit LP05-2077 and approval of the wireless facility was renewed under Land Use Permit CDLP16-02021. The wireless facility was modified under Minor Alteration Permit CDWM21-00048 and has maintained operation since then under the conditions of the CDLP16-02021 and CDWM21-00048. Staff has reviewed the wireless facility for compliance with the current CDLP16-02021 conditions of approval and the facility is found to be in compliance with all conditions, or the modifications to those conditions as provided in this permit.

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

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

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

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

C. California Environmental Quality Act (CEQA) Findings

Renewal of the land use permit for the American Tower wireless telecommunications facility operated by Verizon Wireless is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Facilities, which provides a Class 1 exemption for the operation of existing facilities used to provide public utility services. There is no substantial evidence that the renewal of the land use permit for the telecommunications facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this wireless telecommunications facility.

C. CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP26-02005

Land Use Permit Approval

1. This Land Use Permit approval is granted to allow the renewal of an existing American Tower wireless telecommunication facility operated by Verizon Wireless. The existing facility consists of the following elements:
 - 15-foot tall faux-tree tower containing twelve (12) antennas, and six (6) RRUs mounted behind the antennas;
 - Ground-mounted equipment cabinets within an approximately 465 sq. ft lease area;
 - One 125-amp generator and a 132-gallon diesel fuel tank;
 - Supporting electrical equipment;
 - Underground utilities.
2. The Land Use Permit approval described above is granted based on the following information and documentation:
 - Land Use Permit Application submitted to the Department of Conservation and Development, Community Development Division (CDD) on February 26, 2026;
 - Verification of Bond in Force received on March 31, 2026.

Initial Compliance Report Prior to Issuance of a Building Permit

3. Prior to issuance of a building permit, the applicant shall submit a report addressing compliance with the conditions of approval, for review and approval of the CDD. The report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. Unless otherwise indicated, the applicant will be required to demonstrate compliance with the conditions of this report prior to issuance of construction permits. The Zoning Administrator may reject the report if it is not comprehensive with respect to applicable requirements for the requested permit. The deposit for review of the Compliance Report is \$500.00; the actual fee shall be time and materials.

Prior to final inspection for building permits relative to this approval, color photographs showing the as-built condition of the facility shall be submitted for the review and approval of the CDD to verify compliance with these Conditions of Approval. Photographs shall be taken following completion of construction and shall be submitted within 30 days of completing construction.

Permit Duration and Permit Review

4. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the Zoning Administrator no later than five years following the effective date of the

project approval. This review by the Zoning Administrator will be for the purpose of ensuring continued compliance with the conditions of permit approval. Non-compliance with the approved conditions and/or the ordinance code provisions after written notice thereof shall be cause for revocation proceedings.

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

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

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

Permittee is Responsible for Keeping CDD Informed of Party Responsible for Permit Compliance at all Times

5. 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.
 - A. Prior to obtaining a building permit, the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
 - B. Should the responsible party subsequently change (e.g. facility is acquired by a new carrier), within 30 days of the change, the Permittee shall issue a letter to CDD on the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Removal of Facility/Site Restoration

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

Security to Provide for Removal of Equipment

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

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

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

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

General Provisions

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

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

- 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.
9. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.
 10. 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.
 11. 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.

12. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
13. Antennas, towers, cabinets, and mountings shall not be used for advertising.
14. 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.
15. 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.

Exterior Noise

16. **No more than 30 days after the final building permit inspection**, the applicant shall submit evidence for review and approval of the CDD that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site.

Frequency Interference

17. 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.

Screening Requirements

18. The facility, including fencing, shall be screened or camouflaged to minimize visual impacts to neighboring properties and visual impacts as viewed from Camino Tassajara, and b) semi-annual weed abatement control to keep approximately 30-foot buffer from the edge of the facility to avoid the risk of wildfire.
19. Fencing shall be limited to the 6-foot-tall chain-link fence around the equipment area (maximum), and a stone-colored CMU wall around the generator. The equipment cabinets shall not extend above the top of the fence or wall.

Work Restrictions

20. 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.

21. 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.
22. Transportation of heavy equipment and trucks shall be limited to week days between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
23. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
24. 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.
25. 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)
- Farmworkers Day (State)
- Memorial Day (State and Federal)
- 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 days and dates that these holidays occur, please visit the following websites:

- Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm
- California Holidays: www.sos.ca.gov/holidays.htm

26. The Land Use Permit application was subject to an initial deposit of \$5,500 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid

prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

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.

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

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

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

- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- San Ramon Valley Fire Protection District
- Contra Costa County Environmental Health Division
- Federal Communications Commission
- California Department of Fish and Wildlife

- Regional Water Quality Control Board

CDLP26-02005 Photographs

Views of Facility from Camino Tassajara February 2026



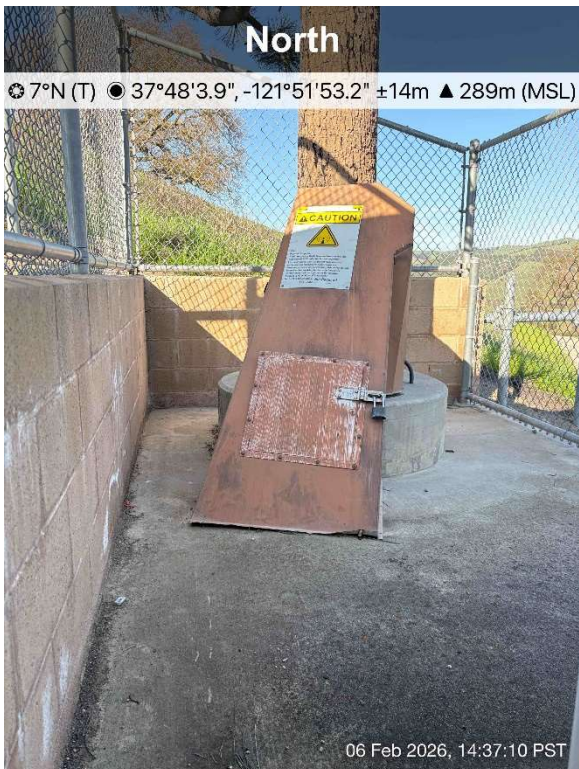
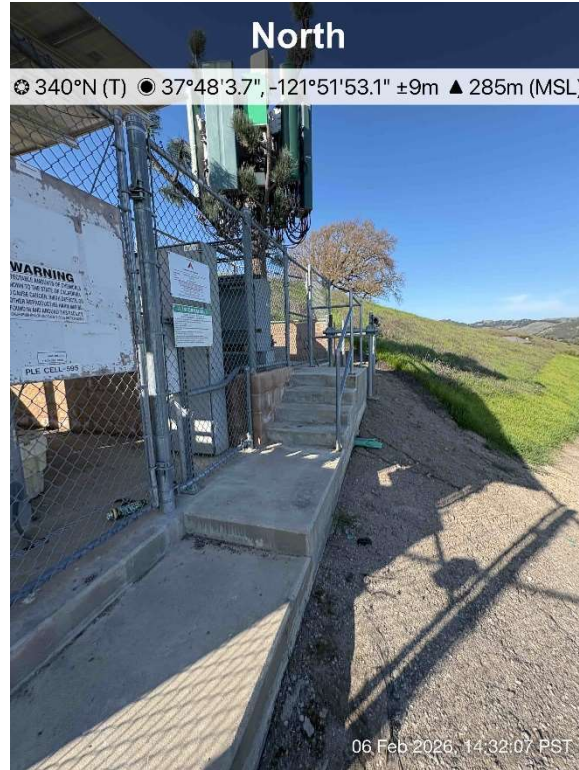
Views of Facility from Finley Road February 2026



**ATC 414135 TASSAJARA LAWRENCE
PERMIT RENEWAL CDLP26-2005**

The following photo's are provided in connection with the renewal of Use Permit LP16-2021 (CDLP26-02005) as requested in correspondence from the Contra Costa County DCD Planning Division dated 3/26/26.

COA 12 Equipment in good condition & graffiti free



COA 13 No advertising on site

South West

☉ 228°SW (T) ● 37°48'3.8", -121°51'53.4" ±4m ▲ 288m (MSL)



COA 15 Painting compliance

South West

☉ 207°SW (T) ● 37°48'3.9", -121°51'53.2" ±12m ▲ 286m (MSL)



East

☉ 94°E (T) ● 37°48'3.8", -121°51'53.1" ±3m ▲ 290m (MSL)



COA 18 Minimization of visual impacts

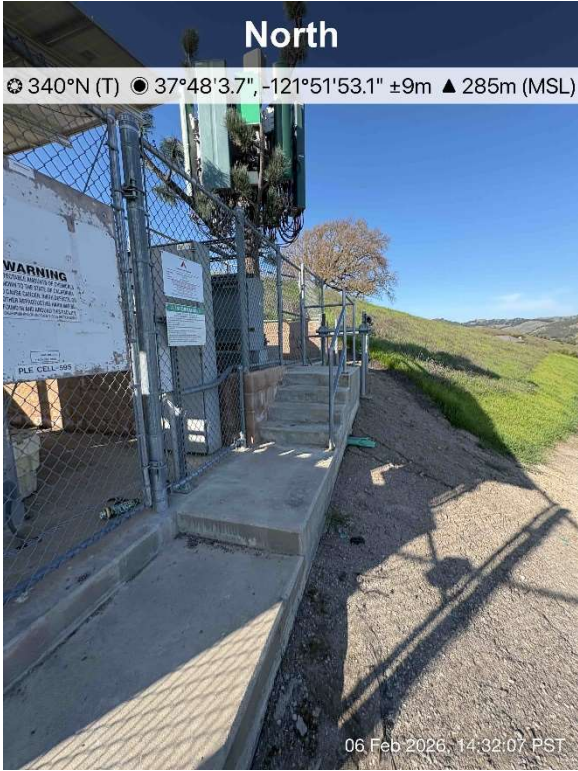


Equipment partially sunken within hillside to minimize visibility



Minimal visibility from Finley Road

COA 18 - 30 foot fire buffer





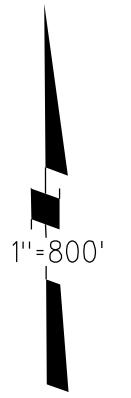
COA 19 Chainlink equipment enclosure with cabinets not exceeding fence height



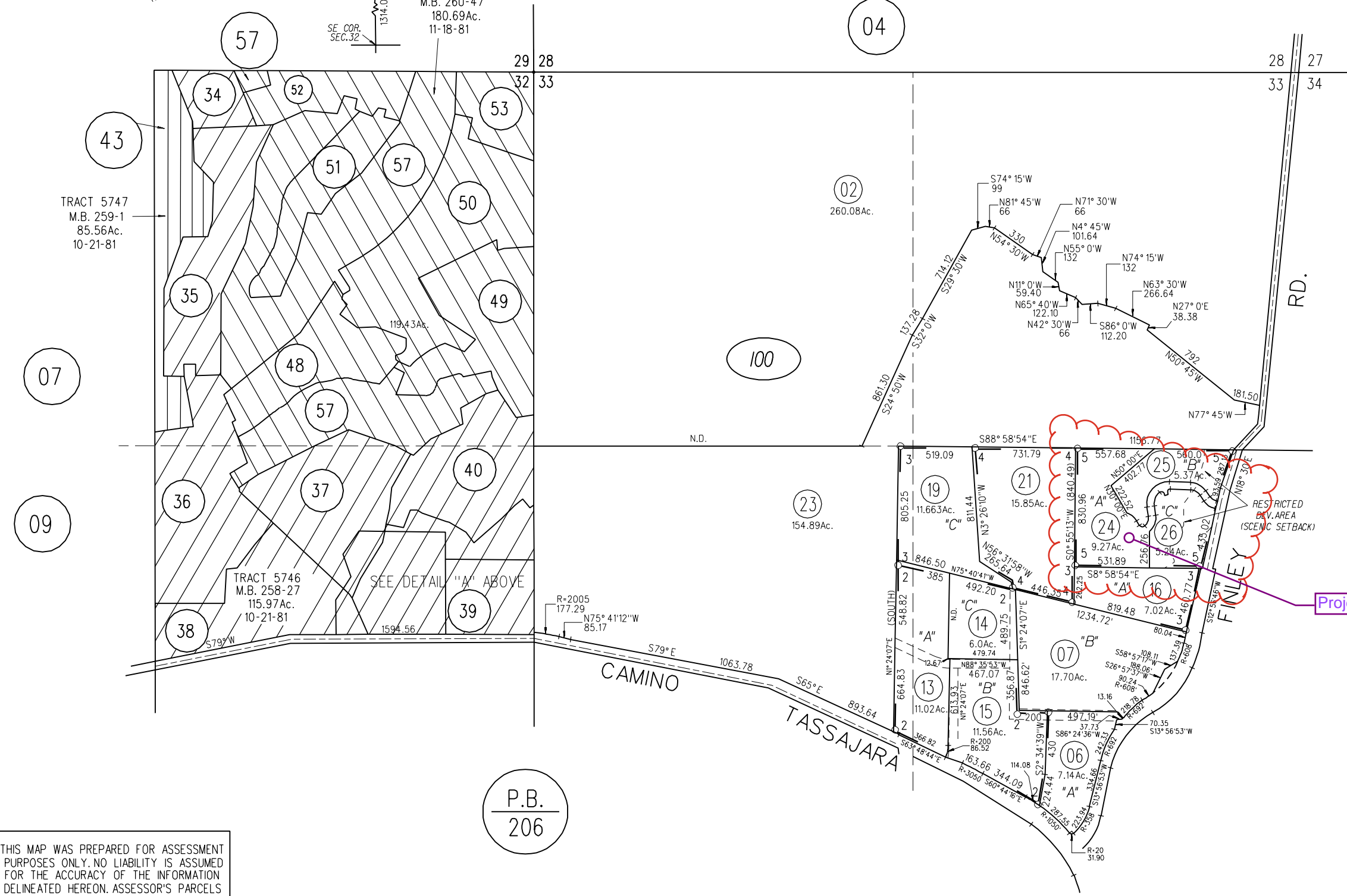
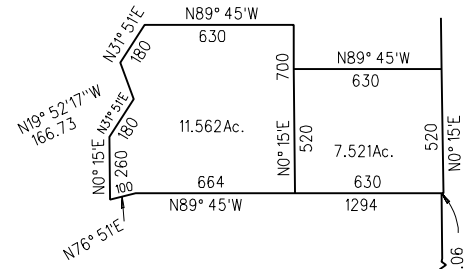
COA 19 Generator enclosure CMU wall in lieu of wood fence for durability

POR SEC'S. 32 & 33 T.IS. R. IE. M.D.B.M.

- 1- 22P.M.2, 3, 4, 4-27-72
- 2- 45P.M.37 & 38 6-11-76
- 3- 53P.M.43 & 44 4-13-77
- 4- 67LSM8 6-20-80
- 5- 184P.M.11 7-17-02



DETAIL "A"



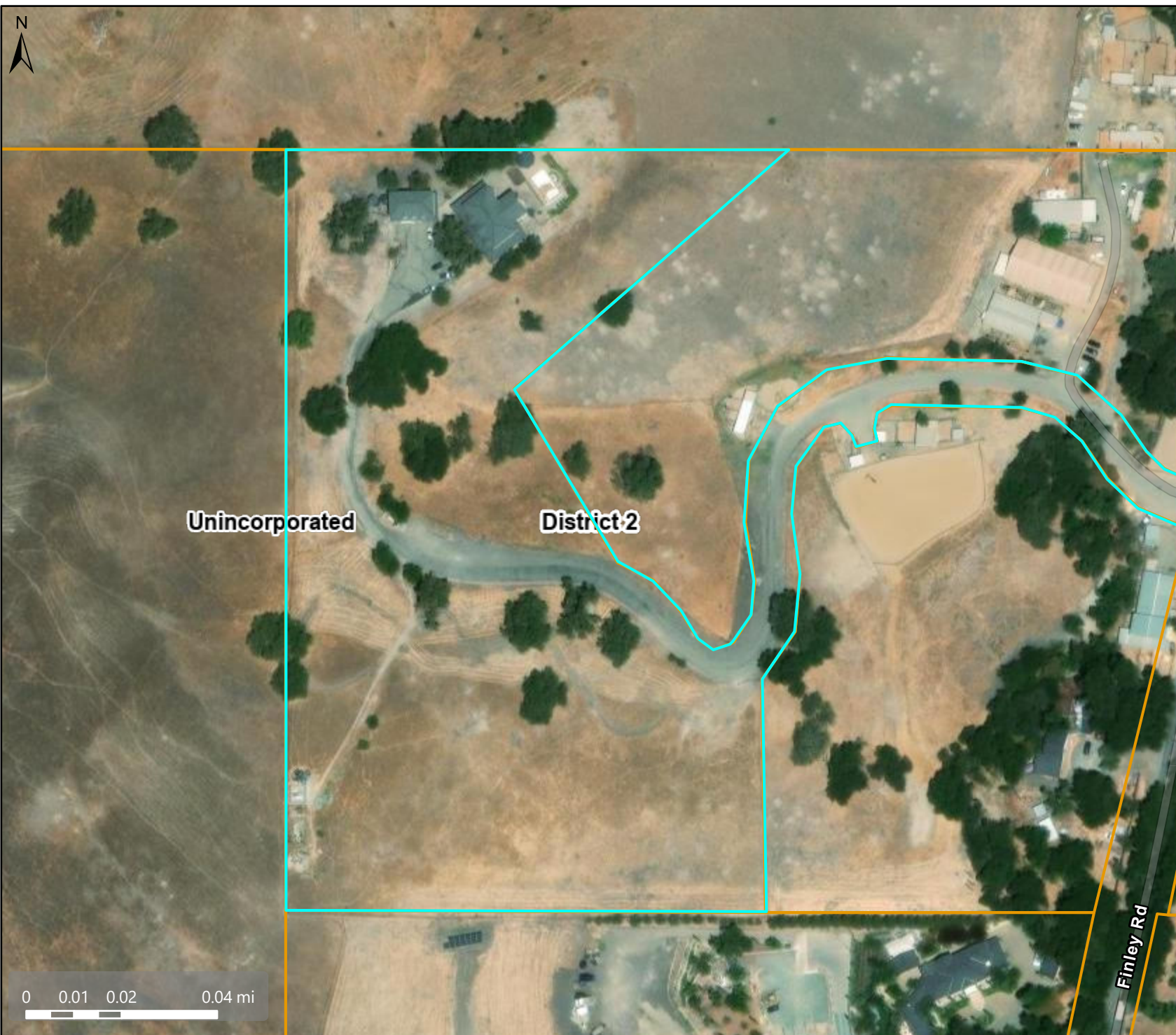
P.B.
204

P.B.
206

100 26
5/20/03

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.

Aerial View



Map Legend

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

Unincorporated

District 2

Finley Rd

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

General Plan Designation



Map Legend

County Border

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RC (Resource
Conservation)

AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)

Unincorporated

Board of
Supervisors'
Districts

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

Zoning District

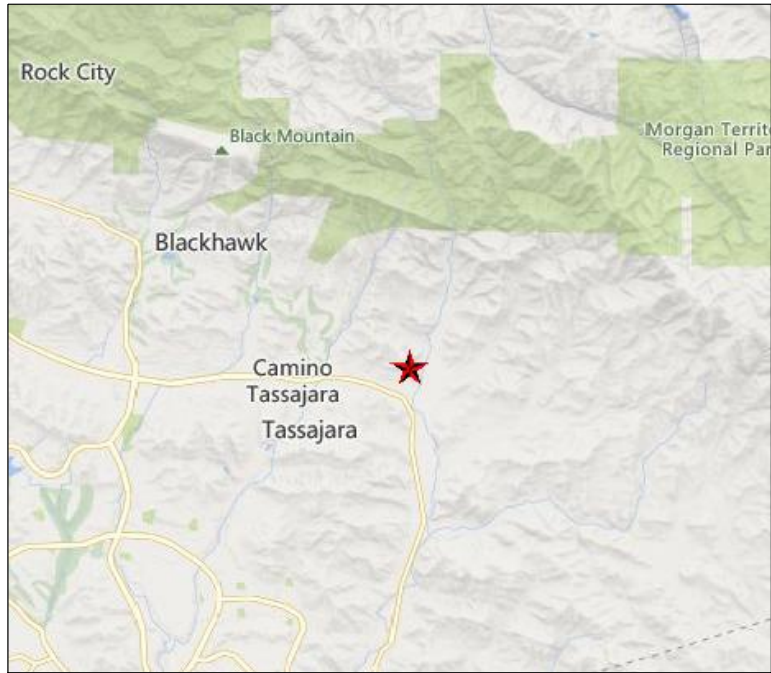


Map Legend

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

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



VICINITY MAP



AMERICAN TOWER®

SITE NAME: TASSAJARA LAWRENCE CA
SITE NUMBER: 414135
SITE ADDRESS: 1505 FINLEY ROAD
PLEASANTON, CA 94588



LOCATION MAP

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	MSL	02/18/26

ATC SITE NUMBER:
414135
 ATC SITE NAME:
TASSAJARA LAWRENCE
CA
 SITE ADDRESS:
 1505 FINLEY ROAD
 PLEASANTON, CA 94588

SEAL:

PRELIMINARY:
 NOT FOR
 CONSTRUCTION

RECEIVED on 02/26/2026 **CDLP26-02005**
 By Contra Costa County
 Department of Conservation and Development

DATE DRAWN: 02/18/26
 ATC JOB NO: 15720839_E1

TITLE SHEET

SHEET NUMBER: **G-001** REVISION: **A**

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2025 CALIFORNIA ADMINISTRATIVE CODE 2. 2025 CALIFORNIA BUILDING CODE 3. 2025 CALIFORNIA RESIDENTIAL CODE 4. 2025 CALIFORNIA ELECTRICAL CODE 5. 2025 CALIFORNIA PLUMBING CODE 6. 2025 CALIFORNIA ENERGY CODE 7. 2025 CALIFORNIA FIRE CODE 8. 2025 CALIFORNIA EXISTING BUILDING CODE 9. 2024 INTERNATIONAL BUILDING CODE (IBC) 10. LOCAL BUILDING CODE 11. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 1505 FINLEY ROAD PLEASANTON, CA 94588 COUNTY: CONTRA COSTA <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 37.80107569 LONGITUDE: -121.8647325 GROUND ELEVATION: 961' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: CONTRA COSTA COUNTY PARCEL NUMBER: 220-100-024	THIS SUBMITTAL IS FOR RE-PERMITTING WITH CONTRA COSTA COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	PROJECT TEAM <u>TOWER OWNER:</u> ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> DEBBIE L PEREIRA 1505 FINLEY ROAD PLEASANTON, CA 94588 <u>ENGINEER:</u> ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511 <u>AGENT:</u> JANICY CANALES ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS FROM 580 TAKE THE SANTA RITA/TASSAJARA RD EXIT HEADING NORTH. TRAVEL ON TASSAJARA RD 2.2 MILES TO A STOP LIGHT AND TURN LEFT TO CONTINUE ON TASSAJARA RD GO 4.4 MILES AND TURN RIGHT ON FINLEY RD. FROM 680 TAKE THE SYCAMORE RD EXIT EAST AND GO 7.4 MILES (SYCAMORE TURNS INTO CAMINO TASSAJARA) TO FINLEY RD AND TURN LEFT. GO 0.5 MILES ON FINLEY RD AND TURN LEFT AT THE SIGN PEREIRA RANCH HORSE BOARDING TRAIL ACCESS. GO UP THE HILL 0.2 MILES AND PARK ON THE RIGHT. THE GENERATOR IS APPROX 40 FEET UP THE HILL ON THE RIGHT. ACROSS THE ROAD FROM THE GENERATOR IS AN ACCESS GATE TO THE SITE. GO THRU THE GATE AND WALK UP AND AROUND THE HILL ON THE PATH APPROX 100 YARDS TO THE SITE.	G-001	TITLE SHEET	A	02/18/26	MSL
			C-101	OVERALL SITE PLAN	A	02/18/26	MSL
		C-102	DETAILED SITE PLAN & TOWER ELEVATION	A	02/18/26	MSL	
		C-402	DETAILED SITE PLAN & TOWER ELEVATION	A	02/18/26	MSL	
		C-501	SIGNAGE	A	02/18/26	MSL	



NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112

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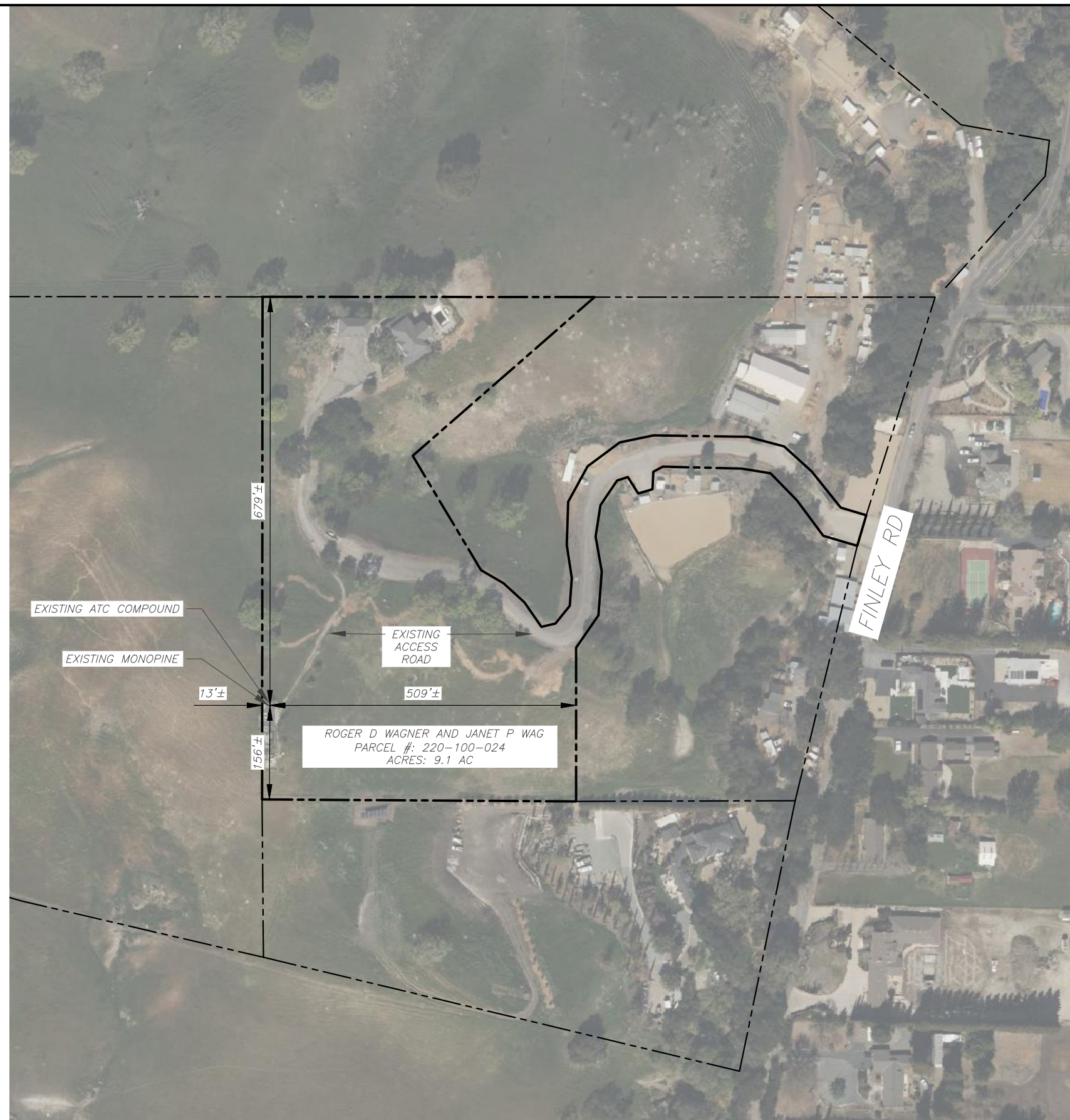
**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

DATE DRAWN:	02/18/26
ATC JOB NO:	15720839_E1

OVERALL SITE PLAN

SHEET NUMBER:
C-101

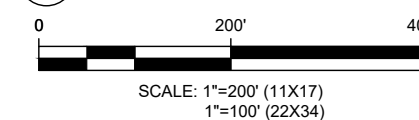
REVISION:
A



SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- XXX--- EXISTING CONTOUR (MAJOR)
- XXX--- EXISTING CONTOUR (MINOR)
- ~~~~~ EXISTING TREELINE
- x-x-x- EXISTING CHAINLINK FENCE
- [Hatched Box] EXISTING BUILDING
- SD-SD- EXISTING STORM DRAIN
- ===== EXISTING ROAD (DIRT)
- ===== EXISTING ROAD (STONE)
- ===== EXISTING ROAD (PAVED)
- [Stippled Box] EXISTING CONCRETE
- EXISTING LEASE AREA

1 OVERALL SITE PLAN



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AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	MSL	02/18/26

ATC SITE NUMBER:
414135
 ATC SITE NAME:
TASSAJARA LAWRENCE
CA
 SITE ADDRESS:
 1505 FINLEY ROAD
 PLEASANTON, CA 94588

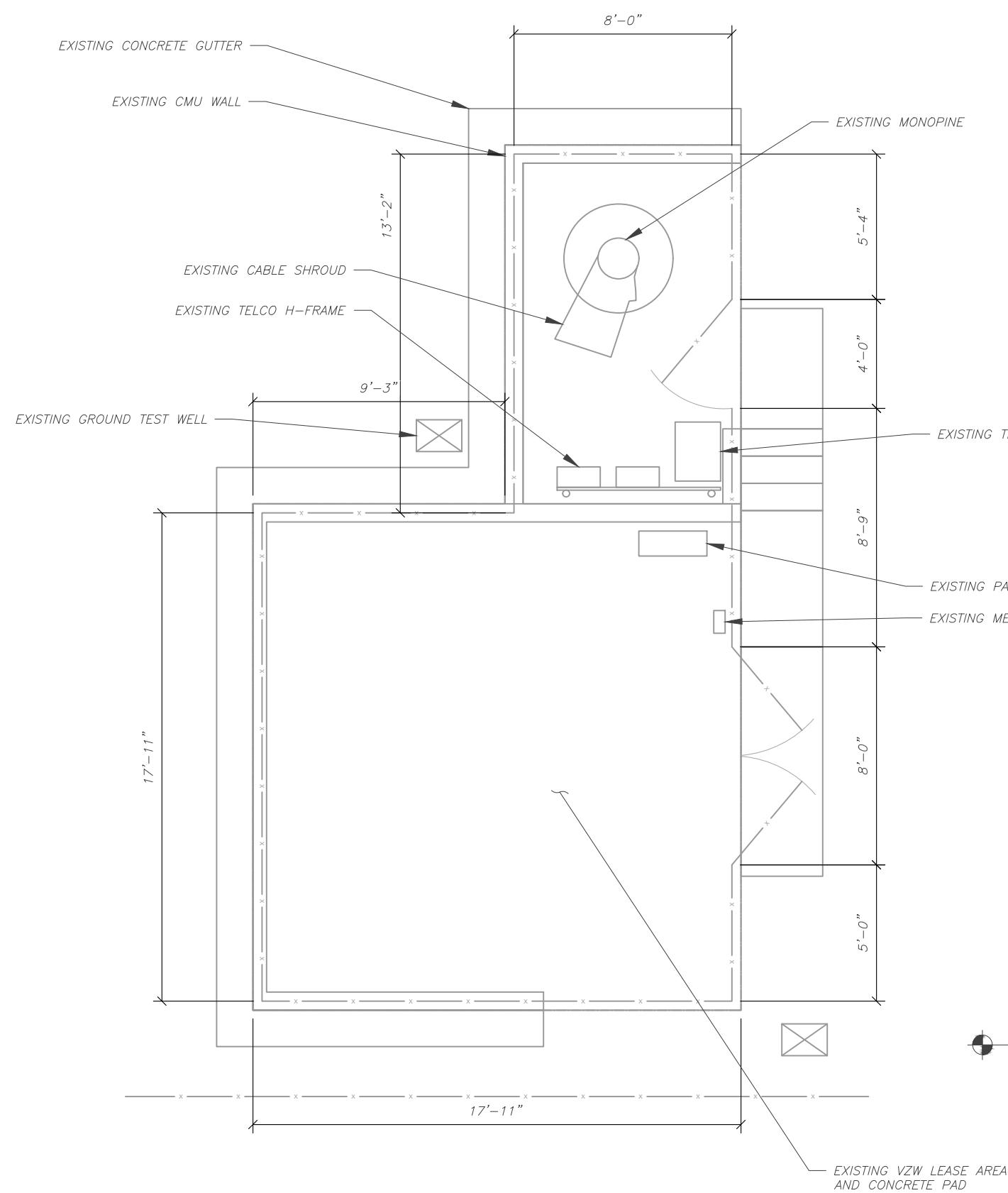
SEAL:

PRELIMINARY:
 NOT FOR
 CONSTRUCTION

DATE DRAWN:	02/18/26
ATC JOB NO:	15720839_E1

DETAILED SITE PLAN & TOWER ELEVATION

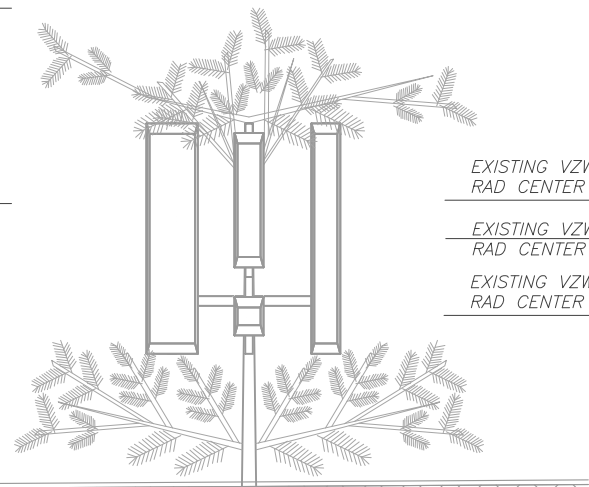
SHEET NUMBER:	REVISION:
C-102	A



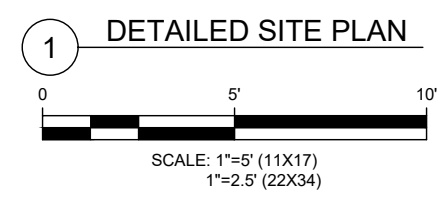
TOP OF EXISTING HIGHEST APPURTENANCE
 ELEV. 20'

TOP OF EXISTING TOWER
 ELEV. 14'

TOP OF CONCRETE FOUNDATION
 ELEV. 0'



EXISTING VZW ANTENNAS
 RAD CENTER @ 14'
 EXISTING VZW ANTENNAS
 RAD CENTER @ 13'
 EXISTING VZW ANTENNAS
 RAD CENTER @ 11'



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A	PRELIM	MSL	02/18/26

ATC SITE NUMBER:
414135
 ATC SITE NAME:
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CA
 SITE ADDRESS:
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 PLEASANTON, CA 94588

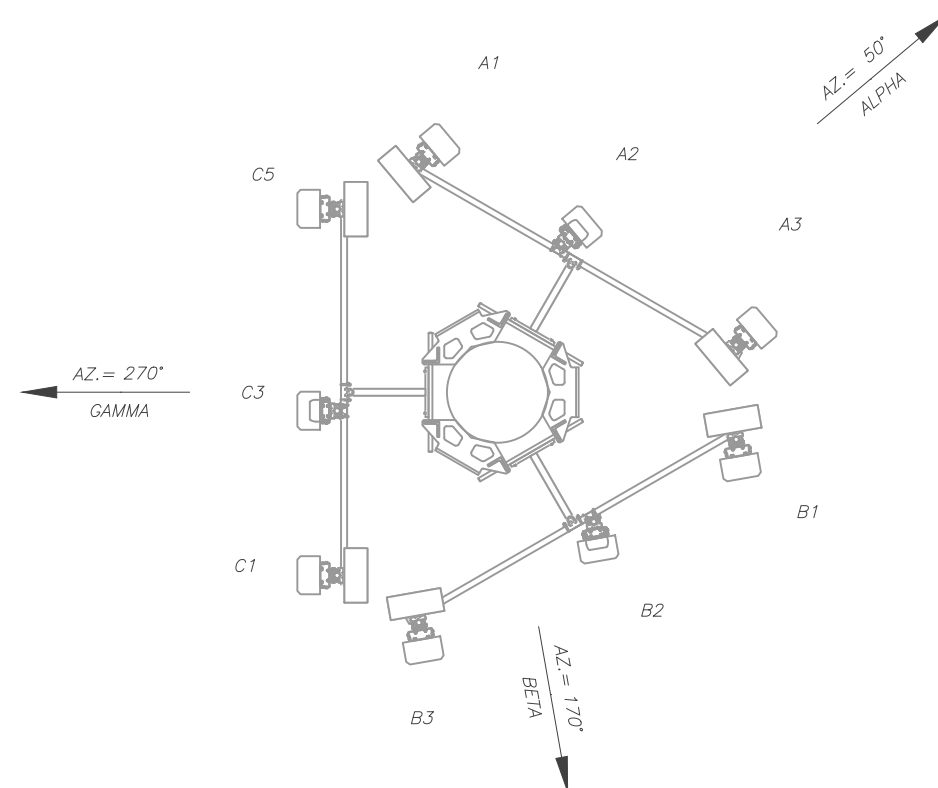
SEAL:

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

DATE DRAWN: 02/18/26
 ATC JOB NO: 15720839_E1

**DETAILED SITE PLAN &
 TOWER ELEVATION**

SHEET NUMBER: **C-402** REVISION: **A**



1 ANTENNA LAYOUT
 SCALE: NOT TO SCALE

VZW ANTENNA SCHEDULE					
LOCATION			ANTENNA SUMMARY		NON ANTENNA SUMMARY
SECTOR	RAD	AZ	POS	ANTENNA(S)	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	12'-10"	50°	A1	NHH-65C-R2B	(1) RADIO 4449 B13&B5
	14'-6"		A2A	AIR 6449	-
	11'-6"		A2B	KRE105105281/1	(1) 4408 B48 DC
	12'-10"		A3	NNHH-65B-R4	(1) 8843 REV 2
BETA	12'-10"	170°	B1	NHH-65C-R2B	(1) RADIO 4449 B13&B5
	14'-6"		B2A	AIR 6449	-
	11'-6"		B2B	KRE105105281/1	(1) 4408 B48 DC
	12'-10"		B3	NNHH-65B-R4	(1) 8843 REV 2
GAMMA	12'-10"	270°	C1	NHH-65C-R2B	(1) RADIO 4449 B13&B5
	14'-6"		C2A	AIR 6449	-
	11'-6"		C2B	KRE105105281/1	(1) 4408 B48 DC
	12'-10"		C3	NNHH-65B-R4	(1) 8843 REV 2

CAUTION



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION

NOT REQUIRED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO



NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



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ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	MSL	02/18/26

ATC SITE NUMBER:

414135

ATC SITE NAME:

TASSAJARA LAWRENCE
CA

SITE ADDRESS:

1505 FINLEY ROAD
PLEASANTON, CA 94588

SEAL:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

DATE DRAWN: 02/18/26

ATC JOB NO: 15720839_E1

SIGNAGE

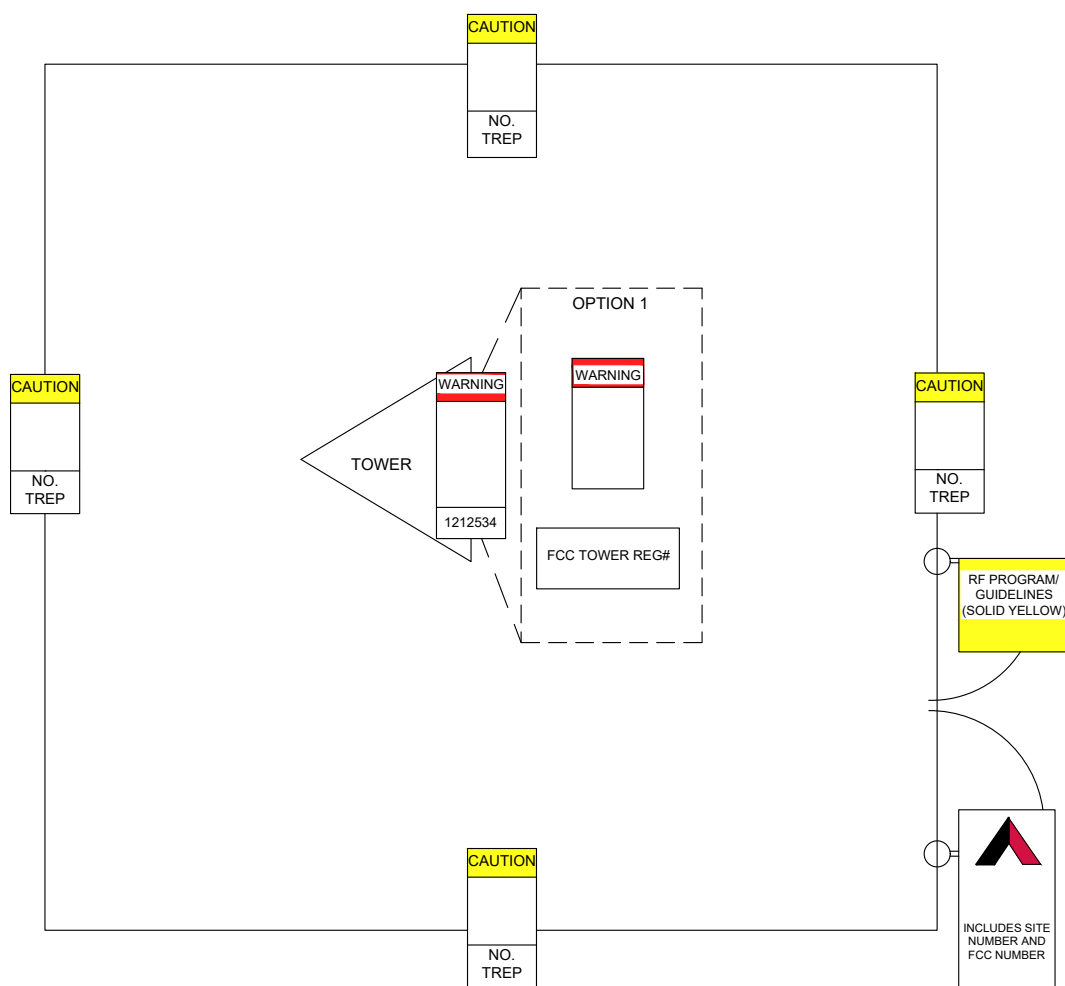
SHEET NUMBER:

C-501

REVISION:

A

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

MANAGED BY



AMERICAN TOWER®
CORPORATION

SITE NAME: TASSAJARA LAWRENCE CA

SITE #: 414135

FCC ASR #: NOT REQUIRED

NOC LOG IN MANDATORY FOR SITE ACCESS

**IN CASE OF EMERGENCY OR SITE ACCESS
CALL 877-518-6937 OR 877-905-3130**

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGN REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

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**The Derna Group, LLC
on behalf of Verizon Wireless
Site ID – 160874_ATC #414135
Assessment Purpose – L-Sub6
Site Name – Tassajara Lawrence
Site Compliance Report**

**1505 Finley Road
Pleasanton, CA 94588**

Latitude: N37-48-03.60
Longitude: W121-51-52.56
Structure Type: Mono-Eucalyptus

Report generated date: November 22, 2021
Report by: Benjamin Schnable
Customer Contact: Tanner Young

**Verizon Wireless will be compliant upon
completion of the remediation identified
in Section 2.2.**

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RECEIVED
on 12/07/2021
By Contra Costa County
Department of Conservation and Development
CDWMW21-00048

**The Derna Group, LLC
on behalf of Verizon Wireless
Tassajara Lawrence - 160874_ATC #414135
Radio Frequency (RF) Site Compliance Report**



1505 Finley Road, Pleasanton, CA 94588

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1 Executive Summary

The Derna Group, LLC on behalf of Verizon Wireless has contracted with Site Safe, LLC (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, 160874_ATC #414135 - Tassajara Lawrence, located at 1505 Finley Road, Pleasanton, CA, is in compliance with Federal Communications Commission (FCC) rules and regulations for RF exposure.

This report contains a detailed summary of the RF environment at the site including:

- Diagram of the site
- Inventory of the make / model of all antennas
- Theoretical MPE based on modeling

This report addresses exposure to radio frequency electromagnetic fields in accordance with FCC rules and regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled."

Verizon Wireless will be compliant with FCC rules and regulations, as described in OET Bulletin 65, **upon implementation of the proposed remediation**. The corrective actions needed to make this site compliant are located in Section 2.2.

Verizon Wireless proposes to make modifications to an existing site. The proposed antennas are noted as "Proposed" in the antenna table under Section 4.

This document and the conclusions herein are based on the information provided by Verizon Wireless.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

2 Site Compliance

2.1 Site Compliance Statement

Upon evaluation of the cumulative RF exposure levels from all operators at this site, Sitesafe has determined that:

Verizon Wireless will be compliant with FCC rules and regulations, as described in OET Bulletin 65, **upon implementation of the proposed remediation**. The corrective actions needed to make this site compliant are located in Section 2.2.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and/or the level of restricted access to the antennas at the site. Any deviation from the proposed Verizon Wireless deployment plan could result in the site being rendered non-compliant upon further evaluation.

2.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

Verizon Wireless will be compliant if the following changes are implemented:

Verizon Wireless Proposed Alpha Sector Location

Install a barrier that is 67' long with 5 Notice signs, as depicted in the site map.
Install a barrier that is 58' long with 4 Notice signs, as depicted in the site map.

Verizon Wireless Proposed Beta Sector Location

Install a barrier that is 46' long with 3 Notice signs, as depicted in the site map.

Verizon Wireless Proposed Gamma Sector Location

Install a barrier that is 46' long with 3 Notice signs, as depicted in the site map.

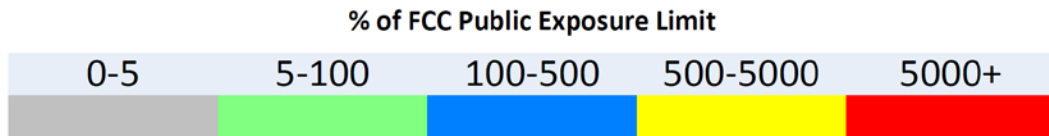
Note: Sitesafe recommends reducing transmit powers or raising antenna heights to reduce exposure levels on the ground.

3 Analysis

3.1 RF Exposure Diagram

The RF diagram(s) below display theoretical percentage of the Maximum Permissible Exposure for all systems at the site. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC **General Public** Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:



This table displays the maximum theoretical percentage of the FCC’s General Public MPE limits:

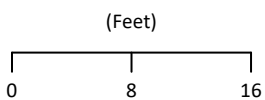
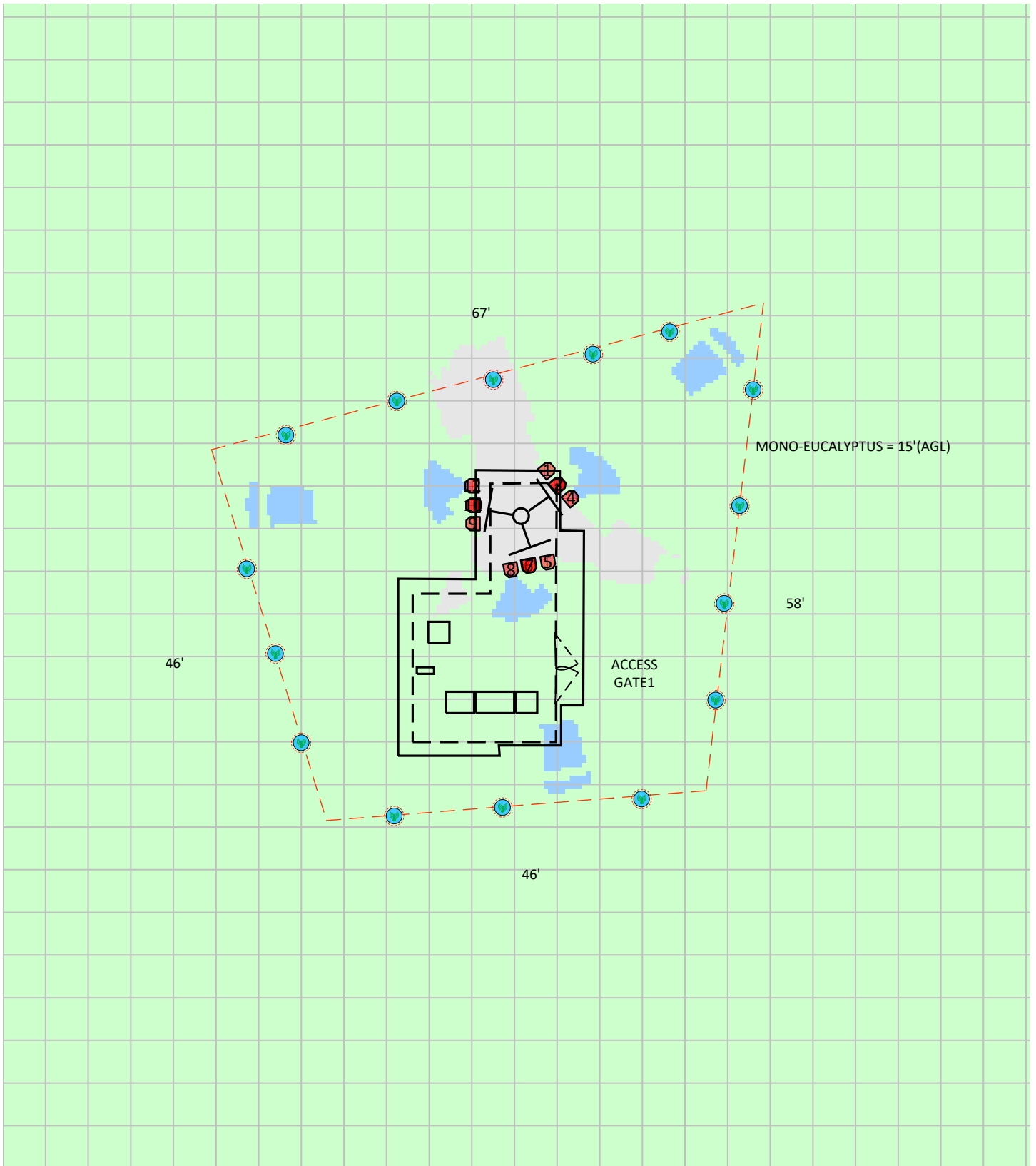
	General Public Levels:	
Exposure Type:	Maximum	Spatial Average
Reference Level:	Antenna	Ground
Verizon Wireless:	35,156.5%	199.4%
Composite:	35,156.5%	199.4%

Note: On the diagrams shown below, each level is marked with a height. For all diagrams that are marked as *Spatially Averaged*, the modeling program will spatially average the exposure within the area six feet above each set level. This provides an accurate spatial average of the percentage of the FCC’s MPE limits within an accessible area.

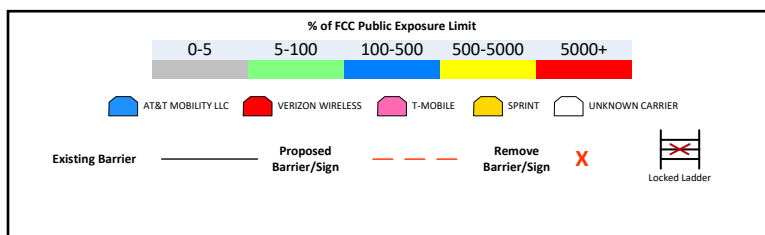
In the RF exposure simulations below, all heights are reflected with respect to ground level. Each different area, rooftop, or platform level is labeled with its height relative to the main site level. Exposure is calculated appropriately based on the relative height and location of that area to all antennas. The analyzed elevations in the RF exposure simulations are as follows:

- GROUND LEVEL = 0'

RF Exposure Simulation For: Tassajara Lawrence Composite View

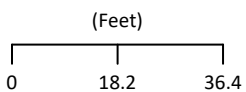
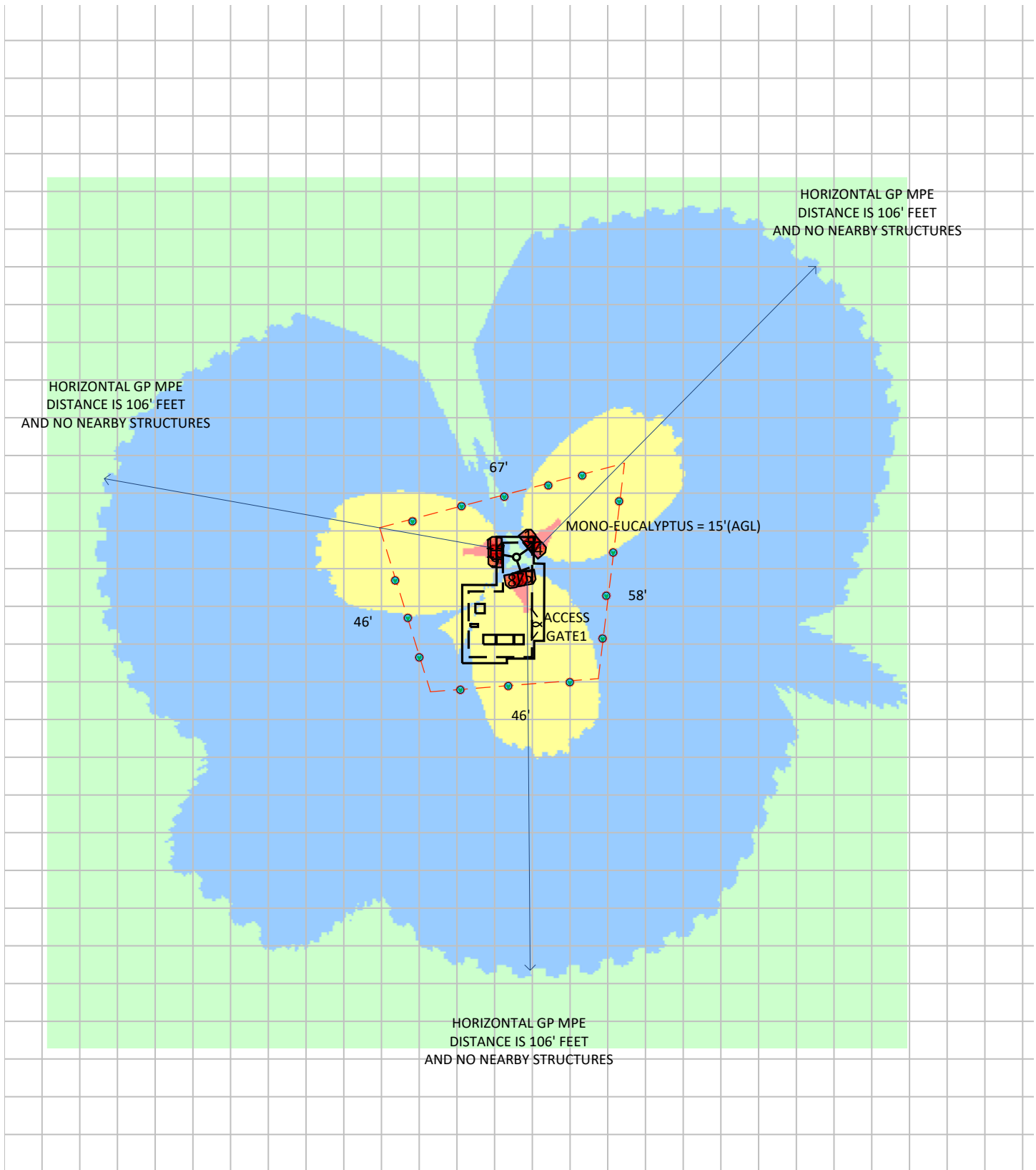


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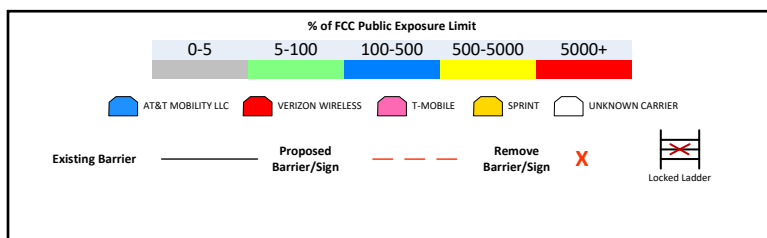


Sitesafe OET-65 Model
Near Field Boundary:
1.5 * Aperture
Reflection Factor: 1
Spatially Averaged

RF Exposure Simulation For: Tassajara Lawrence
 Antenna Level – Verizon Centerline = 14.5'(AGL)

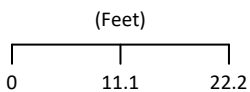
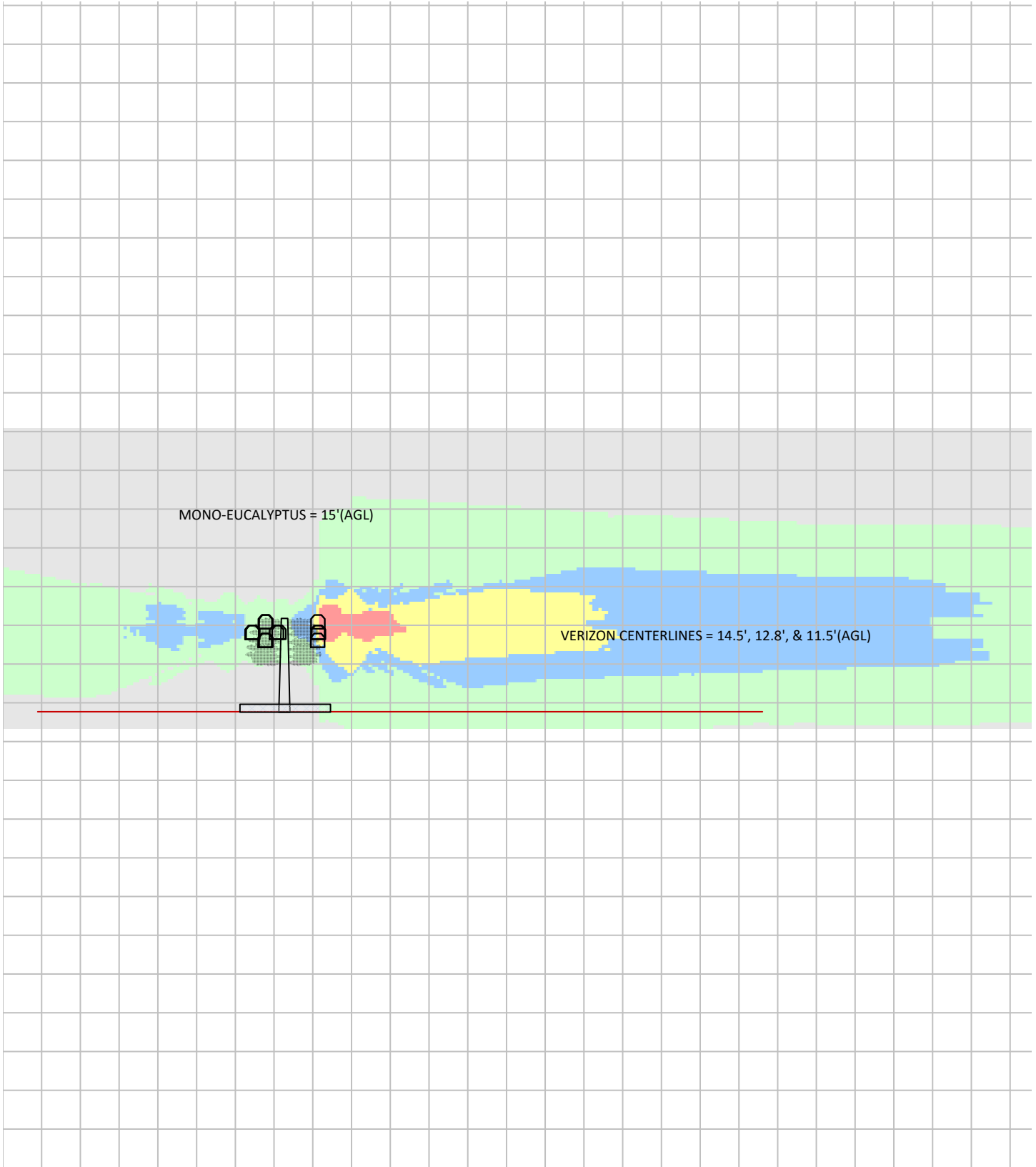


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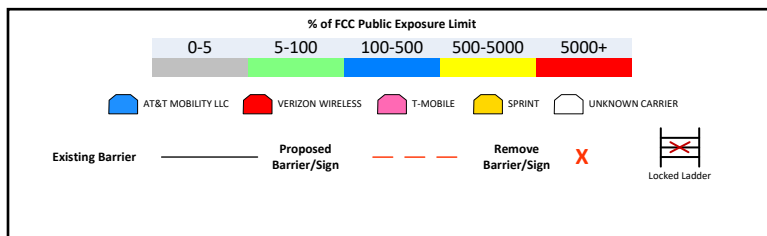


Sitesafe OET-65 Model
 Near Field Boundary:
 1.5 * Aperture
 Reflection Factor: 1
 Spatially Averaged

RF Exposure Simulation For: Tassajara Lawrence Elevation View



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11/22/2021 5:45:13 PM



Sitesafe OET-65 Model
Near Field Boundary:
1.5 * Aperture
Reflection Factor: 1
Single Level (0)

4 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer and was utilized by Sitesafe to perform theoretical modeling of RF exposure. The inventory coincides with the site diagrams in this report, identifying each antenna's location at 160874_ATC #414135 - Tassajara Lawrence. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Transmitter Power Output ("TPO"), Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP")
- Antenna manufacturer make, model, and gain



The following antenna inventory was provided by the customer and was utilized to create the site model diagrams:

Ant ID	Operator	Antenna Make and Model	Ant Type	TX Freq (MHz)	Technology	Az (Deg)	Horizontal Beamwidth (Deg)	Ant Length (ft)	Ant Gain (dBd)	Power	Power Type	Power Units	TX Count	Misc Loss	Total ERP (Watts)	Z (ft)	MDT (Deg)	EDT (Deg)
1	VERIZON WIRELESS (Proposed)	Commscope NHH-65B-R2B	Panel	850	CDMA	50	60.0	6	12.86	20.00	TPO	Watt	4	0.00	1545.6	12.8	0	0
1	VERIZON WIRELESS (Proposed)	Commscope NHH-65B-R2B	Panel	1900	LTE	50	69.0	6	15.76	40.00	TPO	Watt	4	0.00	6027.3	12.8	0	0
2	VERIZON WIRELESS (Proposed)	Ericsson KRE105105281	Panel	3550	LTE/CBRS	50	65.0	0.7	9.41	5.00	TPO	Watt	4	0.00	174.6	11.5	0	0
3	VERIZON WIRELESS (Proposed)	Ericsson AIR6449	Panel	3700	5G	50	12.0	2.8	23.55	80.00	TPO	Watt	4	0.00	72468.6	14.5	0	0
4	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	2100	LTE/AWS1	50	62.0	6	14.76	40.00	TPO	Watt	2	0.00	2393.8	12.8	0	0
4	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	2100	LTE/AWS3	50	62.0	6	14.76	40.00	TPO	Watt	2	0.00	2393.8	12.8	0	0
4	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	850	LTE	50	64.0	6	12.76	40.00	TPO	Watt	2	0.00	1510.4	12.8	0	0
4	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	850	5G	50	64.0	6	12.76	40.00	TPO	Watt	2	0.00	1510.4	12.8	0	0
4	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	751	LTE	50	66.0	6	11.46	40.00	TPO	Watt	4	0.00	2239.3	12.8	0	0
5	VERIZON WIRELESS (Proposed)	Commscope NHH-65B-R2B	Panel	850	CDMA	170	60.0	6	12.86	20.00	TPO	Watt	4	0.00	1545.6	12.8	0	0
5	VERIZON WIRELESS (Proposed)	Commscope NHH-65B-R2B	Panel	1900	LTE	170	69.0	6	15.76	40.00	TPO	Watt	4	0.00	6027.3	12.8	0	0
6	VERIZON WIRELESS (Proposed)	Ericsson KRE105105281	Panel	3550	LTE/CBRS	170	65.0	0.7	9.41	5.00	TPO	Watt	4	0.00	174.6	11.5	0	0
7	VERIZON WIRELESS (Proposed)	Ericsson AIR6449	Panel	3700	5G	170	12.0	2.8	23.55	80.00	TPO	Watt	4	0.00	72468.6	14.5	0	0
8	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	751	LTE	170	66.0	6	11.46	40.00	TPO	Watt	4	0.00	2239.3	12.8	0	0
8	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	850	LTE	170	64.0	6	12.76	40.00	TPO	Watt	2	0.00	1510.4	12.8	0	0
8	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	850	5G	170	64.0	6	12.76	40.00	TPO	Watt	2	0.00	1510.4	12.8	0	0
8	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	2100	LTE/AWS1	170	62.0	6	14.76	40.00	TPO	Watt	2	0.00	2393.8	12.8	0	0
8	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	2100	LTE/AWS3	170	62.0	6	14.76	40.00	TPO	Watt	2	0.00	2393.8	12.8	0	0

Ant ID	Operator	Antenna Make and Model	Ant Type	TX Freq (MHz)	Technology	Az (Deg)	Horizontal Beamwidth (Deg)	Ant Length (ft)	Ant Gain (dBd)	Power	Power Type	Power Units	TX Count	Misc Loss	Total ERP (Watts)	Z (ft)	MDT (Deg)	EDT (Deg)
9	VERIZON WIRELESS (Proposed)	Commscope NHH-65B-R2B	Panel	850	CDMA	270	60.0	6	12.86	20.00	TPO	Watt	4	0.00	1545.6	12.8	0	0
9	VERIZON WIRELESS (Proposed)	Commscope NHH-65B-R2B	Panel	1900	LTE	270	69.0	6	15.76	40.00	TPO	Watt	4	0.00	6027.3	12.8	0	0
10	VERIZON WIRELESS (Proposed)	Ericsson KRE105105281	Panel	3550	LTE/CBRS	270	65.0	0.7	9.41	5.00	TPO	Watt	4	0.00	174.6	11.5	0	0
11	VERIZON WIRELESS (Proposed)	Ericsson AIR6449	Panel	3700	5G	270	12.0	2.8	23.55	80.00	TPO	Watt	4	0.00	72468.6	14.5	0	0
12	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	751	LTE	270	66.0	6	11.46	40.00	TPO	Watt	4	0.00	2239.3	12.8	0	0
12	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	850	LTE	270	64.0	6	12.76	40.00	TPO	Watt	2	0.00	1510.4	12.8	0	0
12	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	850	5G	270	64.0	6	12.76	40.00	TPO	Watt	2	0.00	1510.4	12.8	0	0
12	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	2100	LTE/AWS1	270	62.0	6	14.76	40.00	TPO	Watt	2	0.00	2393.8	12.8	0	0
12	VERIZON WIRELESS (Proposed)	Commscope NNHH-65B-R4	Panel	2100	LTE/AWS3	270	62.0	6	14.76	40.00	TPO	Watt	2	0.00	2393.8	12.8	0	0

Note: The Z reference indicates antenna height above ground level (AGL). ERP values provided by the client and used in the modeling may be greater than are currently deployed. For additional modeling information, refer to Appendix B. Proposed equipment is tagged as *(Proposed)* under Operator or Antenna Make and Model.

5 Reviewer Certification

The reviewer whose signature appears below hereby certifies and affirms:

That I am an employee of Site Safe, LLC, in Vienna, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Benjamin Schnable.

November 23, 2021



Anthony Handley



Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e. mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by Verizon Wireless, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

Appendix B – Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict exposure greater than 100% of the applicable MPE level may not actually occur but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF exposure diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

Gain (of an antenna) – The ratio, usually expressed in decibels, of the power required at the input of a loss-free reference antenna to the power supplied to the input of the given antenna to produce, in a given direction, the same field strength or the same power density at the same distance. When not specified otherwise, the gain refers to the direction of maximum radiation. Gain may be considered for a specified polarization. Gain may be referenced to an isotropic antenna (dBi) or a half-wave dipole (dBd) antenna.

General Population/Uncontrolled Environment – Defined by the FCC as an area where RF exposure may occur to persons who are *unaware* of the potential for exposure and who have no control over their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of “Generic” as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

Occupational/Controlled Environment – Defined by the FCC as an area where RF exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC’s Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

OSHA (Occupational Safety and Health Administration) – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA’s role is to promote the safety and health of America’s working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Exposure or Electromagnetic Fields – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy a 6-foot tall human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter’s final radio frequency stage as measured at the output terminal while connected to a load.

Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF exposure diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All Verizon Wireless employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal protective monitor (PPM), successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.
2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
 - adding new antennas that may have been located on the site
 - removing of any existing antennas
 - changes in the radiating power or number of RF emitters
4. Post the appropriate **NOTICE**, **CAUTION**, or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Section 3.1 to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. In addition to RF Advisory Signage, a RF Guideline Signage is recommended to be posted at the main site access point(s). The signs below are examples of signs meeting FCC guidelines.



5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.
6. For a General Public environment the five color levels identified in this analysis can be interpreted in the following manner:
 - Gray represents areas predicted to be at 5% or less of the General Public MPE limits. *The General Public can access these areas with no restrictions.*

- Green represents areas predicted to be between 5% and 100% of the General Public MPE limits. *The General Public can access these areas with no restrictions.*
- Blue represents areas predicted to be between 100% and 500% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*
- Yellow represents areas predicted to be between 500% and 5000% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*
- Red represents areas predicted to be greater than 5000% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*

7. For an Occupational environment the five color levels identified in this analysis can be interpreted in the following manner:

- Gray represents areas predicted to be at 1% or less of the Occupational MPE limits. *Workers can access these areas with no restrictions.*
- Green represents areas predicted to be between 1% and 20% of the Occupational MPE limits. *Workers can access these areas with no restrictions.*
- Blue represents areas predicted to be between 20% and 100% of the Occupational MPE limits. Workers can access these areas assuming they have basic understanding of EME awareness and RF safety procedures and understand how to limit their exposure.
- Yellow represents areas predicted to be between 100% and 1000% of the Occupational MPE limits. Workers can access these areas assuming they have basic understanding of EME awareness and RF safety procedures and understand how to limit their exposure. Transmitter power reduction and/or time-averaging may be required.
- Red represents areas predicted to be greater than 1000% of the Occupational MPE limits. These areas are not safe for workers to be in for prolonged periods of time. Special procedures must be adhered to, such as lockout/tagout or transmitter power reduction, to minimize worker exposure to EME.

8. Use of a Personal Protective Monitor (PPM): When working around antennas, Sitesafe strongly recommends the use of a PPM. Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

Additional Information

Additional RF information is available at the following sites:

<https://www.fcc.gov/general/radio-frequency-safety-0>

<https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>

OSHA has additional information available at:

<https://www.osha.gov/SLTC/radiofrequencyradiation/index.html>

Appendix E – Regulatory Basis

FCC Rules and Regulations

In 1996, the Federal Communications Commission (FCC) adopted regulations for evaluating the effects of RF exposure in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 (“OET Bulletin 65”), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

FCC regulations define two separate tiers of exposure limits: Occupational or “Controlled environment” and General Public or “Uncontrolled environment”. The General Public limits are generally five times more conservative or restrictive than the Occupational limits. The General Public limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

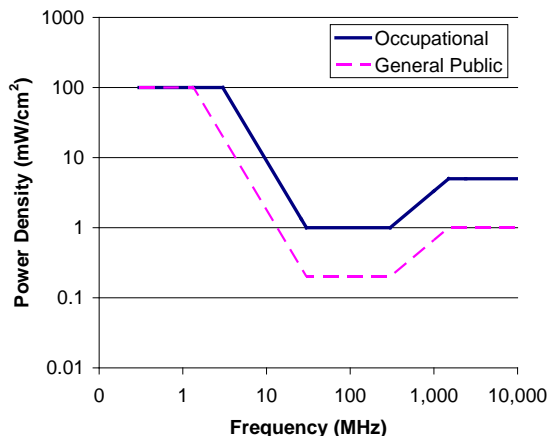
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF hazard signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF hazard signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:

FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

*Plane-wave equivalent power density

Appendix F – Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a worker's understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet-based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Site RF Exposure Diagram(s): Section 3 of this report contains RF Diagram(s) that outline various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst-case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2557

Agenda Date: 6/15/2026

Agenda #: 4a.

Project Title:	Almond Street - 4 Unit Multi-Family Residential Development Plan
County File(s):	#CDDP21-03007
Applicant:	Clifton Schofield
Owner: General Plan: Zoning:	Clifton Schofield Residential Medium-High Density (RMH) Multi-Family Residential District (M-29)
Site Address/Location:	0 Almond Street (Southern side of Almond Street adjacent to Howe Road) APN: 375-257-003
California Environmental Quality Act (CEQA) Status:	The proposed project is exempt under CEQA Guidelines Section 15303(b) New Construction - Multi-Family Residential structures not exceeding four units, or up to six units in urbanized areas.
Project Planner:	Adrian Veliz, Senior Planner (925) 655-2879 Adrian.veliz@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant is seeking a Development Plan approval to allow the construction of a four-unit multi-family residential development on a vacant parcel. The proposal includes two separate two-story apartment buildings (Unit A & Unit B). Unit A & B buildings each consist of two identical 3-bedroom apartment units, combining for a total of four units. Each building includes 2,600 square feet of living space and an attached two-car garage that provides one covered parking space for each unit within the respective buildings. The project includes requests for variances for building setback for both buildings, minimum parcel area, landscaping requirements and off-street parking requirements. Lastly, the project includes a tree permit for the prior removal of three code protected trees from the subject property.

II. RECOMMENDATION

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

recommends that the County Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15303(b) of the CEQA Guidelines.

- B. APPROVE Development Plan, County File #CDDP21-03007 to allow the development of a four-unit multi-family residential development, based on the attached findings and subject to the attached conditions of approval.

- C. DIRECT staff to file a Notice of Exemption.

III. GENERAL INFORMATION

- A. General Plan: The subject property is located within a Residential Medium-High (RMH) General Plan Land Use Designation.

- B. Zoning: The subject property is located within an M-29 Multi-Family Residential Zoning District (M-29).

- C. California Environmental Quality Act (CEQA) Compliance: The proposed project is exempt under CEQA Guidelines Section 15303(b). This CEQA section applies to multi-family residential projects involving the construction of four or fewer dwelling units, or up to six dwelling units in urbanized areas.

- D. Previous Applications: There are no prior permit approvals involving the subject property.

- E. Lot Creation: The subject property is a portion of Lots 4, 5 & 6 of Martinez Center Tact No. 1, a map which was recorded on December 7, 1915.

IV. SITE/AREA DESCRIPTION

The subject property consists of approximately 9,634 square feet of vacant land located at the eastern terminus of Almond Street, immediately west of the Howe Road right-of-way in the Martinez area of unincorporated Contra Costa County. Publicly maintained portions of Almond Street right-of-way extend west from the Santa Fe Avenue intersection, approximately 200 feet west of the project. The portion of Almond Street east of Santa Fe Avenue, including the project frontage, consists of a 40-foot-wide right-of-way which was dedicated but not accepted for public roadway. Therefore, the 40-foot right-of-way is considered a shared driveway/private roadway for the use of parcels located along its northern and southern frontage. The subject property is relatively flat throughout and is completely devoid of buildings/structures.

The project vicinity consists of existing single-family and multi-family residential development within similarly zone lands located north, west, and south of the project site. The eastern boundary of the project site coincides with the Howe Road right-of-way and the Martinez City limit. The Howe Road right-of-way includes a north-west drainage channel adjacent to the paved roadway, into which the site drainage plan is designed to discharge stormwaters originating on or traversing the subject property. Established commercial and industrial land uses exist on lands along Howe Road within the City of Martinez east of the project site, however, the surrounding land uses in the area are predominantly residential.

V. PROJECT DESCRIPTION

The applicant is seeking a Development Plan approval to allow the construction of a four-unit multi-family residential development on a vacant parcel. The proposal includes two separate two-story apartment buildings (Unit A & Unit B), approximately 25' in height. Unit A & B buildings each consist of two identical 3-bedroom apartment units, combining for a total of four units. Each building includes 2,600 square feet of living space and an attached two-car garage that provides one covered parking space for each unit within the respective buildings. The project includes requests for building setback variances for both buildings. Proposed setback variances for Unit A include a 15' front setback (Almond Street) where 25' is the minimum required, 4' 9 3/4" secondary front setback (Howe Road) where 25' is the minimum required, and 9' 1 7/8" southern side yard where 20 feet is the minimum required.

Proposed setback variances for Unit B include an 8' 11 1/2" (southern) side yard, a 9' 1 3/8" (western) rear yard and a 3' (northern) side yard, where 20 feet are the minima required. The project also includes variances to ordinance code section 84-26.602 for minimum parcel area (9,600 s.f. existing where 10,000 s.f. is the minimum required for multi-family residential development), and section 84-26.1402 for landscaping open space areas within the development (no landscaped open areas proposed where 25% open area is required). The project also proposes off street parking variances to allow each of the parking spaces provided to encroach within the side yard and setback areas applicable to the principal structure. Lastly, the project includes a tree permit for the prior removal of three code protected trees from the subject property.

VI. AGENCY COMMENTS

CDD staff has forwarded application materials to outside agencies - including County Department Conservation and Development Building Inspection Division, County Health Department Environmental Health Division, County Department of Public Works Engineering Services Division, Contra Costa County Fire Protection District, City of Martinez, Contra Costa Water District, Mountain View Sanitary District, and Contra Costa Mosquito & Vector Control District - with a request for comment on the proposed project. The agency comments received by CDD staff in response to this request are summarized below.

- A. Building Inspection Division: In a returned agency comment request form dated April 22, 2021, Building Inspection Division staff advise that the project is required to comply with all applicable building codes.

- B. County Department of Public Works - Engineering Services Division: In a memo dated April 28, 2026, Engineering Services Division staff provide recommended conditions of approval relating to site access, drainage, and utilities for the proposed development. The recommendations have been incorporated as conditions of approval for the project. See attached comment letter for additional details.

- C. City of Martinez: In a letter dated April 19, 2021, City of Martinez staff provide comments advising that the project site is located within the City's Sphere of Influence and within the City's water service

area. It is further advised that providing water for the project from the City's water system will be subject to approval by the Local Agency Formation Commission (LAFCO), and that all costs associated with that approval shall be borne by the applicant. Additionally, the city recommends that frontage improvements consistent with requirements specified under Martinez Municipal code should be required of the project. In a subsequent letter dated April 9, 2026, City Staff provided additional comments based on revised project plans. The 2026 comments were primarily solicited by the applicant to evaluate the proposed site drainage plan, which involves stormwater drainage pipe outfall to an existing drainage channel along Howe Road which is within the City's jurisdiction. The April 9, 2026, letter specifies that the site drainage plan is acceptable to the city and that the applicant must obtain an encroachment permit from the City for any work occurring within the Howe Road right-of-way. See attached comment letters for additional details on the City's comments.

D. Contra Costa County Fire Protection District (CCCFPD): In a letter dated April 22, 2021, CCCFPD staff advised of fire codes applicable to the project relating to access, and water supply. If the project is approved, construction plans will be subject to fire district review to ensure compliance with applicable fire code provisions. See attached comment letter for additional details on the specified code requirements.

E. Department of Conservation and Development Transportation Planning Section: In a memo dated April 22, 2021, transportation planning section staff advise of County Vehicle Miles Traveled (VMT) and Level of Service (LOS) standards applicable to projects which generate over 100 daily vehicular trips. the project. Transportation planning staff also note that the project is not estimated to exceed the 100 daily trip threshold. See attached memo for additional details on these comments.

VII. STAFF ANALYSIS

A. General Plan Consistency: The project consists of an urban land use proposed within an established residential neighborhood located within the urban limit line, consistent with the County's 65/35 Land Preservation Standard. Utility connections to existing electrical, water, and sanitary sewer services would be available to the project via existing infrastructure located within public-rights of way proximate to the

site. Infill development, such as that proposed with this application, is specifically encouraged under General Plan Land Use Policy LU-P2.5. The subject property is located within a Residential Medium-High (RMH) General Plan Land Use designation. Residential development within a range of 17-30 dwelling units per net acre is permissible within the RMH designation. Limited nonresidential land uses serving/supporting nearby homes may also be permissible within the RMH designation; however, the project only proposes residential land use. The project consists of four residential units resulting in a proposed project density of 18.1 units per acre on the subject ±9,634-square-foot (0.221-acre) parcel. Thus, the project is consistent with the RMH designation in terms of land use, and density.

The Stronger Communities Element of the Contra Costa County 2045 General Plan includes additional policies applicable to development within the Vine Hill/Mountain View area of unincorporated Contra Costa County, a geographic area which includes the project site. General Plan policies for the Vine Hill/Mountain View support the preservation/enhancement of the local Vine Hill Creek, encourage commercial and mixed-use development along Pacheco Boulevard, and generally encourage beautification throughout the area. The project site is not proximate to Vine Hill Creek or Pacheco Boulevard; thus, the project has no potential for conflict with such policies. Area-wide beautification policies encourage improved community appearance through litter/graffiti removal, street/sidewalk maintenance, illegal dumping abatement, and code enforcement. Vacant lots can attract such nuisances and may be targeted for illegal dumping or graffiti. The subject vacant lot is somewhat isolated, located at the terminus of a private access roadway, which can attract such activities. However, access to the project site is presently secured by fencing, and the property does not appear to be experiencing nuisance conditions relating to litter, graffiti, or dumping at the time of CDD staff's visit to the site in February 2026. Nevertheless, the improvement of the subject vacant lot with residential dwellings would remove conditions that could attract such nuisances in the future and should therefore be considered consistent with the Vine Hill/Mountain View area General Plan beautification policy.

As discussed in greater detail above, the project is consistent with permitted uses within the RMH General Plan land use designation applicable to the project site, and with General Plan policies for development within the Vine Hill/Mountain View area. The project does not conflict with any other general plan policies applicable to development of this nature and scale. Therefore, the project is

consistent with the Contra Costa County 2045 General Plan.

B. Zoning Consistency: The subject property is located within an unincorporated area of the County zoned M-29 Multiple Family Residential District (M-29). Generally, the purpose of the M-29 district regulation is to allow for multiple-family residential development designed to provide as much compatibility as possible with nearby single-family residential zoning. Pursuant to County Ordinance Article 84-26.4 (Uses), a variety of residential buildings including a detached single-family dwelling, a duplex, or a multiple family building are permitted by right within the M-29 district. The project involves the construction of two duplexes (Unit A and Unit B), combining for a total of four residential apartment units on a parcel ±9,634 square feet in area. Thus, the project is consistent with the intent and purpose of the M-29 district from a land use perspective.

At approximately 25’ in height each, the proposed Unit A & B buildings are consistent with the 30’ maximum building height applicable to the M-29-zoned property. The proposed project would require the approval numerous variances to development standards for the M-29 district to accommodate the proposed development, as enumerated on the table below.

	Variance	M-29 Development Standard	Proposed
1	Almond St Setback (Unit. A)	25-foot min.	15’ 0.25”
2	Howe Rd. Setback (Unit A)	25-foot min.	4’ 9.75”
3	Southern side yard (Unit A)	20-foot min.	9’ 1.875”
4	Southern side yard (Unit B)	20-foot min.	8’ 11.5”
5	Western rear yard (Unit B)	20-foot min.	9’ 1.375”
6	Northern Side yard (Unit B)	20-foot min.	3’ 0.25”
7	Off Street Parking setbacks	Same As Principal Buildings	Encroachments consistent with (#1-6)
8	Parcel Area for Multi-Fam.	10,000 s.f. min	9,634 s.f. lot
9	Open Space Landscape Area	25% Open Space, 75% of which is to be landscaped	0% Landscaped areas

Although approval of the project would necessitate approval of a high number of variances, the established characteristics of the property are such that development of the property would not be

possible absent approval of some combination of most (if not all) of the above listed variances. As discussed in more detail within the attached variance findings, this determination is primarily based upon the dimensional constraints of the ±9634-square-foot parcel, combined with the minimum residential density required for development within the underlying Residential Medium High (RMH) Density General Plan land use designation. Based on the permissible RMH density range of 17-30 dwellings per net acre, a minimum of four units must be provided on the subject property to maintain consistency with this permissible density range. The small size, irregular shape, and dual frontage configuration of the parcel all contribute to result in a condition where the vast majority of the lot (82% of total lot area) where such improvements could be located are encroaching within a setback or yard area. Considering the fixed dimensional constraints of the project site, a high number of variances is clearly required to develop the property at a density appropriate for the RMH designation in which it is located. The multi-family residential development will be substantially consistent with existing apartment buildings in the immediate vicinity (in terms of land use, density, appearance) and within the same zoning district. Since the project site does not abut any single-family residential zoning districts, the project is able to achieve the type of development intended for lands within this zoning district, without adversely affecting any surrounding single-family residential districts. Therefore, in consideration of the above and the attached variance findings, the project may be considered achieves the stated intent and purpose of the M-29 zoning district.

- C. Off-Street Parking: A total of nine (9) off-street parking spaces having minimum dimensions of 9' x 19' are required for the multi-family residential development pursuant to section 84-26.1202 of the County ordinance code. The total parking requirement consists of two spaces per each three-bedroom unit (one of which shall be covered), plus an additional ¼ space per unit for guest parking. Additionally, pursuant to section 82-16.412(c) a minimum of two short-term bicycle parking spaces shall be included in the total off-street parking requirement for the proposed project. As presently proposed, a total of eight off-street parking spaces are provided within the boundaries of the subject property and no bicycle parking is provided, resulting in two variances in addition to those described above in the above zoning consistency section of this report. Given the fact that section 84-26.1202(a) species that guest parking within the M-29 district may include the property's street frontage, staff concludes that this area would seem to provide adequate area to provide one additional parking space and two short-term bicycle

parking spaces needed to reach full compliance with off-street parking requirements. Therefore, the project is conditioned to require one guest parking space, and two short-term bicycle parking spaces are provided for the development. The guest parking space shall be located parallel with the northern property line, and entirely within the southerly half-width of the private right-of-way fronting (Almond Street) fronting the project site. The bicycle parking may be located adjacent to the guest parking space, or adjacent to any other appropriate location on site, as determined by Community Development Division (CDD) staff. If the project is approved, CDD staff will verify that all required vehicle and bicycle parking has been required prior to CDD-stamp approval of construction plans for the issuance of building permits.

D. Tree Protection and Preservation Ordinance: No tree removal is proposed with this application, however, a topographic survey dated February 24, 2021 that was submitted with this application indicates the existence of tree trees of unspecified species having diameters ranging from 12"-19" in diameter. Pursuant to section 816-6.6004(2)(a) of the County ordinance code, any tree exceeding 6.5" in diameter on any undeveloped property within any zoning district is considered code protected. Given the unimproved nature of the subject property, all trees shown on the 2021 Survey are considered code protected. Upon a visit to the site in early 2026, the project planner noted the absence of trees throughout the project site. Therefore, the retroactive removal of the trees depicted on the 2021 survey have been added to the project description. Restitution tree planting is not recommend by CDD staff due to dimensional constraints of remaining undeveloped areas of the project.

E. Landscaping: The project does not include any areas of irrigated landscaping. Based on the Open Area requirements (Ord. §84-26.1402) of the M-29 district, a minimum of 25% of the parcel area is to be maintained as open space, and 75% of that open area (or roughly 18.75% of the total parcel area) is to be landscaped with living plants. As proposed, the project would not include any irrigated landscaped areas, and vegetation on site would be limited to the vegetated bioretention basins proposed adjacent to the buildings. Due to the significant dimensional constraints of the subject property, the project would not leave any remaining undeveloped areas of the site where a significant square-footage of landscaping could be installed to meet this requirement. Available unimproved areas are limited to the setback/yard areas between the proposed improvements and property lines. Due to the dimensional constraints of remaining unimproved areas, staff finds merit in the applicant's request for relief from the open area

landscaping requirements for this project. The site is presently lined by numerous existing offsite trees/vegetation immediately adjacent to eastern and northern property lines which provide the appearance of a landscaped property when viewing the site from Howe Road, which is the only public vantage point offering views of the site. Thus, forgoing landscaping requirements in this case may not necessarily result in a significant negative effect on the area in terms of aesthetics and would allow scarce parcel area to be reserved for the proposed residential improvements.

- F. Access and Circulation: The project site is located along the southern frontage of Almond Street, an existing private 40-foot-wide right-of-way extending from Santa Fe Avenue for roughly 250 linear feet towards its eastern terminus at Howe Road. The existing right-of-way was offered but not accepted for public use. Therefore, the right-of-way presently functions as a private driveway/roadway easement for the use of parcels along its frontage. The project includes driveway improvements within this right-of-way along the property frontage for the purpose of accommodating access to the site by emergency vehicles. Off-street parking areas within the development will be accessible via an 18-foot-wide driveway that provides adequate horizontal clearance for ingress/egress.
- G. Utilities: The project is conditioned to require that all new utility connections servicing the development will be underground. The residential development will utilize existing utility infrastructure located in adjacent rights-of-way to establish utility service to the project, including existing PG&E electrical utility poles and Martinez water district service mains located within the Santa Fe Avenue right-of-way, as well as existing Mt. View sanitary district infrastructure located within the Howe Road right-of-way. It is the applicant's responsibility to secure encroachment permits, and/or any additional approval(s) relating to off-site work occurring within an adjoining public right-of-way.
- H. Collect and Convey Ordinance (Division 914): Division 914 of the County Ordinance code requires that all stormwater entering and/or originating on this property be collected and conveyed, without diversion and within an adequate storm drainage system which conveys the stormwater to an adequate natural watercourse. The project proponent proposes to collect stormwaters originating on site, or traversing the site, and convey them to an existing drainage ditch located immediately east of the project site within the Howe Road right-of-way. The proposed drainage outfall and drainage ditch are located within the City of Martinez. Upon review of the drainage plan, City staff have indicated that it is

acceptable but will require the issuance of an encroachment permit by the City for any work occurring in the Howe Street Right of way.

I. Contra Costa Clean Water Program Compliance: Based on Contra Costa Clean Water Program guidelines (Stormwater C.3 Guidebook, updated June 2025), the development will exceed the threshold of 5,000 square feet triggering the requirement for a stormwater control plan. The applicant has provided a preliminary SWCP with this application, which has been deemed acceptable by engineering staff with the County Public Works Department and within the City of Martinez. If approved, a Final SWPC must be provided for the project which demonstrates compliance with all aspects of the latest edition of the Stormwater C.3 Guidebook and meet the requirements of the Regional Water Quality Control Board.

VIII. CONCLUSION

Staff recommend approval of the four-unit multi-family residential Development Plan #CDDP21-03007, subject to the attached findings and conditions of approval.

Attachments:

- Findings and Conditions of Approval
- Maps and Project Plans
- Agency Comments

FINDINGS AND CONDITIONS OF APPROVAL – COUNTY FILE #CDDP21-03007, CLIF SCHOFIELD (APPLICANT/OWNER)

FINDINGS

A. Development Plan Findings

Pursuant to County Ordinance Section 84-26.1806(b), the following are the findings authorizing development within the M-29 Zoning District.

1. *The project is consistent with the intent of the M-29 Zoning District:*

Project Finding: The intent and purpose of the M-29 district, as specified in section 84-26.204 of the County ordinance code, is to provide for the development of multi-family residential units designed to provide as much compatibility as possible with nearby lands within single-family residential districts. All adjoining lands south, west, and north of the project site are within the same M-29 zoning district as the project site. Permitted land uses within M-29 district include detached single-family residences (SFRs), duplexes, and multiple family residential buildings. In single-family residential districts, duplexes and SFRs are amongst the land uses permitted by right. Considering the lack of adjoining lands within a single-family residential district, the project has minimal potential to conflict with any nearby single-family residential district. Additionally, since the project design includes two buildings, each comprised of two units, the project is consistent in appearance with development types permissible in both single- and multiple-family districts. Therefore, considering the surroundings and the multi-family residential nature of the project, it is consistent with the stated intent and purpose for the M-29 district.

2. *The project is consistent and compatible with other uses in the vicinity, both inside and outside the district.*

Project Finding: Lands abutting the project site to the north, west and south are also located within the M-29 zoning district and have been previously improved with a mix of multi- and single-family residential dwellings at a residential density similar to that entailed by this project. Thus, the project involves a residential land use within an established residential neighborhood. Eastern adjoining lands consist of established commercial land uses within the jurisdictional area of the

City of Martinez. The nearby commercial area is separated from the project site by the Howe Road right-of-way ($\pm 80'$ in width) with mature vegetation providing visual screening along the eastern project boundary. Considering the spatial separation and visual buffers between the project and any nonresidential land use, the project would not be expected to conflict with the nearby commercial areas east of Howe Road. Therefore, the project is considered consistent and compatible with existing residential and nonresidential land uses in the vicinity.

B. Variance Findings

Pursuant to County Ordinance Section 26-2.2006, the following are the findings associated with the granted variances to the M-29 development standards.

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

Project Finding (Setbacks): The subject property consists of an approximately 9,634-square-foot parcel located at the eastern terminus of an existing private roadway (Almond Street) in the unincorporated Martinez area of the County. The parcel has a frontage width of about 52 feet, which widens to approximately 126' wide at southerly portions of the property. Although the property is not accessible from Howe Road, the eastern property line abuts the Howe Road right-of-way and is considered a secondary frontage. The M-29 district requires a 25-foot setback from both frontages, and a minimum of 20-feet from all other side/rear property lines. If the project were to strictly adhere to these development standards, then the buildable area for the parcel would essentially be limited to an 86' x 20' rectangular area, or roughly 18% of the lot. This rectangular area is barely large enough to accommodate four standard off street parking spaces, much less an entire multi-family residential building with associated parking improvements. Considering that the underlying Residential Medium High (RMH) General Plan designation requires a minimum of four units on this property to achieve the minimum density range permissible in RMH, any residential development of this site would be expected to involve at least some degree of setback encroachment.

The project consists of two separate two-unit apartment buildings, each having identical floor plans and attached garages providing one covered parking space for each unit. The two buildings are oriented in a way to provide as much separation as possible between the two buildings to maximize available interior

areas for off-street parking use. This building configuration is reasonable given the irregular shape of the parcel and the need to provide adequate clearance for vehicular ingress/egress. The off-street parking spaces provided with the project are either within or directly adjacent to the buildings and would consequently involve a similar degree of setback encroachment. Since neither the parking spaces nor the buildings could be relocated to fully comply with M-29 development standards, the granting of setback and yard variances for Building A, Building B, and each off-street parking space is not a grant of special privilege.

Project Finding (Open Area - Ordinance §84- 26.1402): The project is required to provide a minimum of 25% open area within the development, 75% of which is to be landscaped with growing plants. For the subject property, this would entail about 2,400 square feet of land which is not occupied by building structures or pavement, 1,800 square feet of which would need to be landscaped. The project plan does include at least 2,400 square feet of open area; however, the project does not include landscaped areas meeting the secondary 1,800 square-foot planting requirement. As discussed previously in the above setback findings the project is subject to substantial dimensional constraints arising from the size/shape of the parcel combined with the number of units the project needs to provide to establish general plan consistency in terms of minimum density. With these constraints in mind, the provision of landscaped areas has been excluded in favor of maximizing the area available for the residential buildings and associated off-street parking and vehicular ingress/egress improvements within the development. Since numerous existing mature trees and shrubs exist along the drainage channel existing along Howe Road immediately east of the project, the development would be substantially screened from public views from this direction. Similarly, views from the project frontage within the private roadway would also be screened by an existing mature tree row planted along the property boundaries separating the project site from the northern/western adjacent parcel (APN 375-257-002). Therefore, granting this variance is not a grant of special privilege considering the dimensional constraints of the property combined with the scale of development demanded within the RMH designation.

Project Finding (Parcel Area - Ordinance §84- 26.602): Development standards for the M-29 district require a minimum parcel size of 10,000 square feet for multiple-family residential development within this district. The subject property is deficient in this respect by 366 square feet. The M-29 district also includes reduced parcel sizes for a single-family residence or a duplex (6,000 and 8,000 s.f. respectively). Although the project meets these lower parcel area requirements, development of

a SFR or duplex on the site would not comply with the minimum density requirement for the RMH general plan land use designation in which the project is located. Thus, given the fixed nature of the parcel area the granting of this variance is not considered a grant of special privilege as it is necessary to achieve the applicable minimum residential density for general plan compliance.

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

Project Finding: The special circumstance applicable to the project includes two distinct characteristics affecting development of the site. The first characteristic includes the project location within a RMH General Plan land use designation, which demands development at a density of 17-30 dwelling units per net acre. The second characteristic is the irregular shape/dual frontage configuration of the subject property. The shape of the parcel is such that conforming development is essentially precluded in the northernmost 40 feet ($\pm 2,000$ square feet in area) of the parcel near its frontage. The buildable area within the wider southerly portions of the lot would essentially be limited to a $\pm 1,720$ square foot rectangular area ($\pm 18\%$ of total parcel area) were the project to strictly adhere to all setback/yard development standards. These locational/dimensional characteristics are competing in the sense that the RMH designation demands higher residential density - whereas the M-29 development standards are seemingly encouraging a smaller scale project (i.e. fewer units) that may fit more easily within the site but would be inconsistent with the RMH density range. All setback, off-street parking, open space, landscaping, and parcel area variances included with this approval are directly attributable to these aforementioned conflicting characteristics. The project has been designed to give preference to general plan compliance in terms of minimum residential density as opposed to strict adherence to M-29 standards. The strict application of the M-29 development standards would effectively preclude residential development of the property at a density appropriate within the RMH designation, thereby depriving the property owner of the rights enjoyed by other properties in the vicinity and within the M-29 district in general.

3. *That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located.*

Project Finding (Setbacks): Generally speaking, the intent and purpose of the M-29

district is to provide for the orderly development of multi-family residential units, while minimizing project related impacts on nearby lands within single-family residential districts. All adjoining lands south, west, and north of the project site are within the same M-29 zoning district as the project site. Adjoining lands east of the project site are within the City of Martinez and consist of established commercial land uses. Thus, the project has little to no potential to adversely affect nearby single-family residential zoned lands given its location. The project includes building encroachments from all property lines, including 15' front setback (Almond Street) and 4' 9.75" front setback (Howe Road) where the respective minima require 25 feet, an 8' 11.5" - to - 9'1.875" southern side yard where 20 feet is required, a 9' 1.375" rear yard where 20 feet is required, and a 3' northern rear yard where 20' is required. The site plans also includes eight total off-street parking spaces on site which are subject to the same setbacks as the dwelling units. Since all parking is located either within or immediately adjacent to the residential buildings, each parking space will encroach within a setback or yard area to the same degree as the building encroachments (or less). The project encroachments within setback/yard areas for each property line are discussed individually below:

The greatest degree of setback encroachment occurs along the northwestern side property line (3' side yard provided where 20' is required). The northernmost one-story garage portion of "Unit B" comes within 3' for the side property line adjacent to APN 375-257-002. Although 20 feet is the minimum side yard required, the M-29 development standards do allow reduced side yards for detached garages or accessory structures. Such structures may be constructed as close as 3' to a side property line, provided they are 50 feet or further from the property frontage. In this case, the garage is located more than 50 feet distant from the property frontage but does not qualify for the reduced side yard since the garage is attached to the Unit B Building. Since the property line immediately north of this garage is planted with a dense row of trees obstructing views between parcels, this variance would expectedly have minimal effect on the privacy or enjoyment of the northern adjacent residence. Considering that the placement of a garage within 3' of a side property line is in some cases conforming to M-29 development standards, this encroachment does not necessarily conflict with the intent and purpose of the district. All living areas would be setback at least an additional 22 feet from the north property line which provides a degree of separation between habitable areas that is substantially consistent with the intent and purpose of the M-29 development standards.

A similarly high degree of setback encroachment occurs along the Howe Road

frontage where a 4' 9.75" setback is provided where 25 feet is the minimum required. The project's setback encroachment along this frontage is arguably the least impactful amongst all other setback variances entailed with this project due to the fact that the eastern property boundary is over 40 feet distant from the paved roadway within the adjacent 80-foot-wide Howe Road public right-of-way. Off-site areas between the eastern project boundary and the public roadway are occupied by a drainage ditch as well as numerous mature trees and shrubs. Thus, the Howe road setback encroachment will not cause the project to tower over the adjacent right of way, and the existing landscaping would screen public views of the site. Furthermore, orienting the project improvements towards the Howe Road right-of-way is necessitated by the need to provide adequate clearance for vehicular ingress/egress to the site from its Almond Street frontage. Given the need to provided vehicular access to the site and the minimal aesthetic effects resulting from this encroachment, the granting of the Howe Road setback variance is consistent with the intent and purpose of the M-29 district.

The project provides yard areas along western southern property lines averaging approximately 9' from each, where 20 feet is the minimum required. The adjoining western and southern parcels have each been improved with a detached single-family residence. In both cases, a detached accessory building exists between the project and the adjacent home, which would expectedly provide at least a partial visual buffer between adjoining residences. Additionally, there are very few second story windows facing the adjoining residences (1 western facing, 2 southern facing) as most second story windows face the interior of the project site. The limited instances of second story windows facing nearby homes reflects an effort by the developer to accommodate development on the site at an appropriate density while minimizing project related impacts on adjoining residences.

Development on adjacent parcels abutting the same access driveway predominantly consists of multi-family residential development constructed at or near the Almond Street property line. Thus, the Almond Street frontage setback of 15 feet, where 25 feet is the minimum required is consistent and compatible with development on neighboring parcels on this street. The granting of this variance results in the project providing a far greater setback from this property line than is typical of nearby development. Therefore, the granting of this variance is be compatible with the surrounding developed areas that are also zoned M-29, and substantially consistent with the intent and purpose of M-29 development standards.

Project Finding (Open Area - Ordinance §84- 26.1402): As mentioned previously, existing landscaping along the northern and eastern property lines presently provide substantial screening of the subject property from public vantage points along Howe Road, as well as the property frontage within a private roadway (Almond Street). For this reason, the installation of the minimum required landscaping on the project site would not have a significant aesthetic effect on offsite views of the project. Foregoing the M-29 landscaping requirements allows for the limited parcel area on site to be dedicated to other required improvements on a parcel with significant dimensional and area constraints. The granting of the variance will allow for a multi-family residential development at an appropriate density with minimal effect on existing residential development. Therefore, the project, including the granting of the landscaping variance, is consistent with the intent and purpose of the M-29 district.

Project Finding (Parcel Area - Ordinance §84- 26.602): Development standards for the M-29 district require a minimum parcel size of 10,000 square feet for multiple-family residential development within this district. Based on the 9,634 square-foot parcel area, the underlying RMH general plan land use designation requires a minimum of four dwelling units on the subject property. Thus, development on the parcel could not occur at a density consistent with the RMH designation without granting a variance to parcel area. Since the granting of the variance is necessary to achieve general plan consistency, the granting of this variance is clearly consistent with the intent and purpose of the M-29 district.

D. Tree Permit Findings

The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied:

1. Reasonable use of the property will require the alteration or removal and/or work within the driplines of the subject trees, and this development could not be reasonably accommodated on another area of the lot.

CONDITIONS OF APPROVAL FOR COUNTY FILE # CDDP21-03007

Project Approval

Development Plan

1. Development Plan approval is granted for a four-unit multi-family residential development, consisting of two two-story apartment buildings.

Variance

2. Variance approvals from the development standards for M-29 Multiple Family Residential District are granted as follows:
 - Almond Street Front Setback 15 feet approved for Unit A, where 25 feet is the minimum required;
 - Howe Road Front Setback: 4' 9.75" feet approved for Unit A, where 25 feet is the minimum required;
 - Southern Side Yard: 8' 11.5" – to 9' 1.875" approved for Units A & B where 20 feet is the minimum required;
 - Western Rear Yard 9' 1.375" approved for Units B where 20 feet is the minimum required
 - Northern Side Yard: 3' approved for Unit B where 20 feet is the minimum required;
 - Off Street Parking Setbacks: All off-street parking within approved garages or adjacent to buildings may encroach within setback or yard areas of any property line to a degree not exceeding the approved building encroachments specified above;
 - Parcel Area: Variance permitting multi-family residential construction on a parcel 9,634 square feet in area, where 10,000 square feet is the minimum area required for such development within an M-29 zoning district;
 - Landscaped Open Space: Eliminate requirement to provide $\pm 1,800$ s.f. of landscaped open area (no landscaped areas provided).

Tree Permit

3. A Tree Permit is granted to authorize the prior removal of three code-protected trees on a vacant lot.

4. The Development Plan, Variance, and Tree Permit approvals described above are based on the following:
 - Development Plan application and related materials submitted to CDD on March 23, 2021;
 - Revised project plans submitted to CDD on December 19, 2025;

5. Any change from the approved plans may require additional review and approval by the CDD and may require the filing of an application to modify this Development Plan.

Off-Street Guest Parking

6. Prior to CDD-stamp approval of construction plans for the issuance of building permits, the site plan shall be revised to provide one (1) guest off-street parking space located along the parcel frontage along Almond Street. The parking space shall have minimum dimensions 9' x 19', and shall be oriented parallel with the northern property line within the private easement/driveway providing access to the site. The entire parking space shall be clear of the approved drainage facilities adjacent to the residential buildings.

Bicycle Parking

7. The project shall provide two short term bicycle parking spaces, as required by County Ordinance Section 82-16.412, located as close as possible to main entrances and exits of buildings, structures, or facilities without obstructing any door, entry way, path, or sidewalk. The bicycle parking must be located in an area that is visible from vehicle parking or circulation areas, or pedestrian circulation areas. The bicycle parking are to be depicted on construction drawings and shall be subject to review and approval of the CDD prior to the issuance of a building permit.

Compliance Report

8. At least 30 days prior to CDD stamp approval of plans for the issuance of a building permits, the applicant shall provide a report on compliance with the conditions of approval for the review and approval by the CDD. The fee for this application is a deposit of \$1,500.00 that is subject to time and material costs. Should staff costs

exceed the deposit, additional fees will be required.

Except for those conditions administered by the Public Works Department, the report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. A copy of the permit conditions of approval may be obtained from the CDD.

Child Care

9. Prior to the issuance of building permits, the applicant shall pay a per unit fee toward childcare facility needs in the area as established by the Board of Supervisors. The current childcare fee is \$100.00 per multi-family residential unit. However, the actual fee collected will be that which is applicable at the time of building permit issuance.

Park Impact Fee

10. Prior to the issuance of building permits, the applicant shall pay a park impact fee. The current park impact fee is \$7,053.00 per multi-family residential unit. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance.

Park Dedication FEE

11. Prior to the issuance of building permits, the applicant shall pay a park dedication fee. The current park impact fee is \$3,233.00 per multi-family residential unit. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance.

Archaeology

12. Should archaeological materials be uncovered during grading, trenching or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Register of Professional Archaeologists has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
13. If any significant cultural materials such as artifacts, human burials, or the like are

encountered during construction operations, such operations shall cease within 10 feet of the find, the Community Development Department shall be notified within 24-hours and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, shell, bone, and historic features such as privies or building foundations.

14. In the event of discovery or recognition of any human remains on the site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Contra Costa County has been contacted, per Section 7050.5 of the California Health and Safety Code.

Construction Restrictions

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

15. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
16. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers, which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
17. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
18. Unless prior written authorization from the Zoning Administrator is obtained, all construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)

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

Washington’s Birthday (Federal)
Lincoln’s Birthday (State)
President’s Day (State and Federal)
Farmworkers Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Day (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 details on the actual date the state and federal holidays occur, please visit the following websites:

Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm

California Holidays: [State Holidays :: California Secretary of State](#)

Signs

19. This approval does not authorize the construction, placement or display of any signage for the multi-family residential development. In the event that signage is proposed in the future, such signage shall require the prior review and approval of the Community Development Division to ensure conformance with the design and location standards specified in Chapter 88-6 (Signs) of the County Ordinance Code.

Application Costs

20. The Development Plan application was subject to an initial deposit of \$5,162.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance

and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2013/340, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

PUBLIC WORKS CONDITIONS OF APPROVAL FOR PERMIT CDDP21-03007

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.

General Requirements

21. This development shall conform to all applicable provisions of the Subdivision Ordinance (Title 9) and Public Works and Flood Control Ordinance (Title 10). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the "Proposed Residential Dwellings" site plan dated December 8, 2025 and the "Preliminary Site Development Plan" prepared by APEX Civil Engineering dated November 4, 2025.
22. The applicant shall submit improvement plans prepared by a registered civil engineer to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The conditions of approval below are subject to the review and approval of the Public Works Department.

Access

23. 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.
24. The applicant shall provide a current title report (less than six months old) for the subject parcel which verifies its access rights via the dedicated right of way along the mapped Fourth Avenue on the "Martinez Center Tract No. 1" subdivision map

(14M294) in order to connect to Santa Fe Avenue (County Public Road Right of Way).

Utilities

25. The applicant shall underground all new utility distribution facilities to each apartment building. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Drainage

26. The applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

27. Prior to the approval of the improvement plans and issuance of building permits, the applicant shall obtain an encroachment permit from the City of Martinez for the storm drain pipe outfall into the existing drainage ditch within the City's public right of way on Howe Road.

Stormwater Management and Discharge Control

28. The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O&M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to issuance of a building permit. All time and materials costs for review and preparation of the SWCP and the O&M Plan shall be borne by the applicant.

29. Improvement plans and Landscape Plans shall be reviewed by the Public Works Department to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014). These plans shall verify the placement of self-treating areas in landscaped areas and ensure the placement of impervious surfaces such as walkways, patios, and parking lots are consistent with the final SWCP.
30. Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
31. Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.
32. Prior to the issuance of a building permit, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
33. Prior to the issuance of a building permit, the property owner(s) shall establish a funding mechanism to cover the ongoing financial impact the development will have for ongoing maintenance and operations of the stormwater treatment facility. Compliance with this requirement shall be to the satisfaction of the Public Works Director and may be met through the formation of a new Community Facilities District or annexation of the subject property into an existing Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

National Pollutant Discharge Elimination System (NPDES)

34. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities, as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

- Minimize the amount of directly-connected impervious surface area.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above, as approved by the Public Works Department.

Drainage Area Fee Ordinance

35. The applicant shall comply with the drainage fee requirements for Drainage Area 40 (DA 40A) as adopted by the Board of Supervisors prior to issuing a building permit.

ADVISORY NOTES

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

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

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

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

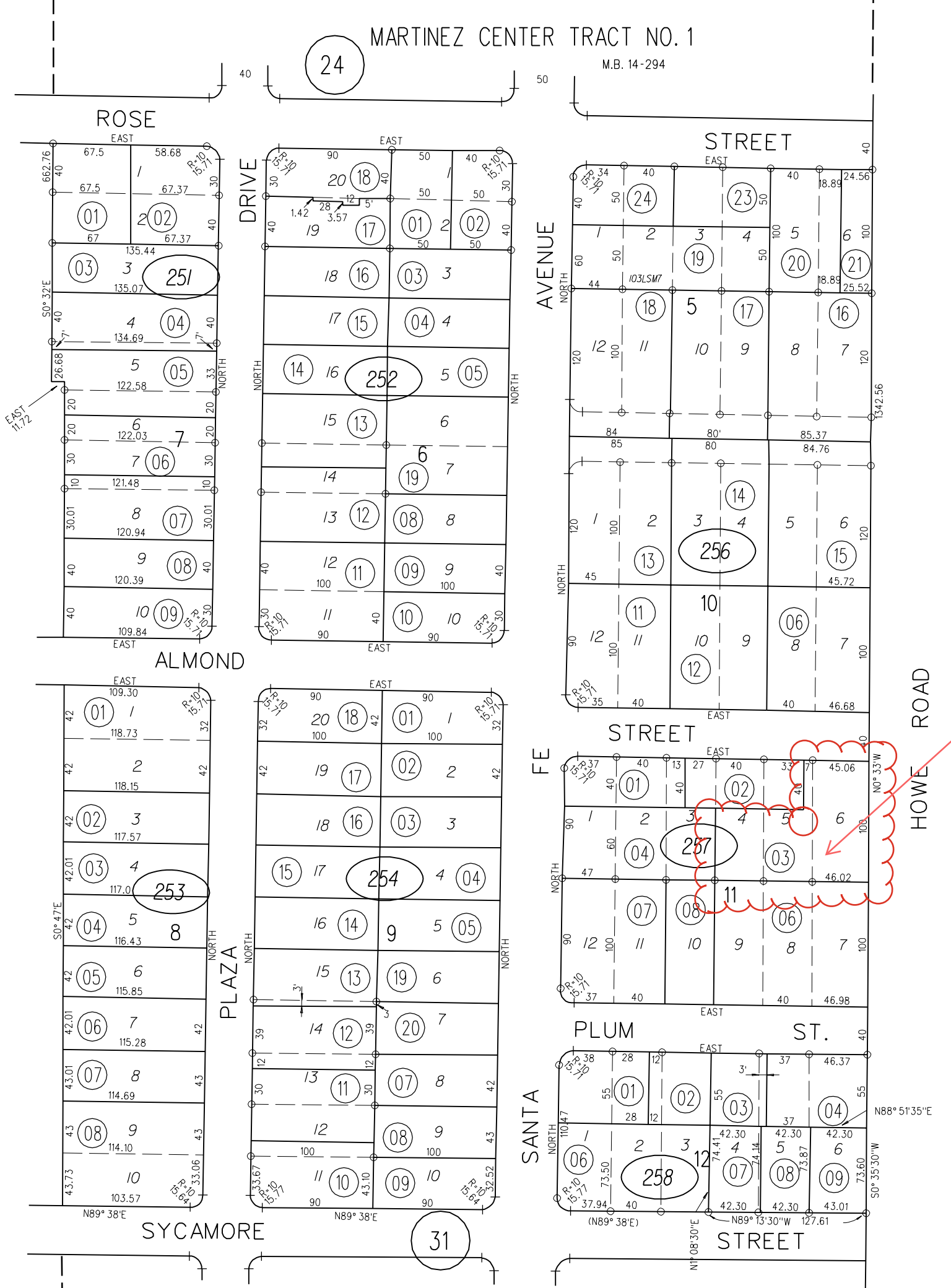
days of the approval date of this permit.

- B. The applicant shall submit building plans to the Building Inspection Division and comply with Division requirements. It is advisable to check with the Division prior to requesting a building permit or proceeding with the project.
- C. The applicant is responsible for contacting the Health Services Department Environmental Health Division regarding its requirements and/or obtaining additional permits as required as part of the proposed project.
- D. The applicant must submit building plans to the Contra Costa County Fire Protection District and comply with its requirements.
- E. The applicant is advised that plans submitted for a building permit must receive prior approval and be stamped by the Mountain View Sanitary District.
- F. The applicant must comply with the requirements of the City of Martinez as it pertains to establishing water service to the project.
- G. The applicant shall be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Martinez Area of Benefit, as adopted by the Board of Supervisors. Payment is required prior to the issuance of building permits

MARTINEZ CENTER TRACT NO. 1

M.B. 14-294

TAX CODE AREA



23

26

24

31



Project Site

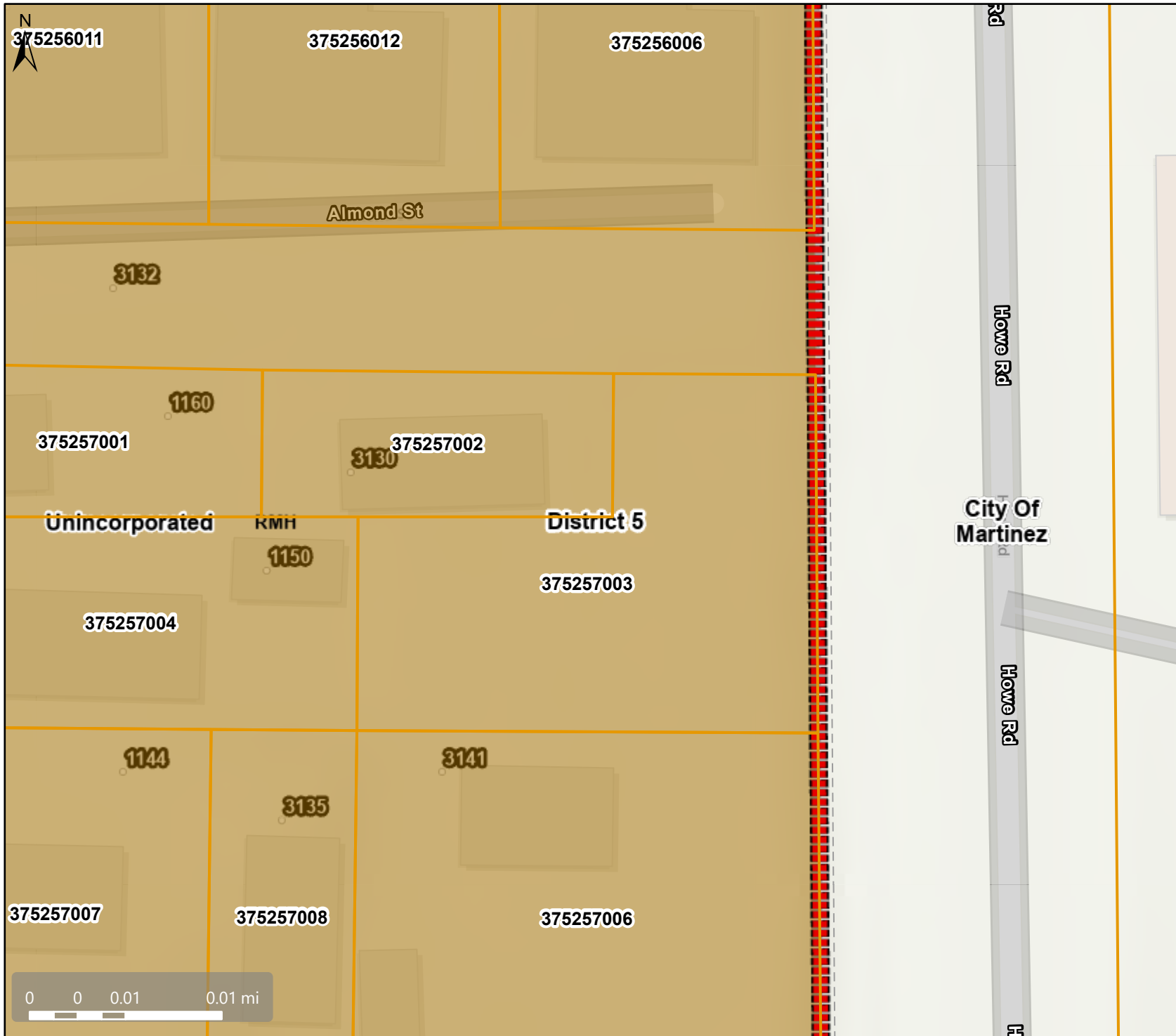
PB
377

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1962 ROLL 6-13-90
ASSESSOR'S MAP

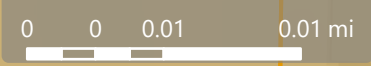
BOOK 375 PAGE 25

General Plan: Residential Medium High Density (RMH)



Map Legend

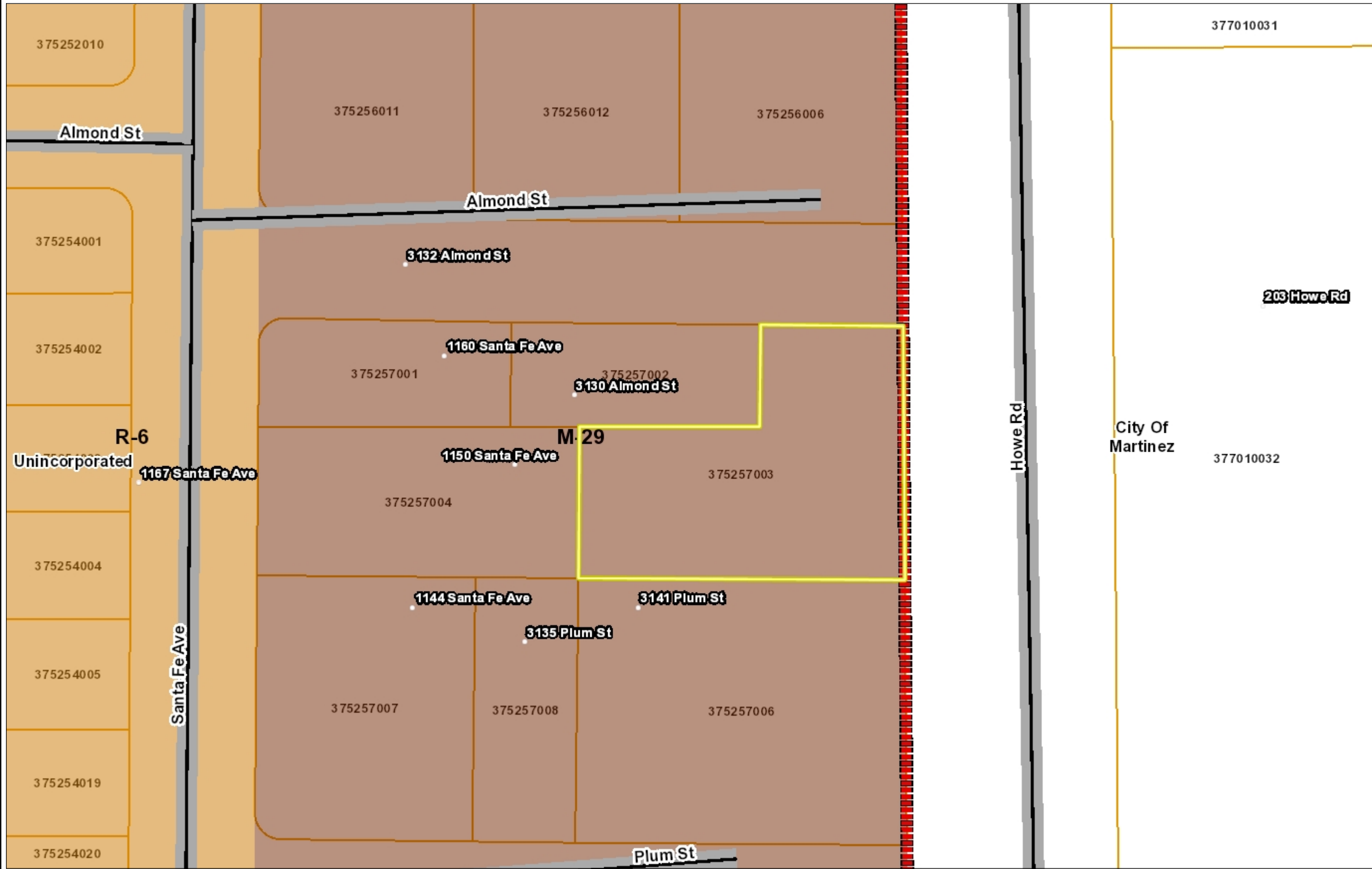
- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RMH (Residential Medium-High Density) (17-30 du/na)
- Unincorporated
- City Limits
- Board of Supervisors' Districts
- Base Data**
- Address Points



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

Zoning: M-29



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Zoning**
 - R-6 (Single Family Residential)
 - R-6 -FH (Single Family Residential Combining District)
 - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
 - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
 - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
 - R-6, -UE (Single Family Residential Exclusion Combining District)
 - R-6 -X (Single Family Residential - Combining District)
 - R-7 (Single Family Residential)
 - R-7 -X (Single Family Residential - Combining District)
 - R-10 (Single Family Residential)
 - R-10, -UE (Single Family Resident: Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Single Family Resident: Exclusion Combining District)
 - R-40 (Single Family Residential)
 - R-40 -FH (Single Family Resident: Combining District)
 - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
 - R-40, -UE (Single Family Resident: Exclusion Combining District)
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1 -T (Two Family Residential - Tr District)
 - D-1, -UE (Planned Unit - Urban Far Combining District)
 - M-12 (Multiple Family Residential)
 - M-12 -FH (Multiple Family Resident Combining District)

1: 564



0.0 0 0.01 0.0 Miles

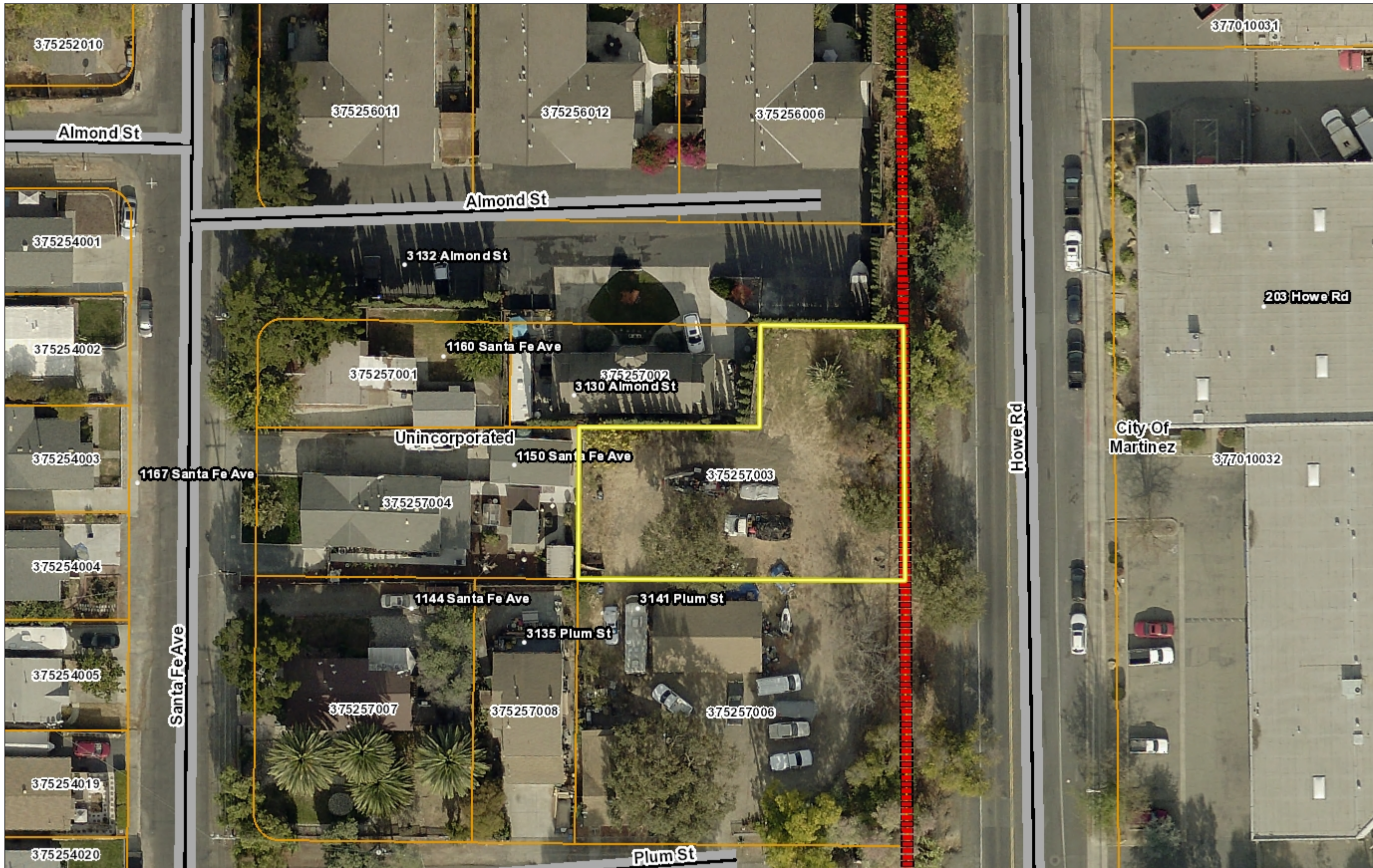
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes

APN: 375-257-003



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels

Aerials 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

APN: 375-257-003



April 22, 2021

Mr. Veliz
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

Subject: Schofield Duplex
0 Howe Rd. Martinez
Project # CDDP21-03007
CCCFPD Project No.: 2021-02156

Dear Mr. Veliz:

We have reviewed the development plan application to construct a single story duplex at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access from Almond Street to the building is not shown.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC
2. The project as proposed shall require the installation of an approved Fire District turnaround. Dead-end emergency apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for the turning around of Fire District apparatus. See CCCFPD Ordinance 2019-37 for information. (503.2.5) CFC
3. Access gates, if installed for Fire District apparatus shall be a minimum of 16-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.
4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
5. The developer shall provide 1 hydrant of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. (C103.1) CFC
6. The developer shall submit three (3) copies of site improvement plans indicating the proposed hydrant location and fire apparatus access, building square footage and type of

construction for review and approval prior to obtaining a building permit. **Final placement of hydrant shall be determined by this office.** (501.3) CFC

7. Emergency apparatus access roadway and hydrant shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit three (3) sets of plans to this office for review and approval prior to installation. (R313.3) CRC.

8. The owner/contractor is responsible for contacting the water district to determine if the existing domestic service (meter) is adequate for a dual service application.
9. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Todd Schiess
Fire Inspector I

cc: Clif Schofield
158 Wellington Ave.
Clyde, CA 94520
clifschofield@yahoo.com

File:.0 HOWE AND ALMOND ST-PLN-P-2021-02156



City of Martinez Engineering Department

525 Henrietta Street, Martinez, CA. 94553-2394

Phone: (925) 372-3569 Fax: (925) 372-0257

April 19, 2021

Adrian Veliz
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553-4601

Subject: Comments on proposed development
Contra Costa County Project #: **CDDP21-03007 (APN 375-257-003)**.

Dear Mr. Veliz:

The following are comments on the proposed development of the subject project.

1. The site is within the City of Martinez Sphere of Influence (SOI), and within the City's water service area.
2. Providing water to the site from the City's water system is subject to LAFCO's approval to extend water service to property located outside the City limits. The applicant shall be responsible for all costs necessary to obtain LAFCO's approval. The subject property is abutting City of Martinez City the limit lines. No water will be provided to the site without LAFCO's approval. LAFCO may require annexation of the property as a condition for providing water to the site.
3. There is adequate water supply in the vicinity of the project to provide the project with water for domestic and fire use.
4. In accordance with Chapter 12.30 of the City of Martinez Municipal Code, frontage improvement on Howe Road should be required. Frontage improvement includes but not limited to: Curb, gutter, sidewalk, pavement widening and pavement repair to center line of the street to the satisfaction of the City Engineer. All improvement on Howe Road shall be subject to the review and approval of the City Engineer of the City of Martinez. The roadway section shall be per the City Standard Details and specifications for a collector street. The street width shall not be less than that of the existing fully developed section of Howe Road north of the project.
5. Storm water Control Plan: The project should comply with the C.3 requirements of the Municipal Regional Permit issued by SFRWQCB.

If you have any questions, please call me at (925) 372-3569.

Sincerely,

Khalil Yowakim,
Senior Civil Engineer

cc: Randy Leptien, City Engineer
Victoria Walker



Public Works Department

525 Henrietta Street, Martinez, CA 94553-2394

Date: April 9, 2026

Subject: Engineering Comments on "Schonfeld Residences" Project located at 3150 Almond Street in Contra Costa County (APN 378-257-003)

By: Khalil Yowakim, Senior Civil Engineer, Phone: (925) 372-3569

Comments:

1. Proposed storm drainage pipe outfall:
 - a. The drainage pipe outfall to the existing ditch on Howe Road is acceptable to the city.
 - b. Rock rip rap protection is required.

2. Encroachment Permit is required from the city for work within Howe Rd. right-of-way:
 - a. The applicant should submit the permit application with three sets of improvement plans to the city for review, pay the applicable fees and deposit.
 - b. All improvements shall be designed and constructed in accordance with City and/or County standards, and subject to the approval of the City Engineer.
 - c. The permit application is available online at the City's website.
 - d. Provide a copy of the executed stormwater control plan O&M agreement (with the County).

3. Permit Fees:
 - a. Standard Encroachment Permit fees include: plan check fee, inspection fee and \$500 security deposit.
 - b. Preliminary review fee (as of today): **\$980** (staff: 4 hours at \$245/hr.)
This amount to be collected, in addition to the standard encroachment permit fees, prior to the issuance of the encroachment permit.

4. Water supply:
 - a. LAFCO'S out-of-agency water service application approval is required prior to providing water to site outside the City limits.
 - b. This application should be submitted to LAFCO by the city. The applicant shall be responsible for the application fees.
 - c. Information needed for submitting LAFCO's Out-of-Agency water service application:
 - City's fee: **\$3,250** (\$3,200+\$50 for filing NOE)- The check should be payable to the City of Martinez.
 - LAFCO's fee: **\$3,400** – The check should be payable to Contra Costa LAFCO.
 - A recent copy of the title report for the property.

- *A signed and notarized deferred annexation agreement by the property owner (provided earlier to the owner).*
- d. *Water service application(s) is required.*
- e. *The water service(s) to be provided from the existing water main on Santa Fee Ave. The water meters to be located within the public right of way on Santa Fee Ave. The private line(s) from the meter(s) to the site shall be constructed at the owner's sole expense.*

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258



AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> APC PW Staff </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Housing Programs <input type="checkbox"/> Telecom Planner <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> County Geologist </td> </tr> </table> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <input checked="" type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials <p><u>PUBLIC WORKS DEPARTMENT</u></p> <input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts <p><u>LOCAL</u></p> <input checked="" type="checkbox"/> Fire District _____ San Ramon Valley – (email) rwendel@srvfire.ca.gov <input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org East CCC – (email) brodriguez@cccfd.org <input checked="" type="checkbox"/> Sanitary District <u>MT. VIEW SANITARY</u> <input checked="" type="checkbox"/> Water District <u>CCWD; MARTINEZ WATER</u> <input checked="" type="checkbox"/> City of <u>MARTINEZ</u> 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) <p><u>OTHERS/NON-LOCAL</u></p> <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta <input type="checkbox"/> Native American Tribes <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> APC PW Staff	<input type="checkbox"/> Grading Inspection <input type="checkbox"/> Housing Programs <input type="checkbox"/> Telecom Planner <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> County Geologist	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Adrian Veliz</u></p> <p>Phone # <u>925-674-7798</u></p> <p>E-mail <u>adrian.veliz@dcd.cccounty.us</u></p> <p>County File # <u>CDDP21-03007</u></p> <p>Prior to <u>April 23, 2021</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p style="padding-left: 40px;"><input type="checkbox"/> 60-dBA Noise Control</p> <p style="padding-left: 40px;"><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: None Below Attached</p> <div style="text-align: center; margin-top: 20px;"> </div> <p>Print Name <u>Todd Schress</u></p> <p>Signature <u>Todd Schress</u> DATE <u>4/22/21</u></p> <p>Agency phone # <u>925-941-3302</u></p>
<input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> ALUC Staff <input checked="" type="checkbox"/> APC PW Staff	<input type="checkbox"/> Grading Inspection <input type="checkbox"/> Housing Programs <input type="checkbox"/> Telecom Planner <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> County Geologist		

P2021-02156 PLAN



Planning Application
 Department of Conservation and Development
 Community Development Division

30 Muir Road
 Martinez, CA 94553
 (925) 674-7200
 www.cccounty.us

PROJECT DATA

Total Parcel Size: _____
 Proposed Number of Units: _____
 Proposed Square Footage: _____
 Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- | | | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW
(former Redevelopment Area) | <input type="checkbox"/> LAND USE PERMIT | <input checked="" type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input checked="" type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input checked="" type="checkbox"/> DEVELOPMENT PLAN | <input checked="" type="checkbox"/> PLANNING CONSIDERATION | OTHER _____ |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: CLIF SCHOFIELD
 ADDRESS: 158 W. WILKINGTON AV
 CITY, STATE: CLYDE CA ZIP: 94520
 PHONE #: 925 395 0062
 EMAIL: CLIF.SCHOFIELD@YAHOO.COM

APPLICANT (MAIN CONTACT INFORMATION)

NAME: CLIF SCHOFIELD
 ADDRESS: 158 W. WILKINGTON AV
 CITY, STATE: CLYDE CA ZIP: 94520
 PHONE #: 925 395 0062
 EMAIL: CLIF.SCHOFIELD@YAHOO.COM

I am the property owner and hereby authorize the filing of this application.
 SIGNATURE: [Signature]

Check here if billings are to be sent to applicant rather than owner.
 SIGNATURE: [Signature]

Project Description and Location:

NON DUPLEX ALMOND ST @ HOWE MARTINEZ

*****FOR OFFICE USE ONLY*****

Project Description:

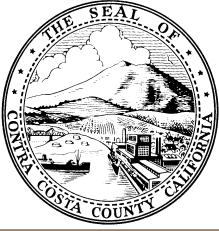
The applicant requests approval of a Development Plan and Variances for substandard setback and side yards to allow the construction of a new duplex on a vacant lot; and a Tree Permit for the removal of one code-protected tree and work within the driplines of two code-protected trees.

Property Description:

A 9,634 sq. ft. lot; MARTINEZ CENTER LOT 6 POR 4 & 5 BLK 11 Housing Inventory Site

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 375-257-003
Area: <u>Martinez</u>	*CDD Base Fee/Deposit	\$ 5,000.00	S-	Site Address: <u>Howe Road & Almond Street</u>
Fire District: <u>CCC Consolidated</u>	*Additional CDD Base Fee/Deposit	\$	S-	Zoning District: <u>M-29</u>
Sphere of Influence: <u>Martinez</u>	*PW Base Fee/Deposit	\$	S-	General Plan: <u>MH</u>
Flood Zone: <u>B</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Census Tract: <u>3190</u>
x-ref Files:	Notification Fee	\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisorial District: <u>5</u>
	Environmental Health Dept.	\$57.00	5884	Received By: <u>Syd Sotoodeh</u>
Concurrent Files:	TOTAL	\$ 5,162.00		Date Filed: <u>03/23/2021</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>CDDP21-03007</u>

APPLICATION SUBMITTAL ON REVERSE



**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT**

30 Muir Road
Martinez, CA 94553

Telephone: (925) 674-7209 **Fax:** (925) 674-7250

TO: Adrian Veliz, Project Planner
FROM: Robert Sarmiento, Transportation Planning Section (RS)
DATE: April 22, 2021
SUBJECT: Almond Street Duplex (DP21-03007)

The Transportation Planning Section has reviewed the subject project. Comments are below; in summary, the one major comment pertains to electric vehicle (EV) charging infrastructure. Please let me know if you have any questions.

Background

The project is subject to the following policies:

Vehicle Miles Traveled (VMT): On June 23, 2020, in compliance with SB 743 (2013) the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)¹, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

Level of Service (LOS): The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual², which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

Comments

1. The project will not require a VMT analysis, based on the following:

Project Characteristics

- **Daily vehicle trips: 19** (based on ITE Category: "Single Family Detached Housing" land use (Code 210))

VMT Screening Criteria

- Projects that generate or attract **fewer than 110 daily vehicle trips**

¹ County Transportation Analysis Guidelines (TAG): [link](#)

² CCTA Technical Procedures:

https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf

2. The project will not require an LOS review, based on the following:

Estimated Trip Generation

All Trips (based on ITE Category: “Single Family Detached Housing” land use (Code 210)): 76 Average Daily Trips, 1/2 AM/PM Peak Hour Trips

Threshold for Review

From CCTA’s Technical Procedures:

1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips.

From the County’s TAG:

Applicants may be required to prepare a LOS operational analysis if any of the following apply to a proposed project... Development project that adds 50 or more net new peak hour vehicle trips to an intersection.

3. In accordance with the County’s EV Ordinance³, the project will be required to include EV charging infrastructure in each residential unit. According to Appendix A (“Electric Vehicle Charging Chart”) in the TAG, “for each dwelling unit, a listed raceway to accommodate a dedicated 208/240-volt branch circuit” is required to be installed in each single-family residential unit.

cc: John Cunningham, DCD
Maureen Toms, DCD
Anna Battagello, DCD
Jerry Fahy, PWD
Jeff Valeros, PWD
Monish Sen, PWD

³ Section 420.13 – “Electric vehicle (EV) charging for new construction.” ([link](#))



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2558

Agenda Date: 6/15/2026

Agenda #: 4b.

Project Title:	Development Plan for a Small Lot Design Review for Detached Garage
County File:	CDDP26-03002
Applicant & Owner:	Hassan BagherzadehAzar
Zoning:	R-6 Single-Family Residential District (R-6)
General Plan:	Residential Medium Density (RM)
Site Address/Location	6418 Claremont Avenue, Richmond, CA 94805 / APN: 521-170-011
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15303(e)
Project Planner:	Chloe Partain, Planner I - phone: (925) 655-2857 and email: chloe.partain@dcd.cccounty.us
Staff Recommendation:	Approve (See section II for full recommendation)

I. PROJECT SUMMARY

The applicant is seeking approval of a Small Lot Design Review Development authorizing the installation of a new 288-square-foot prefabricated detached accessory building at the rear of a substandard parcel. The proposed 12-foot 2-inch-tall accessory building is intended for use as a one-car garage. The project also includes activities within the Claremont Avenue right-of-way related to the installation of a new curb-cut driveway depression at the northeastern frontage of the subject property, and the removal of an existing curb cut driveway depression located at the northwestern lot frontage. The existing curb cut to be removed would be replaced by curb/gutter improvements to match existing adjacent conditions.

II. RECOMMENDATION

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

1. OPEN the public hearing for the Small Lot Design Review Development Plan (County File #CDDP26-03002), ACCEPT public testimony, and CLOSE the public hearing;

2. DETERMINE that the proposed project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303;
3. APPROVE the Development Plan (County File #CDDP26-03002), based on the attached Findings and Conditions of Approval; and
4. DIRECT staff to file a Notice of Exemption.

III. BACKGROUND

On December 8, 2025, the project proponent submitted an application, County File #CDSL25-00116, to the Community Development Division (CDD) seeking a Small Lot Design Review approval to install a new 288-square-foot detached accessory building on the subject property. On December 12, 2025, CDD staff mailed public notices regarding the project to property owners within 300 feet of the project site, with a 10-day comment period ending on December 18, 2025. Prior to the expiration of the public comment period, CDD staff received an email requesting a public hearing. Consequently, the project proponent submitted the subject small lot design review development plan application (County File #CDDP26-03002) on January 15, 2026 in order to continue the design review process. The public comments received in response to County File #CDSL25-00116 are discussed in Section VIII of this staff report.

IV. GENERAL INFORMATION

- A. General Plan - The subject property is located within a Residential Medium Density (RM) General Plan land Use designation.
- B. Zoning District - The subject property is located within the R-6 Single-Family Residential District (R-6).
- C. California Environmental Quality Act (CEQA) - The proposed project is exempt under CEQA Guidelines Section 15303(e) - New Construction or Conversion of Small Structures, construction and location of limited numbers of new, small facilities or structures such as accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project is to construct a 288-square-foot detached garage, which would be accessory to an existing single-family residence on the subject property. Therefore, the categorical exemption applies to the proposed scope of work.
- D. Lot Creation: The subject property was created as Lot 37 and a portion of Lot 38, as depicted on the subdivision map titled East Richmond Height Tract No. 3, which was recorded on September 18, 1911.

V. SITE/AREA DESCRIPTION

The subject property is a 5,200-square-foot rectangular parcel located along the southern frontage of Claremont Avenue, west of Olive Avenue, within a residential neighborhood in the East Richmond Heights area of unincorporated Contra Costa County. The subject property and surrounding neighborhood are defined by a persistent east-to-west downslope. Due to surrounding topographical conditions, the subject property, along with the residences on the southern side of Claremont Avenue, are generally situated at a lower elevation relative to those residences on the northern side of the street. Generally, the surrounding area consists of one-story and two-story houses. These homes range from 700 square feet to 1,600 square feet in size. Architectural styles in the neighborhood are similar, including Minimal Traditional, Craftsman, and Shingle.

Based on County records, the existing single-family residence was built in 1947, consisting of one level. The existing residence consists of approximately 552 square feet of conditioned living space.

VI. PROJECT DESCRIPTION

The applicant is seeking approval of a Small Lot Design Review Development Plan authorizing the installation of a new 288-square-foot prefabricated accessory building located at the rear of a substandard parcel. The proposed 12-foot 2-inch-tall accessory is intended for use as a one-car garage. The building would be located near the southwestern corner of the property, having a proposed 72-foot front setback, and proposed 3-foot side/rear yard. The project also includes activities within the Claremont Avenue right-of-way related to the installation of a new driveway depression at the northeastern frontage of the subject property, and the removal of an existing driveway depression located at the northwestern lot frontage. The existing driveway depression to be removed would be replaced by curb/gutter improvements to match existing adjacent conditions.

VII. AGENCY COMMENTS

- A. East Bay Municipal Utility District (EBMUD): In an email received on January 21, 2026, EBMUD staff stated that EBMUD has no comments on the proposed development.
- B. Environmental Health Division of the Health Services Department: In a letter received on January 26, 2026, Contra Costa Health Services (CCEH) staff stated that there are various regulations regarding water supply, soil boring, sanitary services, wastewater that must be complied with during construction of the project.
- C. West County Wastewater (WCW): In a letter received on January 28, 2026, WCW staff stated that applicable WCW rules and regulations must be followed in order to determine whether wastewater service can be provided.

- D. Contra Costa County Fire Protection District (CCCFPD): In a letter received on February 23, 2026, CCCFPD staff stated that the project is located in a Local Responsibility Area (LRA) High Fire Hazard Severity Zone. All buildings within this designation shall be built with the intent to mitigate wildfire exposure, comply with the building requirements set forth by Chapter 5 of the 2025 California Wildland-Urban Interface Code, and maintain compliance with Contra Costa County Ordinance 2023-07. However, as per CCCFPD ordinance §105.6.27, the applicant is not required to submit plans to the Fire District for review and approval.
- E. East Richmond Heights Municipal Advisory Council (MAC): The East Richmond Heights MAC voted to recommend approval of the project at their February 24, 2026, meeting with the condition that the garage be painted and the driveway be paved.
- F. Public Works Department, Engineering Services Division: In a letter received on April 1, 2026, Public Works staff stated that the applicant will be required, via conditions of approval, to obtain an encroachment permit from the Public Works Department to remove the existing driveway depression along its frontage of Claremont Avenue near the northwestern corner of the subject lot and for the installation of a new driveway depression near the northeast corner. The new driveway shall be designed in accordance with County Standard Plan CA72 or a modified/custom design that meets all ADA requirements. The existing flowline in the gutter fronting the property shall not be altered.

No comments were received from the Conservation and Development Building Inspection Division.

VIII. PUBLIC COMMENTS

- A. In an email dated December 17, 2025, a neighboring property owner requested a public hearing on the matter in response to public notifications mailed December 12, 2025, by CDD staff in relation to the project. Below is a summary of the public comments received, followed by a brief staff response.

Anna Shane

Comment: Ms. Shane states that the site plan provided with the Small Lot Design Review application is inadequate for the design review process and that it does not comply with non-specified provisions of state code. Specifically, the neighbor opines that a boundary survey is necessary for design review approval to ensure adequate building setbacks.

Staff response: The comment letter did not state any concerns related to the proposed building size, height, design, or location are specified in the neighbor's response.

The proposed project is subject to a Small Lot Design Review pursuant to section 82-10-002(c)

of the County Ordinance Code, which requires the Zoning Administrator's review to ensure neighborhood compatibility in terms of location, size, height, and design. Said code does not specify the need for a boundary survey in connection with a design review application, nor do any other provisions of the County Zoning Code. The site plan submitted for CDD review provides planning staff with the location of existing improvements on site, as well as the proposed building setbacks, side yard, and rear yard. Additional elevation plan sheets depict the design of the building and provide the proposed building height. Therefore, CDD staff determines that the plans submitted contain sufficient detail for the Zoning Administrator to evaluate the project's consistency with section 82-10.002(c) or the County Ordinance. As discussed in more detail in the Zoning Compliance section of this report, the project is consistent with all development standards for the R-6 district in which the project is located. Staff is not aware of any state codes which require a local agency to obtain boundary surveys prior to acting on minor administrative planning applications.

A survey letter prepared by a licensed surveyor or civil engineer may be required during the building permit process with the Building Inspection Division.

IX. STAFF ANALYSIS AND DISCUSSION

- A. Consistency with General Plan: The subject property is located within a Residential Medium Density (RM) General Plan Land Use designation. The RM designation allows for a residential density between 7 and 17 units per acre. The 5,200-square-foot lot was legally created and recorded in 1911. The existing residence was built in 1947. The project includes an accessory structure auxiliary to an existing single-family residence which is consistent with the residential land uses permitted within the RM designation.

The "Stronger Communities" Element of the 2045 Contra Costa General Plan identifies 14 policies for the East Richmond Heights community. Many of these policies deal with development of vacant lots, larger-scale development projects, infrastructure, or commercial development. Three in particular are relevant for this project.

Policy #2: Ensure new development provides reasonable protection for existing residences regarding views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight.

Analysis: Findings #1, #2, and #3 of the Small Lot Design Review Findings for this project evaluate the location, size, and height of the proposed project in order to determine neighborhood compatibility and identify any potential impacts of the project upon surrounding neighbors.

- Views: The new garage located at the rear of the subject property is minimal in size and height as it is only 288 square feet in size and 12-feet 2-inches in height. Additionally,

there are no existing views from either the subject property or adjacent neighbor properties. Therefore, the garage does not obstruct any existing views.

- Design Compatibility: The new garage located at the rear of the subject property is minimal in size and height as it is only 288 square feet in size and 12-foot 2-inches in height. Additionally, other lots in the surrounding vicinity have been improved with detached accessory structures located in the side and rear yard areas. Therefore, the project is compatible with the neighborhood with regard to bulk and scale.
- Adequate Parking: The proposed garage will provide one additional off-street parking space in addition to the two off-street parking spaces that will be provided by the construction of a new driveway. Therefore, the project ensures that there is adequate parking on the parcel.
- Privacy: The project is also not expected to have any significant impact on privacy given that the garage does not include any windows oriented towards an adjacent residence.
- Access to Sunlight: The project will have minimal impact on light and solar access because the new, approximately 288-square-foot prefabricated detached garage is relatively small in size. Furthermore, the garage is 12-feet 2-inches in height. Therefore, it is not expected to block light and solar access to adjacent properties.

Policy #3: When reviewing new development proposals, ensure views of scenic natural features (e.g. San Francisco Bay, distant mountains) and the developed environment (e.g. bridges, San Francisco skyline) are substantially preserved.

Analysis: Finding #1 of the Small Lot Design Review Findings for this project evaluates the location of the proposed project in order to determine neighborhood compatibility and identify any potential impacts of the project upon surrounding neighbors.

- There are no existing views from either the subject property or adjacent neighbor properties. The detached garage is located at the rear of the property, which has a lower elevation relative to other portions of the property. Additionally, the detached garage is only 12-feet 2-inches in height. Therefore, the garage does not obstruct any existing views.

Findings #1 and #3 of the Small Lot Design Review Findings for this project address protection of the value and enjoyment of the neighbors' property.

- There are no existing views from either the subject property or adjacent neighbor properties. Therefore, the garage does not obstruct any existing views. Additionally, it

does not substantially decrease access to sunlight for any surrounding properties, due to its siting and being located 12'-2" above ground level. Therefore, the project is expected to preserve the value and enjoyment of neighboring properties.

Policy #10: For new developments, encourage building scale, massing, architectural style, and materials to provide harmonious scale transitions and blend with the surrounding existing residential neighborhood.

Analysis: Findings #3 and #4 of the Small Lot Design Review Findings for this project evaluate the location and design of the proposed project in order to determine neighborhood compatibility and identify any potential impacts of the project upon surrounding neighbors.

- The use of prefabricated detached garages is consistent and compatible with the surrounding area and with residential development in general.
- The new garage located at the rear of the subject property is minimal in size and height as it is only 288 square feet in size and 12-feet 2-inches in height. Additionally, other lots in the surrounding vicinity have been improved with detached accessory structures located in the side and rear yard areas. Therefore, the project is compatible with the neighborhood with regard to bulk and scale.

The purpose of this chapter is to provide specific regulations to fairly and efficiently implement Contra Costa General Plan policies for the East Richmond Heights area so that future development recognizes the rights of property owners to improve the value and enjoyment of their property while minimizing impacts on surrounding properties.

- B. Consistency with Zoning: The subject property is located within the R-6 Single-Family Residential District (R-6). County Ordinance Code Section 84-4.402(1) specifies that a single-family dwelling unit and the accessory structures and uses normally auxiliary to it are amongst the permitted land uses within the R-6 district.

The project proponent seeks development plan permit approval to install a new 288-square-foot prefabricated garage building at the rear of the subject property. The proposed building would be accessory to an existing residence on the subject property, and thus, is consistent with permitted land uses within this zoning district.

The location of the proposed accessory building complies with all applicable development standards for detached accessory buildings within the R-6 district in which the project is located. The proposed detached garage would be 288 square feet in area (where 500 square feet is the maximum) and 12-feet 2-inches in height (where 15 feet is the maximum). It is set back approximately 72 feet from the front property line (where 25 feet is the minimum required). The proposed accessory structure will be set back 3 feet from the side and rear property lines, where 3 feet is the minimum required. Therefore, the proposed project is fully

compliant with development standards for the R-6 Single-Family Residential District.

- C. Small Lot Occupancy (County Ordinance Section 82-10.002(c)): As discussed in greater detail within the attached project findings and conditions of approval, the proposed project involves a modestly sized prefabricated accessory building that is in full compliance with all applicable County ordinances regulating building area, height, and location (i.e. setbacks) on the subject property. Given existing topographic conditions and the lack of windows oriented towards adjacent residences, the project is not expected to adversely affect the enjoyment of existing residential improvements on adjoining lots, or within the neighborhood in general. The building design featuring wooden siding and open gable roofline is consistent and compatible with the existing residence on the subject property and several other adjoining properties incorporating similar design elements. Therefore, the project is considered consistent and compatible with the surrounding neighborhood in terms of size, height, location, and design.
- D. Access and Circulation: The project includes work located within the Claremont Avenue public right-of-way in connection with the removal and relocation of an existing driveway depression along the parcel frontage. If the Development Plan is approved, the project proponent must apply for and obtain an encroachment permit from the County Department of Public Works for all activities located within a public right-of-way. The project proponent's compliance with all terms and conditions of their encroachment permit ensures that the project will not adversely affect traffic and circulation within the Claremont Avenue right-of-way during project construction.
- E. Appropriateness of Use: The project is to allow an accessory structure auxiliary to a single-family residence. The project does not involve any proposed non-residential land uses within the building. Given that the residential nature of the project is compatible with existing residential zoning and general plan designation and is consistent and compatible with the surrounding residential neighborhood, the proposed accessory structure is an appropriate use of this property.

VIII. CONCLUSION

The proposed detached accessory building is consistent and compatible with the surrounding neighborhood in terms of location, size, height, and design. The project is also consistent with permitted land uses within the RM General Plan Land Use designation and complies with all development standards applicable to such development of detached accessory buildings within the R-6 Zoning District. Therefore, staff recommends that the Zoning Administrator approve County File #CDDP26-03002 based on the attached findings and conditions of approval.

Attachments:

1. Findings and Conditions of Approval
2. Public Comments
3. Maps - Parcel Maps, Aerial Map, Zoning Map, General Plan Map
4. Agency Comments
5. Project Plans

FINDINGS AND CONDITIONS OF APPROVAL – COUNTY FILE CDDP26-03002; HASSAN BAGHERZADEHAZAR (APPLICANT & OWNER)

FINDINGS

A. Small Lot Design Review Findings

1. Location: The project involves the construction of a new 288-square-foot detached garage accessory to an existing single-family residence within an established single-family residential neighborhood. The garage is located towards the rear of the parcel and is in conformance with all applicable development standards for the R-6 district in which the subject property is located. The detached garage is setback over 65 feet into the subject property, and therefore, qualifies for reduced side/rear yards (3-foot minimum side/rear) for this structure. The location of the detached garage is reasonable considering the dimensional constraints of the subject property and the location of existing improvements. The building is located downslope from the existing single-family residence on the subject property, and from those existing adjacent residences on either side, and upslope from existing residences to the rear of the subject property. Given the topographic conditions, and the fact that the garage does not include any windows oriented towards an adjacent residence, staff does not anticipate any adverse impacts on surrounding properties arising from the building location. Additionally, the location avoids any work within the dripline of trees that are located on other areas of the property, thus minimizing potential project related effects on the surrounding area. Further, other lots in the surrounding vicinity have been improved with detached accessory structures located in the side and rear yard areas. Therefore, the garage location is appropriate because it is consistent with minimum building setback requirements and is consistent and compatible with the existing residential development pattern in the area.
2. Size: The project involves a 288 square-foot accessory building, which is well below the 500 square-foot maximum permissible building area for projects of this type on a residential lot less than 20,000 square feet in area. The size of the detached accessory building is reasonable considering its intended use as a one-car garage. Given the minor scale of this building, and the numerous examples of existing detached accessory buildings in the area, the building size is determined to be compatible with the surrounding residential neighborhood.
3. Height: The project involves a prefabricated garage building 12-feet 2-inches in height, consistent with the 15-foot maximum permissible height for a detached accessory building. The building will not be directly adjacent to any existing neighboring residences, so the building height has minimal potential to adversely

affect the enjoyment of surrounding residences. The height of the accessory building is consistent and compatible with the height of similar detached structures existing in the project vicinity.

4. Design: The prefabricated garage building consists of a simple rectangular building with wooden siding and an open gable roof. The building façade includes outward swinging wooden barn-style doors providing vehicular access within the building. The building design is consistent with the existing residence on the project site, and those on either side, each of which feature open gable rooflines in their respective residential designs. Although the surrounding neighborhood includes homes having a variety of architectural styles, there are numerous examples of existing homes and/or accessory buildings having a similar aesthetic to the project. Therefore, the garage design is considered consistent and compatible with existing residential development in the vicinity.

B. California Environmental Quality Act (CEQA) Findings

The project is exempt under CEQA Guidelines Section 15303(e) – New Construction or Conversion of Small Structures, construction and location of limited numbers of new, small facilities or structures such as accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project is to construct a new 288-square-foot detached garage, which would be accessory to an existing single-family residence on the subject property. Therefore, the categorical exemption applies to the scope of work.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDDP26-03002

Project Approval

Development Plan

1. DEVELOPMENT PLAN for a SMALL LOT DESIGN REVIEW is GRANTED for the construction of a new 288-square-foot detached garage on a lot of substandard size and substandard average width is APPROVED, as generally based on the following:
 - The application and project plans received by the Department of Conservation and Development, Community Development Division (CDD) on January 15, 2026.

2. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Development Plan.

Building Permit

3. The applicant shall obtain the appropriate building permit(s) for the construction of a new detached accessory building.

Payment of Fees

4. This Development Plan Permit application is subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the 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.

Construction Period Restrictions and Requirements

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

5. The applicant and their contractor shall make a good faith effort to park any construction related vehicles on the project driveway and existing asphalt parking area at the front of the parcel.
6. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
7. 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 as far away from existing residences as possible.

8. 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.
9. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
10. 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.
11. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

- New Year's Day (State and Federal)
- Birthday of Martin Luther King, Jr. (State and Federal)
- Washington's Birthday (Federal)
- Lincoln's Birthday (State)
- President's Day (State)
- Farmworkers 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 day the State and Federal holidays occur, please visit the following websites:

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

California Holidays: <https://www.sos.ca.gov/state-holidays>

COUNTY PUBLIC WORKS, ENGINEERING SERVICES CONDITIONS OF APPROVAL

Conditions of Approval are based on the site plan accepted by the Department of Conservation and Development, Community Development Division, on January 15, 2026.

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.

Encroachment Permit

12. The applicant must obtain an encroachment permit from the Application and Permit Center to remove the existing driveway depression along its frontage of Claremont Avenue near the southeast corner of the subject lot and for the installation of a new driveway depression near the northeast corner. The new driveway shall be designed in accordance with County Standard Plan CA72 or a modified/custom design that meets all ADA requirements. The existing flowline in the gutter fronting the property shall not be altered.

ADVISORY NOTES

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

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

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

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

- Contra Costa County Building Inspection Division
- Contra Costa County Environmental Health Division
- West Contra Costa Wastewater District
- East Bay Municipal Utility District (EBMUD)
- Contra Costa County Fire Protection District

From: [DCD APCplanning](#)
To: [anna.shane](#)
Subject: RE: cds125-00116
Date: Monday, January 5, 2026 07:36:02 AM
Attachments: [image001.png](#)

Anna:

Good morning.

1. To answer the question from your prior email, we unfortunately do not know at this time when the public hearing will take place for the project. This is because it all depends on when the home owner submits the application and how long it takes the assigned planner to review the proposal and prepare a full staff report. Please be advised that the assigned planner will contact you prior to scheduling the matter to ensure that you are available to attend.
2. Once a hearing is requested we do advise the applicant that there is a possibility to avoid a public hearing if the requestor rescinds their request. This is an opportunity for them to work with you and potentially address any concerns that you may have.
3. I am sorry if the applicant's attempt to reach out to you at your home caused you any concern. However, as stated on the original notice that was sent out, a request for public hearing must include the name and address of the requestor.

SEAN TULLY
PERMIT CENTER PLANNING MANAGER
PRINCIPAL PLANNER
CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553
(925) 655-2878 DIRECT
(925) 655-2700 OFFICE

From: anna shane <annashane1946@gmail.com>
Sent: Saturday, January 3, 2026 1:52 PM
To: DCD APCplanning <apcplanning@dcd.cccounty.us>
Subject: Re: cds125-00116

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

Teressa and Sean,

The applicant showed up at my Kensington home a few minutes ago to pressure me into rescinding my request. I told him he ought not to have come to my home, and he said you gave him my address and suggested he approach me. He said if I didn't retract my request it would cost him thousands of dollars and asked if that was "okay" with me.

Hearings are normal. Even if i did not own a home near enough to have received a notification, anyone has the right to ask for a public hearing, and while we are not obligated to provide our reasons, I choose to explain, to tell you precisely why.

What made you think it was reasonable to give an adult man the address of a 79-year old woman and suggest he just show up at her front door?

I also received a phone message and a text message from one of his neighbors, asking my reason and telling me it will cost him thousands of dollars. Why didn't you tell him my reason?

Please let me know the time and date of the hearing as soon as it is scheduled.

Anna Shane

On Wed, Dec 17, 2025 at 3:24 PM DCD APCplanning <apcplanning@dcd.cccounty.us> wrote:

Anna:

Good afternoon.

1. The submitted site plan provides planning staff with the location and use of the existing building/structures on the site. Additionally, the site plan provides the proposed use and location (setbacks from property lines) for the proposed accessory building. This is sufficient for staff to determine if the proposed structure is compliant with the allowed uses and the required minimum setback and yard requirements for the respective zoning district.

2. The additional elevation drawings provide the details and structure dimensions needed to identify the proposed design and size of the proposed structure.

3. The accuracy of the building's placement on the property is verified by a County Building Inspector after issuance of a building permit and prior to a final inspection. Often times a survey letter from a licensed professional or other formal documentation is required at the time of our inspector's visit at the site.

If you have any additional questions or concerns, please feel free to contact me at (925) 655-2878.

SEAN TULLY
PERMIT CENTER PLANNING MANAGER
PRINCIPAL PLANNER
CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553
(925) 655-2978 DIRECT
(925) 655-2700 OFFICE

From: anna shane <annashane1946@gmail.com>
Sent: Wednesday, December 17, 2025 2:45 PM
To: DCD APCplanning <apcplanning@dcd.cccounty.us>
Subject: Re: cds125-00116

I mean if you intend to approve the design without a code complaint site plan and incomplete submittal documents then i will ask the commissioners to require that you follow and enforce the law.

On Wed, Dec 17, 2025 at 2:39 PM anna shane <annashane1946@gmail.com> wrote:

you need to require they submit a code complaint site plan, and until they do you may not begin the design approval process. look up the code on submittal documents, it's 107.something. it is not possible to determine if it's acceptable without knowing how close to the property line based on an accurate boundary survey and how near to buildings on adjacent lots. A lot more is required under the state codes for public safety reasons. If you intend to approve an incomplete application please schedule a public meeting before the planning commissioners

so I may ask them to require their staff you to enforce the codes on submittal documents.

On Tue, Dec 16, 2025 at 4:59 PM DCD APCplanning

<apcplanning@dcd.cccounty.us> wrote:

Anna:

Good afternoon. The site plan provided to you is the site plan that was provided by the applicant for this design review process. As we are simply conducting a design review, the submitted architectural-level site plan suffices for our review. If you have any additional questions, please do not hesitate to reach out to us again.

SEAN TULLY
PERMIT CENTER PLANNING MANAGER
PRINCIPAL PLANNER
CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553
(925) 655-2700 OFFICE

From: anna shane <annashane1946@gmail.com>

Sent: Tuesday, December 16, 2025 3:39 PM

To: DCD APCplanning <apcplanning@dcd.cccounty.us>

Subject: Re: cdsl25-00116

i mean a code compliant site plan, not just something labeled 'site plan.'

On Tue, Dec 16, 2025 at 3:23 PM anna shane <annashane1946@gmail.com>

wrote:

i want to see the site plan based on a boundary survey and the application.

On Tue, Dec 16, 2025 at 3:21 PM DCD APCplanning

<apcplanning@dcd.cccounty.us> wrote:

Hi Anna,

Apologies for the additional email, attached are the plans for CDSL26-00116. Please don't hesitate to reach out if you have any additional questions.

Thank you,

Teresa Datar
Planning Technician
Contra Costa County|Department of Conservation & Development



"The Department of Conservation and Development serves the public with expertise and integrity. We guide land use and construction, protect the environment, and work to create communities that are thriving, equitable, safe, and sustainable."

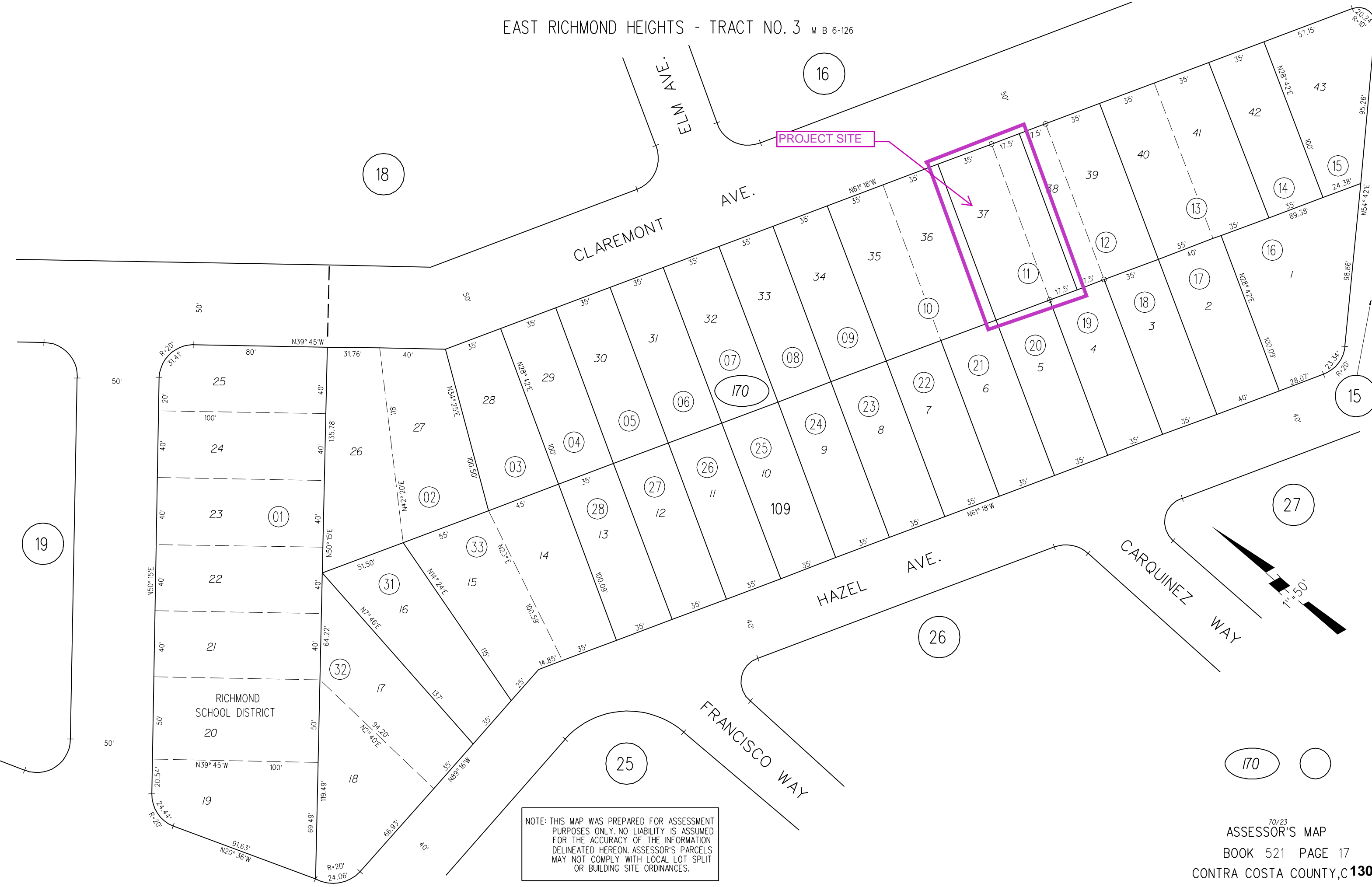
From: anna shane <annashane1946@gmail.com>
Sent: Tuesday, December 16, 2025 10:17 AM
To: DCD APCplanning <apcplanning@dcd.cccounty.us>
Subject: cds125-00116

re 6418 claremont garage design

received letter but no attached plans,

please forward completed application and plans to
annashane1946@gmail.com.

EAST RICHMOND HEIGHTS - TRACT NO. 3 M B 6-126








PROJECT SITE

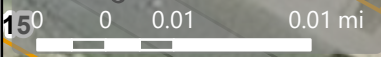
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

Aerial Map



Map Legend

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



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

Zoning Map



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- R-6 (Single Family Residential) Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

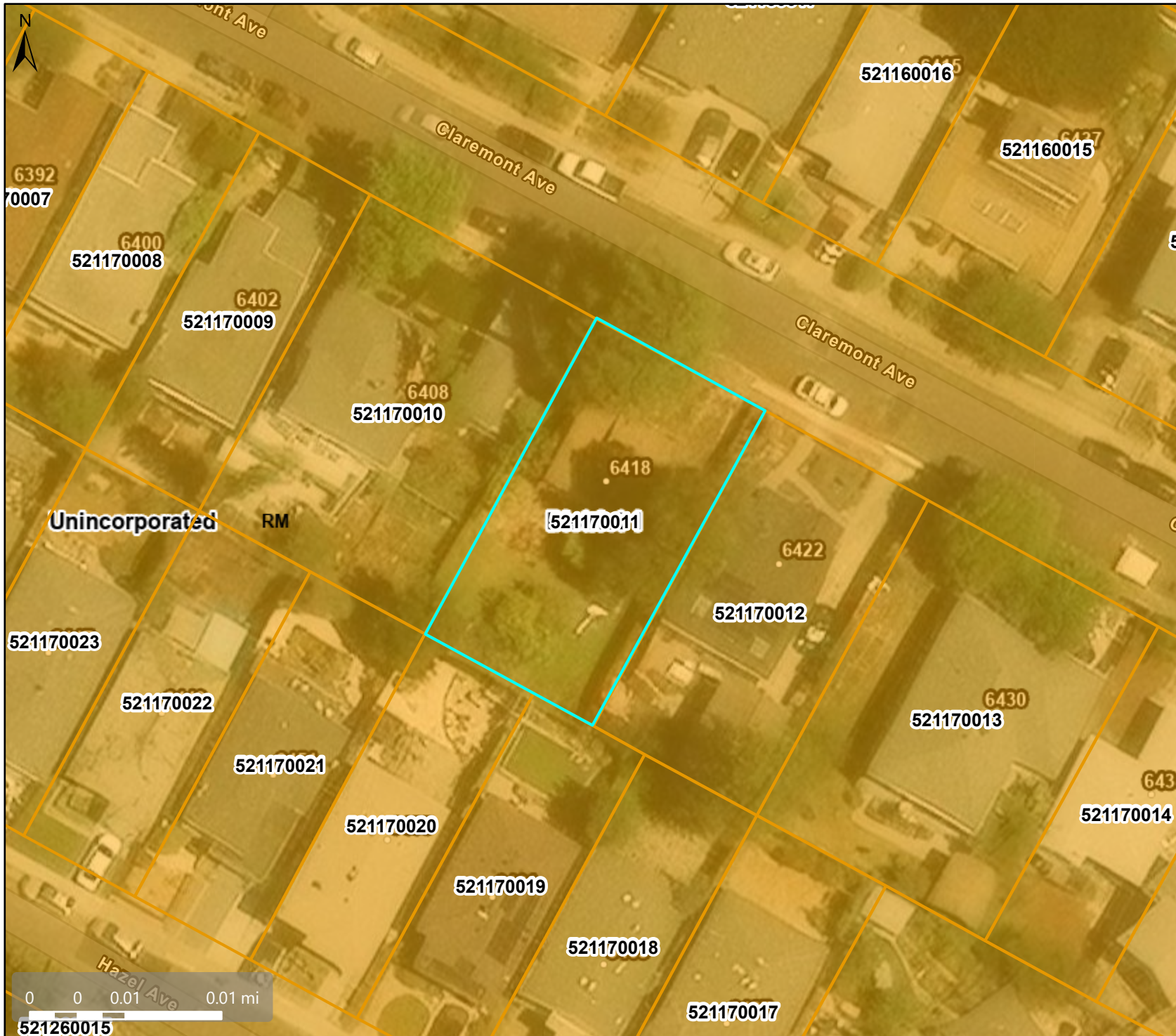
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

General Plan Map



Map Legend

-  County Border
-  Assessment
Parcels
- Planning Layers
(DCD)**
- General Plan**
-  RM (Residential
Medium
Density) (7-17
du/na)
-  Unincorporated
-  Board of
Supervisors'
Districts
- Base Data**
-  Address Points

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

From: [Planning.review](#)
To: [Chloe Partain](#)
Cc: [Planning.review](#); [Cherie Adriano](#)
Subject: CDDP26-03002 - 6418 CLAREMONT AVE, RICHMOND
Date: Wednesday, January 21, 2026 01:43:47 PM
Attachments: [image001.png](#)

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)

Dear Chloe,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division





CONTRA COSTA
HEALTH

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

1/26/2026

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION

Attn: CHLOE PARTAIN

30 MUIR RD

MARTINEZ, CA94553

RECEIVED on 01/26/2026 CDDP26-03002
By Contra Costa County
Department of Conservation and Development

RE: CDDP2603002
6418 CLAREMONT AVE
APN: 521 170 011
Service Request #: SR0025755

Dear CHLOE PARTAIN :

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

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

supply.

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

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

Sincerely,

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

Kristian Lucas, REHS
Director of Environmental Health



January 28, 2026

Chloe Partain
Contra Costa County
Community Development Division
30 Muir Road
Martinez, CA 94553

RECEIVED on 01/28/2026 **CDDP26-03002**
By Contra Costa County
Department of Conservation and Development

Subject: CDDP26-03002
6418 Claremont Avenue, Richmond, CA 94805
APN: 521-170-011

Dear Chloe,

West County Wastewater (WCW) appreciates this opportunity to comment on CDDP26-03002 located at 6418 Claremont Avenue, Richmond, California. The applicant is requesting approval of a Small Lot Design Review Development Plan to install a 288 square-foot pre-fab detached garage (Public Hearing Requested under CDSL25-00116).

In order to obtain wastewater service, the Applicant must comply with all applicable WCW rules and regulations; including, but not limited to the following:

Once we've received items #1 and #2 from the customer, we will be able to make the determination regarding whether wastewater service can be provided and will provide item #3 to the customer:

1. Provide a plot plan, to scale, showing the following information:
 - a. Site Address
 - b. Assessor's Parcel Number(s) (APNs)
 - c. Easement(s), if applicable
 - d. Location(s) of the structure(s) in relation to the parcel(s)
 - e. Location(s) of the parcel(s) in relation to the street(s)
 - f. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s) if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)
 - g. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
 - h. North arrow for each plan view



- i. Sidewalk(s)
 - j. Street name(s)
 - k. Street address(es)
 - l. Full name(s), company name(s) (if applicable), phone number(s) and email address(es) of the property owner as well as all consultants and contractors associated with the work
 - m. Current use vs. proposed use in narrative/written form in the scope of work section
 - n. Current water meter size vs. proposed water meter size in narrative/written form in the scope of work section
2. Submit the plot plan directly to: permits@wcmd.org for WCW review and approval.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]



3. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above).

Note: If WCW has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCW for approval.

If you have any questions, please contact me at (510) 222-6700, Option 3.

Sincerely,

Armondo Hodge

Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: permits@wcwd.org

Attachment(s):

1. WCW Schedule of Fees
2. GIS Map

WEST COUNTY WASTEWATER DISTRICT
 Schedule of User Fees
 Effective July 1, 2025

Sewer Service Charge Rates			
USER TYPE			
A.) SINGLE FAMILY RESIDENTIAL			
1 Flat Rate		\$	815.00
B.) MULTI- FAMILY RESIDENTIAL			
1 Flat Rate		\$	711.00
C.) MOBILE HOME RESIDENTIAL			
1 Flat rate		\$	711.00
D.) COMMERCIAL DOMESTIC STRENGTH			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	8.73
4 BOD Charge			N/A
5 SS Charge			N/A
E.) COMMERCIAL HIGH STRENGTH			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	14.70
4 BOD Charge			N/A
5 SS Charge			N/A
F.) INDUSTRIAL			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	5.61
4 BOD Charge		\$	0.58
5 SS Charge		\$	0.68
ANNEXATION FEES			
Annexation Fees (1-10 Parcels)		\$	5,801.00
Annexation Fees Greater than 10		\$	11,601.00
PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION			
USER TYPE			
A.) SINGLE FAMILY RESIDENTIAL			
1 Plan Approval	(Per Building)	\$	387.00
2 Permit		\$	387.00
3 Additional Inspection		\$	193.00
B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	773.00
3 Additional Inspection		\$	193.00
C.) SCHOOL BUILDINGS OR CHURCHES			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	1,934.00
3 Additional Inspection		\$	193.00
D.) COMMERCIAL INSTALLATIONS			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	773.00
3 Additional Inspection		\$	193.00
E.) INDUSTRIAL INSTALLATIONS			
1 Contributing Domestic Flow Only - Plan Approval		\$	1,547.00
2 Contributing Domestic Flow Only - Permit		\$	387.00
3 Contributing Industrial Waste - Plan Approval		\$	2,320.00
4 Contributing Industrial Waste - Permit		\$	387.00
5 Additional Inspection		\$	193.00

WEST COUNTY WASTEWATER DISTRICT
 Schedule of User Fees
 Effective July 1, 2025

F.) MISCELLANEOUS INSTALLATIONS		
1 Plan Approval	\$	387.00
2 Permit	\$	387.00
3 Additional Inspection	\$	193.00
G.) CLEANOUT, CHECK VALVE, OR BACKWATER OVERFLOW DEVICE INSTALLATION		
1 Permit	\$	387.00
2 Additional Inspection	\$	193.00
H.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION		
1 Plan Approval	\$	387.00
2 Permit	\$	387.00
3 Additional Inspection	\$	193.00
TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)		
1 20 lots and Under	\$	1,934.00
2 21 + lots	\$	3,094.00
SEWER MAIN CONSTRUCTION PERMIT FEES		
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)	\$	7,734.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)	\$	5,801.00
3 Per Manhole (applies to all SME projects):Manhole Cover	Actual Costs	
4 Per Manhole (applies to all SME projects): Installation and Inspection	\$	387.00
5 Per Manhole (applies to all SME projects): Pump Inspection for Installation or Modification	\$	773.00
6 Per Manhole (applies to all SME projects): Additional Inspection	\$	193.00
OTHER FEES		
1 Sphere of Influence Adjustment	\$	1,934.00
2 Video Inspection Review	\$	290.00
CAPACITY CHARGES		
A.) Single Family Residential		
1 Water meter size: 5/8"	\$	2,381.00
2 Water meter size: 3/4"	\$	3,572.00
3 Water meter size: 1"	\$	5,953.00
4 Water meter size: 1.5"	\$	11,905.00
5 Water meter size: 2"	\$	19,048.00
6 Meters above 2" are individually assessed		
B.) Multi Family per unit		
	\$	2,381.00
C.) Commercial Domestic Strength		
1 Water meter size: 5/8"	\$	2,344.00
2 Water meter size: 3/4"	\$	3,517.00
3 Water meter size: 1"	\$	5,861.00
4 Water meter size: 1.5"	\$	11,722.00
5 Water meter size: 2"	\$	18,755.00
6 Meters above 2" are individually assessed		
D.) Commercial High Strength		
1 Water meter size: 5/8"	\$	5,506.00
2 Water meter size: 3/4"	\$	8,259.00
3 Water meter size: 1"	\$	13,756.00
4 Water meter size: 1.5"	\$	27,531.00
5 Water meter size: 2"	\$	44,049.00
6 Meters above 2" are individually assessed		
ENVIRONMENTAL COMPLIANCE INSPECTIONS		
Business Type		
1 Class 1: Food Service Establishment With Grease Control Device	\$	309.00
2 Class 2: Food Service Establishment Without Grease Control Device	\$	464.00
3 Dental Facility Inspection (Per Inspection)	\$	309.00
Dental Facility Compliance Report (Per Report)	\$	155.00
4 Vehicle Service Facility Sampling: Labor Costs	\$	550.00
5 Vehicle Service Facility Sampling: Laboratory Costs (Per Sample Event) Per Sample Event	Actual Costs	
6 Permit Application Review and Initial Inspection: New Facility	\$	5,567.00
7 Permit Application Review and Initial Inspection: Existing Facility	\$	3,712.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2025

8 Permit Application Review and Issuance: Class 1: Categorical Industrial Users	\$	2,784.00
9 Permit Application Review and Issuance: Class 2: Significant Industrial Users	\$	2,784.00
10 Permit Application Review and Issuance: Class 3: Non-Significant Industrial Users (including zero discharge CIU's)	\$	1,237.00
11 Permit Application Review and Issuance: Class 4: Other Industrial Users	\$	1,546.00
12 Permit Application Review and Issuance: Class 5: Trucked Waste Haulers	\$	619.00
13 Permit Amendment	\$	619.00
14 Permit Application Review and Renewal: Class 1: Categorical Industrial Users	\$	773.00
15 Permit Application Review and Renewal: Class 2: Significant Industrial Users Permit Application Review and Renewal: Class 3: Non-Significant Industrial Users (including zero discharge CIU's)	\$	464.00
16 Permit Application Review and Renewal: Class 4: Other Industrial Users	\$	309.00
17 Permit Application Review and Renewal: Class 5: Trucked Waste Haulers	\$	464.00
18 Routine Inspection: Class 1: Categorical Industrial Users	\$	1,856.00
20 Routine Inspection: Class 2: Significant Industrial Users	\$	1,546.00
21 Routine Inspection: Class 3: Other Industrial Users	\$	1,237.00
22 Routine Inspection: Routine Follow-Up Inspection	\$	619.00
23 Enforcement Follow-Up Inspection: Class 1: Categorical Industrial Users	\$	928.00
24 Enforcement Follow-Up Inspection: Class 2: Significant Industrial Users	\$	928.00
25 Enforcement Follow-Up Inspection: Class 3: Other Industrial Users	\$	619.00
26 Enforcement Follow-Up Sample: Composite Sample: Labor Costs	\$	1,856.00
27 Enforcement Follow-Up Sample: Composite Sample: Laboratory Costs (Per Sample Event) (Per Sample Event)		Actual Costs
28 Enforcement Follow-Up Sample: Grab Sample: Labor Costs	\$	928.00
29 Enforcement Follow-Up Sample: Grab Sample: Laboratory Costs (Per Sample Event) (Per Sample Event)		Actual Costs
30 Violation Notice: Verbal (Per Enforcement Action)	\$	155.00
31 Violation Notice: Formal (Per Enforcement Action)	\$	309.00
32 Sampling: Class 1: Categorical Industrial Users: Labor Costs	\$	3,712.00
33 Sampling: Class 1: Categorical Industrial Users: Laboratory Costs (Per Sample Event)		Actual Costs
34 Sampling: Class 2: Significant Industrial Users: Labor Costs	\$	2,784.00
35 Sampling: Class 2: Significant Industrial Users: Laboratory Costs (Per Sample Event)		Actual Costs
36 Sampling: Class 3: Other Industrial Users: Labor Costs	\$	2,784.00
37 Sampling: Class 3: Other Industrial Users: Laboratory Costs (Per Sample Event)		Actual Costs
38 Compliance Meeting	\$	1,237.00
39 Show Cause Hearing		Actual Costs

TEMPORARY DISCHARGE PERMIT & OTHER FEES

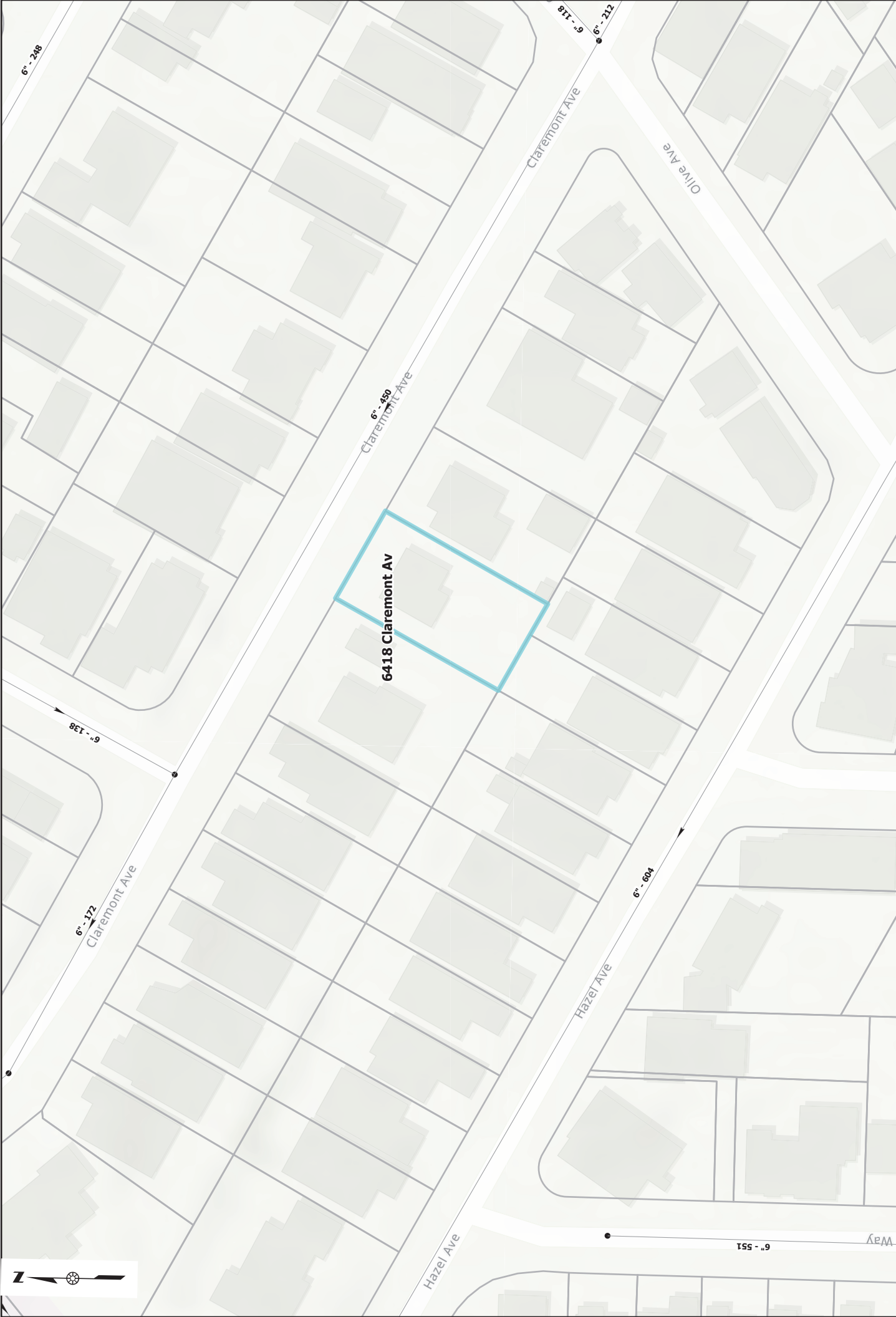
Temporary Discharge Permit	\$	773.00
Dishonored Check Fee (First)	\$	25.00
Dishonored Check Fee (Each Additional)	\$	35.00
Agreement (Per agreement)	\$	5,801.00
Collection Fee	\$	1,160.00
Variances (Per Application)	\$	9,668.00
Credit Card Processing Fee		Actual Costs (-3.5%)
Sewer GIS Map Request	\$	2,900.00
For Services Otherwise Not Listed: Environmental Programs Staff	\$	309.00
For Services Otherwise Not Listed: Planning and Support Services Staff	\$	387.00

Note:

AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT 4.10, 4.20, 4.25 of WCW ordinance

See Title 4 Fees & Charges: <https://www.codepublishing.com/CA/WCWD/#!/westcowastewater04/westcowastewater0410.html#4.10>

The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.



Sewer Gravity Main
 Sewer Force Main
 Sewer Main Reference
 Manhole Reference
 Manholes

Easement
 Parcels
 WCW Boundary

143
 Manholes

Prepared By: Mohammad Ghoury
 Date Exported: 1/27/2026
 Scale
 0 25 50 Feet

6418 Claremont Av / Richmond / 94805 / APN: 521-170-011

This West County Wastewater ("WCW") Geographic Information System ("GIS") data was created for WCW use only and was not intended to be used by third parties. WCW is furnishing the attached GIS data, including any shapefiles, pursuant to the California Public Records Act, and expressly disclaims the accuracy of the data or its fitness for any particular purpose.

WEST COUNTY
 WASTEWATER



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE. 250 • CONCORD, CA 94520 • PHONE 925-941-3300 | WWW.CCCFPD.ORG

RECEIVED on 02/23/2026 **CDDP26-03002**
By Contra Costa County
Department of Conservation and Development

February 23, 2026

Contra Costa County
Community Development Division
Attn: Chloe Partain
30 Muir Road
Martinez, CA 94553
(925) 655-2857
Chloe.partain@dcd.cccounty.us

Subject: New Pre-Fab Detached Garage
6418 Claremont Ave, Richmond, CA 94805
CDDP26-03002
CCCFPD #P-2026-000327PLN

We have reviewed the **preliminary Small Lot Design Review Development Plan application** to install a 288 square-foot pre-fabricated detached garage, at the subject location. The following is required for Fire District approval in accordance with the current, adopted editions of the California Fire Code (CFC), as amended, California Building Code (CBC), as amended, Local Ordinances, and adopted standards.

This letter is NOT an approval or denial letter from the Fire District. The purpose of this letter is to provide preliminary comments, prior to official review by the Fire District.

1. Fire Hazard Severity Zone. **The project is located in a Local Responsibility Area (LRA) High Fire Hazard Severity Zone.**
 - a) Building Construction Requirements. Buildings within an LRA, High Fire Hazard Severity Zone, shall be built with the intent to mitigate wildfire exposure and comply with the building requirements set forth by Chapter 5 of the 2025 California Wildland-Urban Interface Code. (501.1) CWUIC

All territory within the Contra Costa County Fire Protection District that has classified as a Local Responsibility Area (Moderate, High, or Very High Fire Hazard Severity Zone) and all structures in a State Responsibility Area located with CCCFPD, shall maintain compliance with Contra Costa County Ordinance 2023-07.

2. Fire District Plan Submittal not Required. The proposed project does not include a new R-3-occupancy, nor is the main home equipped with a fire sprinkler system. Per CCCFPD Ordinance §105.6.27, the applicant is not required to submit plans to the Fire District for review and approval.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

For questions, or general information, contact the Fire District Permit Technicians by emailing permittech@cccfpd.org or call the main office at (925) 941-3300.



Digitally signed by
Danielle Thomas

02/23/2026

Reviewed By

Danielle Thomas

Fire Inspector II

(925) 941-3300 ext. 1531

dthom@cccfpd.org

Date

From: [Jinwei Zhang](#)
To: [Chloe Partain](#); [Ronnie Mills](#); [Joann Pavlinec](#)
Subject: CDDP26-03002 - 6418 CLAREMONT Ave
Date: Wednesday, March 18, 2026 06:06:27 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Chloe,

The East Richmond Heights Land Use Committee held a meeting on February 24, 2026, at 6:00 PM to review application CDDP26-03002 for 6418 Claremont Ave, Richmond, CA 94805.

The Committee recommends approval of the project, with the condition that the garage be painted and the driveway be paved.

Thank you very much.

Best regards,

--


Jinwei Zhang



RECEIVED on 04/01/2026 CDDP26-03002
By Contra Costa County
Department of Conservation and Development

Memo

Date: April 1, 2026

TO: Chloe Partain, Planner, Department of Conservation and Development
FROM: Larry Theis, Consultant Civil Engineer, Engineering Services Division 
SUBJECT: **DEVELOPMENT PERMIT DP26-03002**
30-DAY COMMENTS – COMPLETE
(Hassan Bagherzadehazar 6418 Claremont Avenue – Richmond; Pre-Fabricated Detached Garage in rear of lot, APN 521-170-011)
FILE: **DP26-03002**

We have reviewed the application for DP26-03002 received by your office on March 11, 2026 and submit the following comments:

Background

The subject property is located within a residential (R-6) neighborhood in the unincorporated East Richmond area (APN 521-170-011). The applicant is proposing to install a prefabricated detached garage (288 SF) in the rear northwest corner of the lot. The new garage will be accessed via a new driveway that will be installed between the northern parcel line and the existing home.

Frontage Improvements

The applicant will be required, via conditions of approval, to obtain an encroachment permit from the Public Works Department to remove the existing driveway depression along its frontage of Claremont Avenue near the southeast corner of the subject lot and for the installation of a new driveway depression near the northeast corner. The new driveway shall be designed in accordance with County Standard Plan CA72 or a modified/custom design that meets all ADA requirements. The existing flowline in the gutter fronting the property shall not be altered.

Drainage Area Fee

The subject parcel is located within the currently unformed Drainage Area 51. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

The submitted application should be considered complete.

Should you have any questions, please contact Larry Theis at (925) 890-9732.

LT:
G:\engsvc\Land Dev\DP\DP26-03002\DP26-03002 PW 30-day Comments 2026-04-01

cc: J. LaRocque Engineering Services

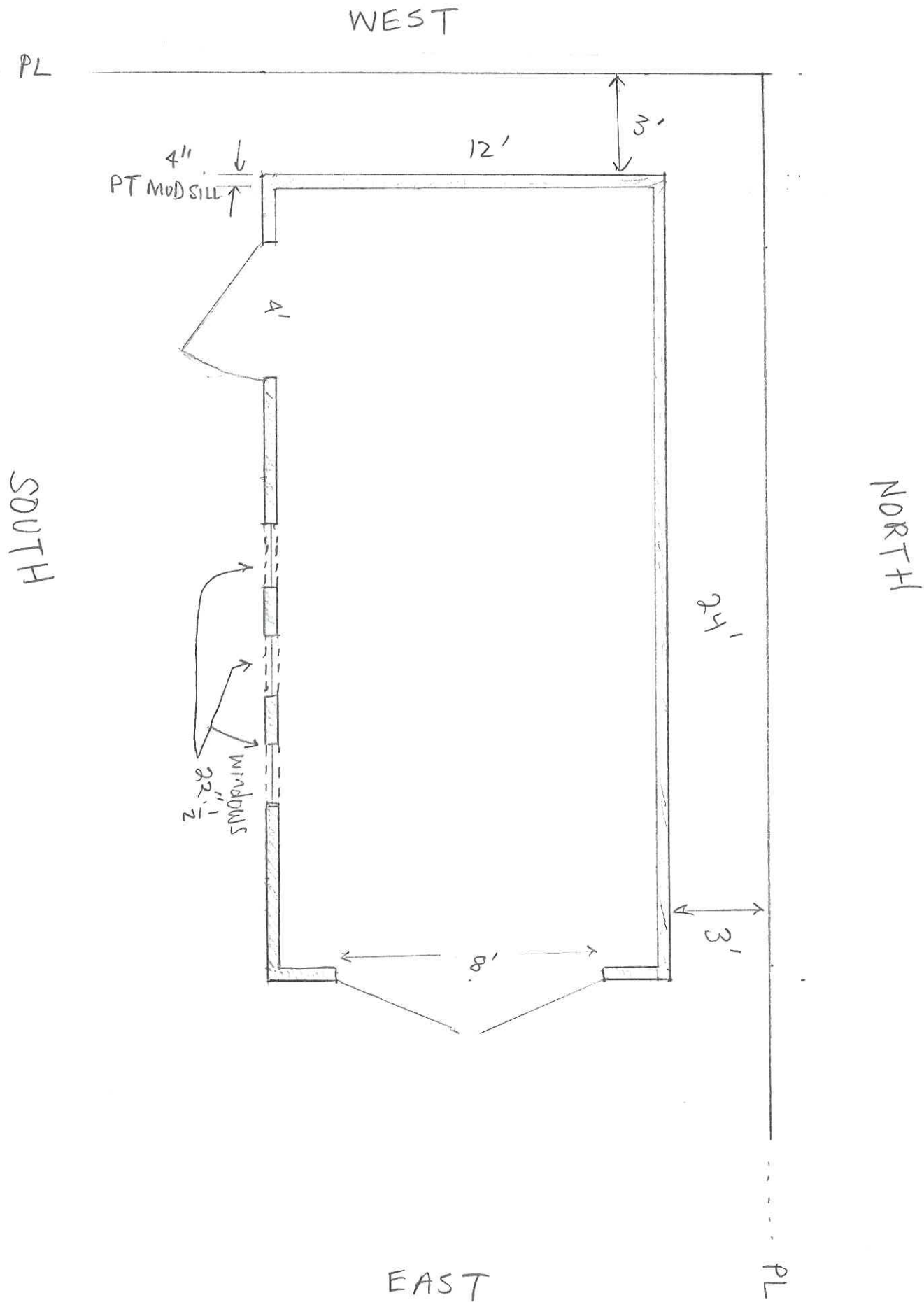
OWNER

HASSAN
BAGHERZADEH AZAR

6418 Claremont Ave
Richmond.

Scale $\frac{1}{4}'' = 1.0'$

Proposed Garage floor plan



PRE-FAB DETACHED GARAGE

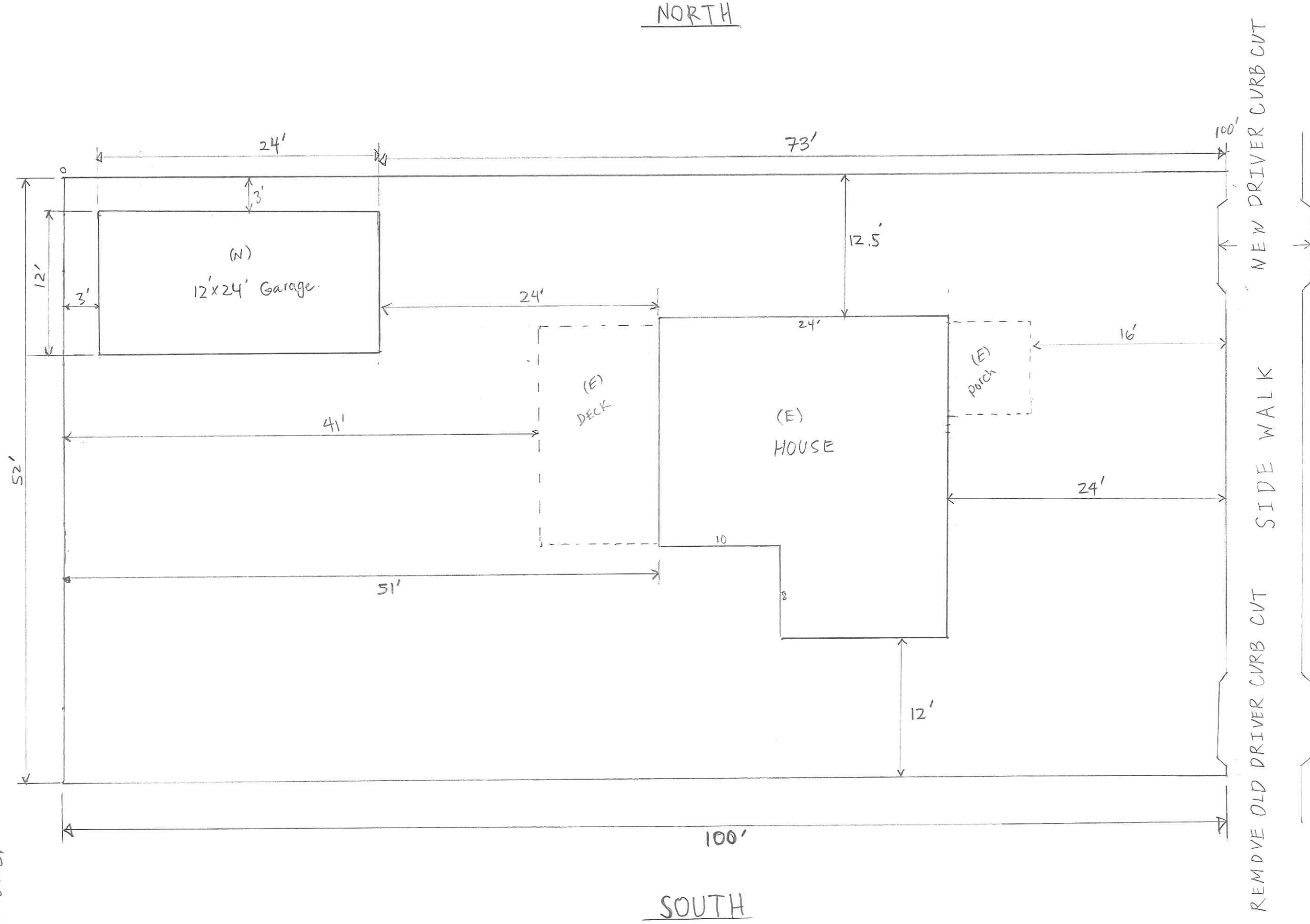
SITE PLAN

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

OWNER

HASSAN BAGHERZADEH AZAR
6418 Claremont Ave.
RICHMOND,

WEST



CLAREMONT AVE

EAST

SOUTH

NORTH

FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***

16-3/4"x21-3/4" Fixed Window

19/32" x 3-1/2" Horz. Wdo. Trim

19/32" x 3-1/2" Vert. Wdo. Trim

12
7

19/32" x 5-1/2" Fascia Trim

4/4 x 3-1/2" Over Door Trim

Heavy Duty Barn Style Hinge

4/4 x 3-1/2" Vertical Door Trim

4/4 x 3-1/2" Vertical Door Rail

3/8" No Groove
 Corner Trim

Heavy-Duty "L" Handle

3/8" thick No Groove
 SmartSide

3/8" Gap

4/4 x 5-1/2" Horizontal Door Rail

4/4 x 7-1/4" Horizontal Door Rail

TREATED
 2 x 4 Floor Framing

TREATED
 4x4 Runners

GABLE ELEVATION w/ DOORS

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

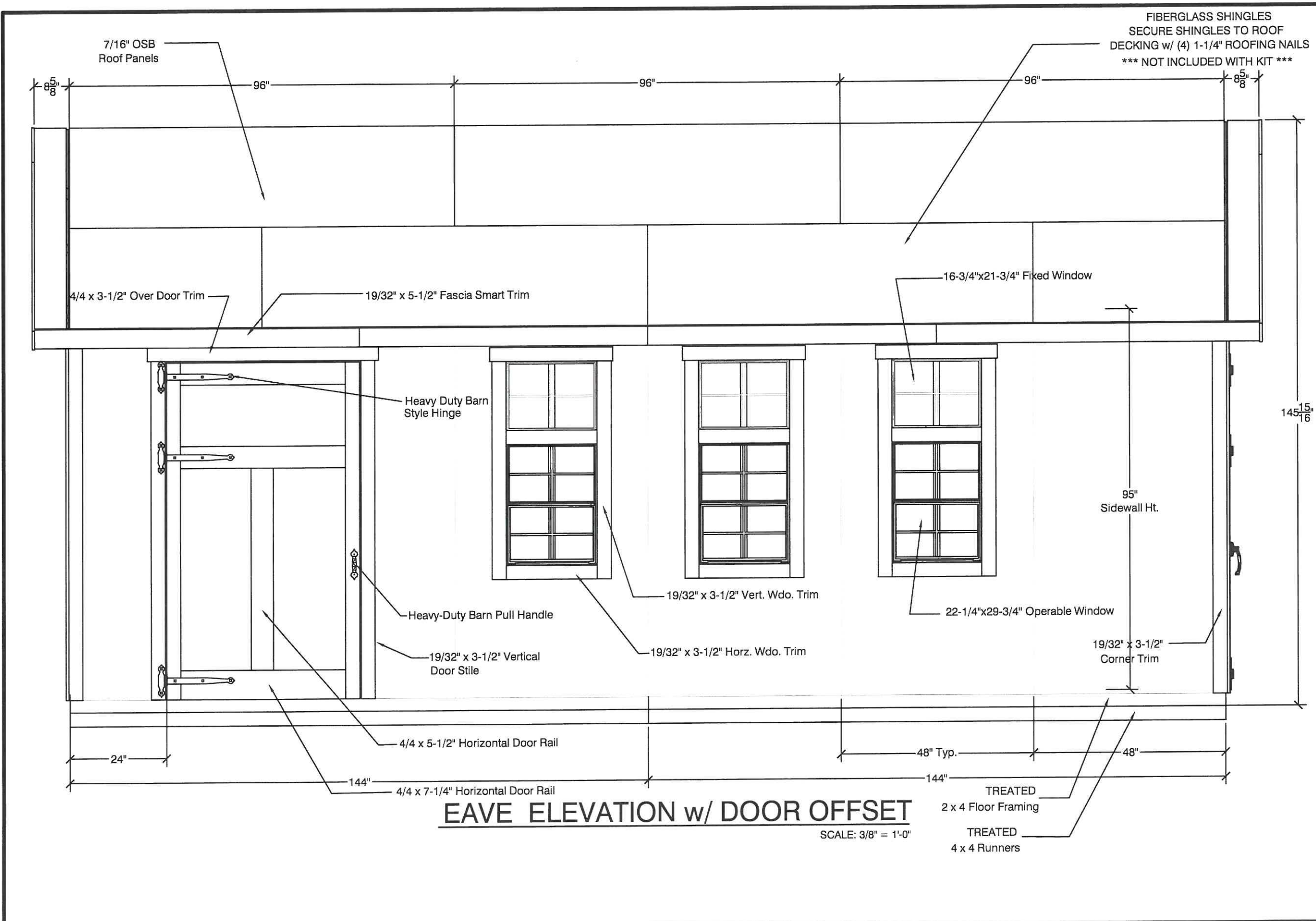
PREFAB DETACHED Garage. 6418 Claremont Ave. Richmond.

ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
 ELEVATIONS

SIZE A	ADDRESS 1000 Ternes Drive Monroe, MI 48162	DWG BY. Ken Sutter	LAST REVISION March 4, 2024
SCALE As Noted	(800) 221-1849	SHEET 2 of 11	

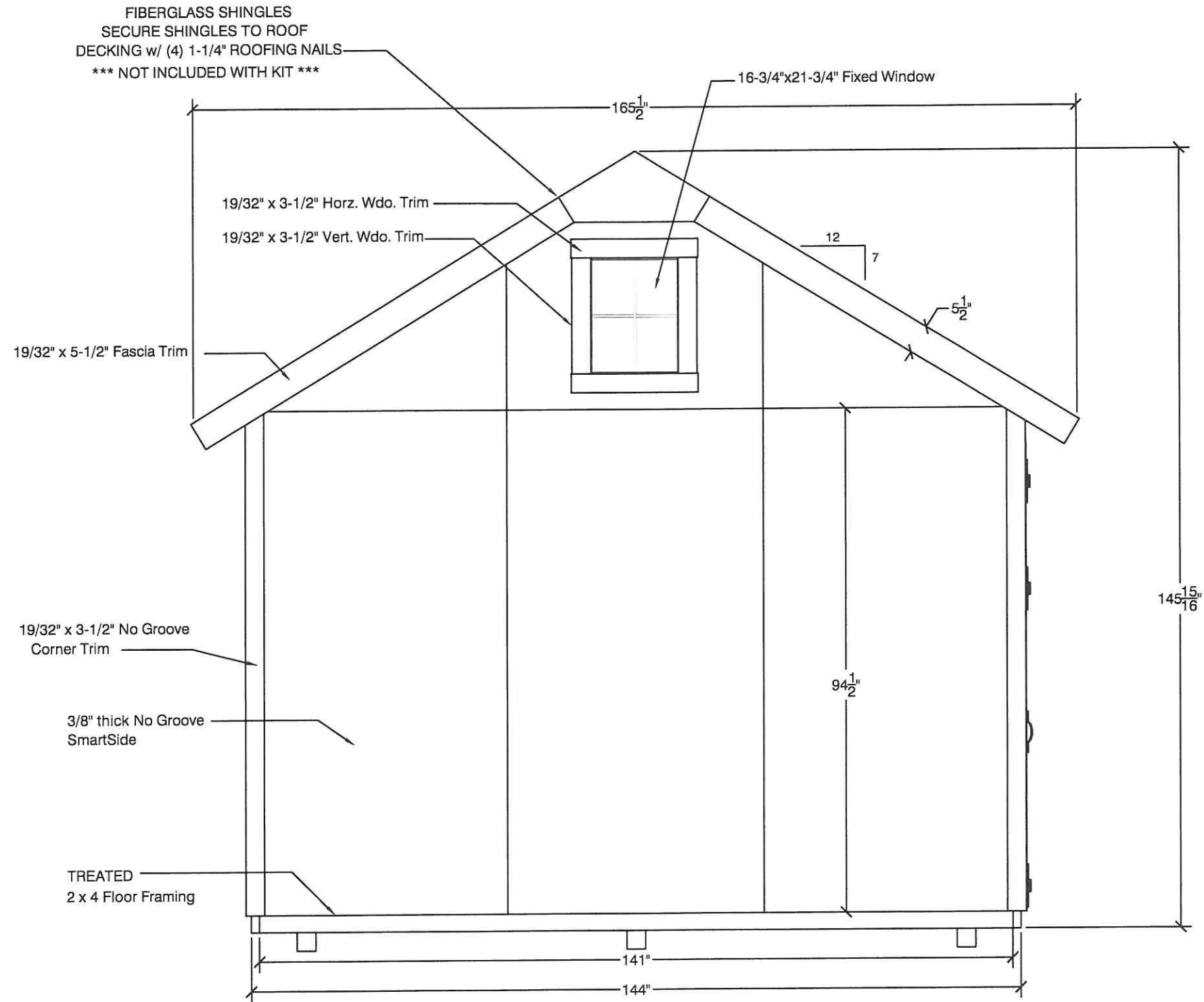


PRE FAB DETACHED Garage. 6418 Claremont. Ave. Richmond

ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



12' x 24' Upton Shed ELEVATIONS		DWG BY: Ken Suttler		Last Revision: March 4, 2024	
SIZE: A	ADDRESS: 1000 Tarnes Drive, Monroe, MI 48162	SCALE: As Noted	(800) 221-1849	SHEET 1 of 11	



GABLE ELEVATION

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

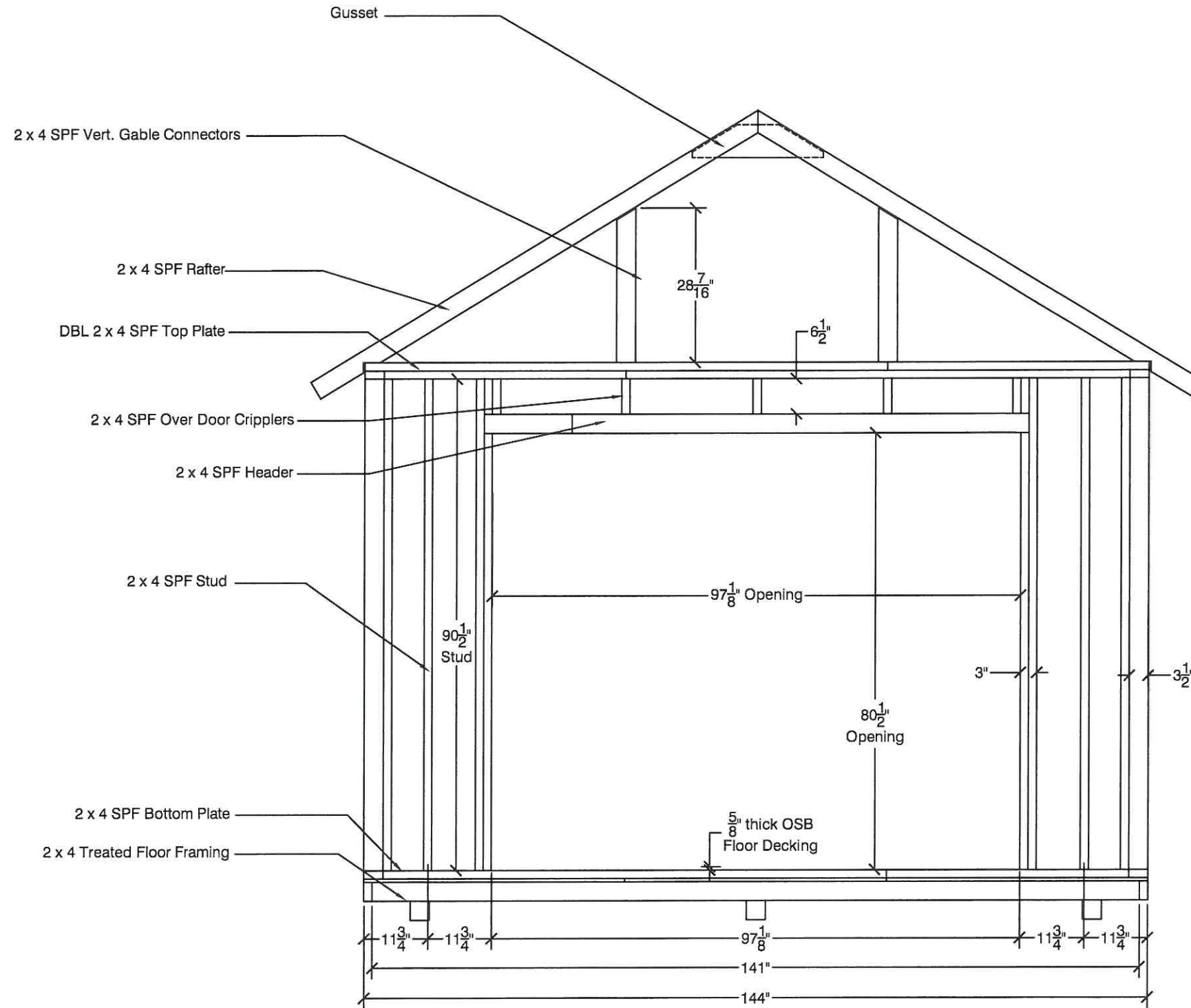
PRE FAB Detached Garage. 6418 Claremont. Ave Richmond.

ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
ELEVATIONS

SIZE A	ADDRESS 1000 Ternes Drive Monroe, MI 48162	DWG BY Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1849	SHEET 4 of 11	



GABLE WALL FRAMING w/ DOOR

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

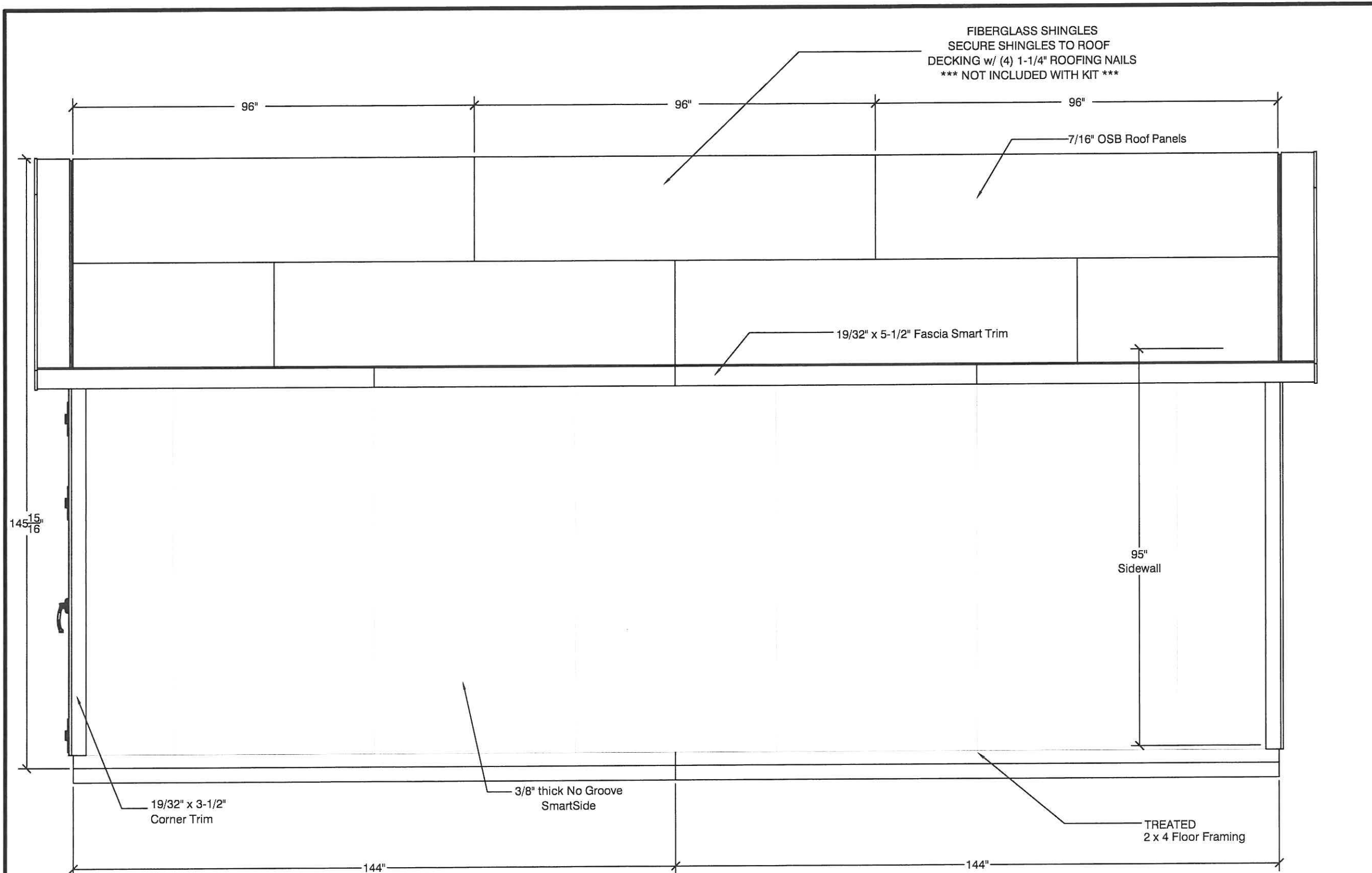
PREFAB Detached Garage: 6418 Claremont. Ave. RICHMOND

ITEM # 33092 and 33815 OWNER: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
FRAMING GABLE w/ DOOR

SIZE A	ADDRESS 1000 Tarnes Drive Monroe, MI 48162	DWG BY. Ken Suttler	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1649	SHEET 7 of 11	



EAVE ELEVATION

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

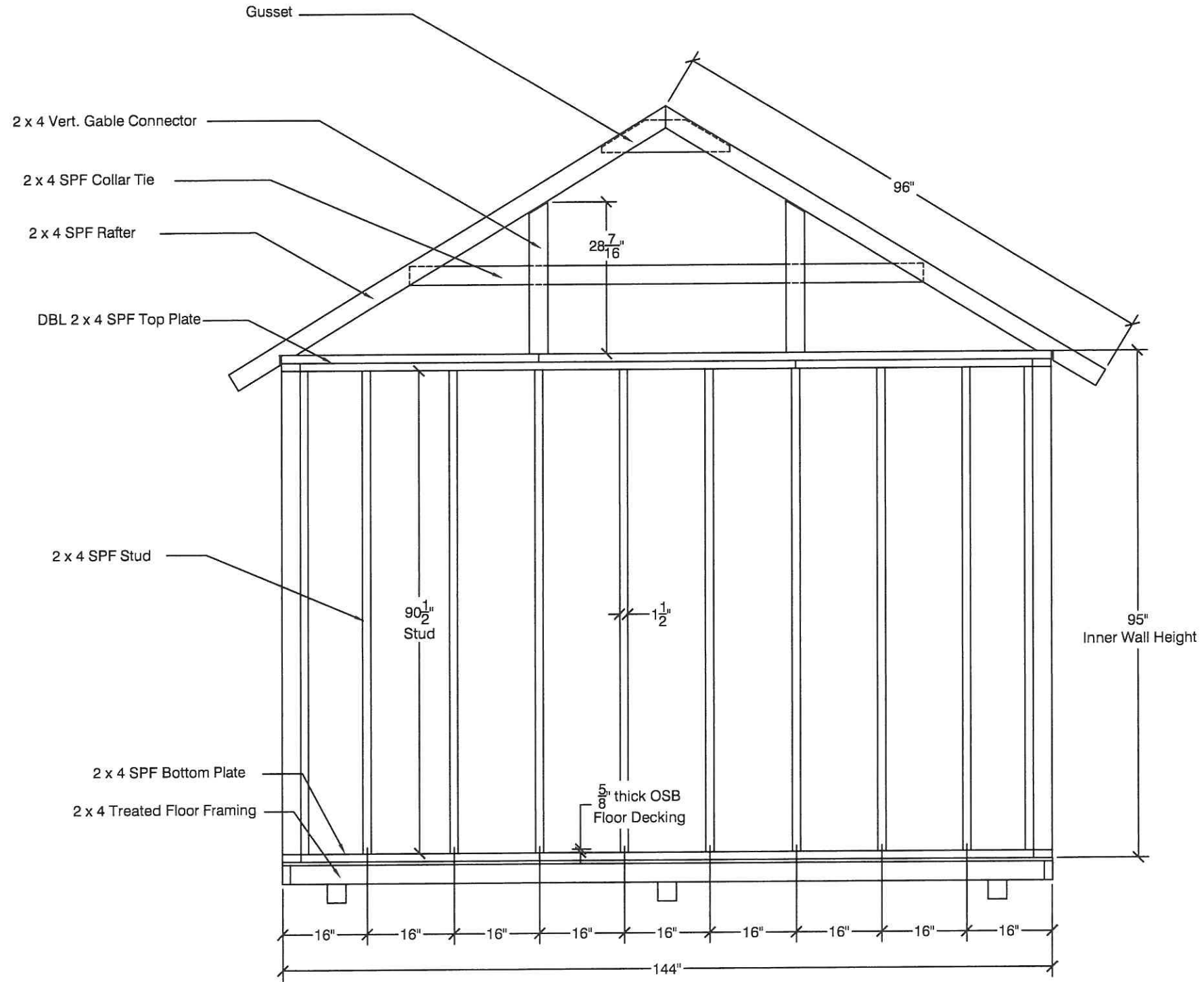
PRE FAB DETACHED Garage. 6418 Claremont Ave. Richmond.

ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
ELEVATIONS

SIZE A	ADDRESS 1000 Terres Drive Monroe, MI 48162	DWG BY. Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1649	SHEET 3 of 11	



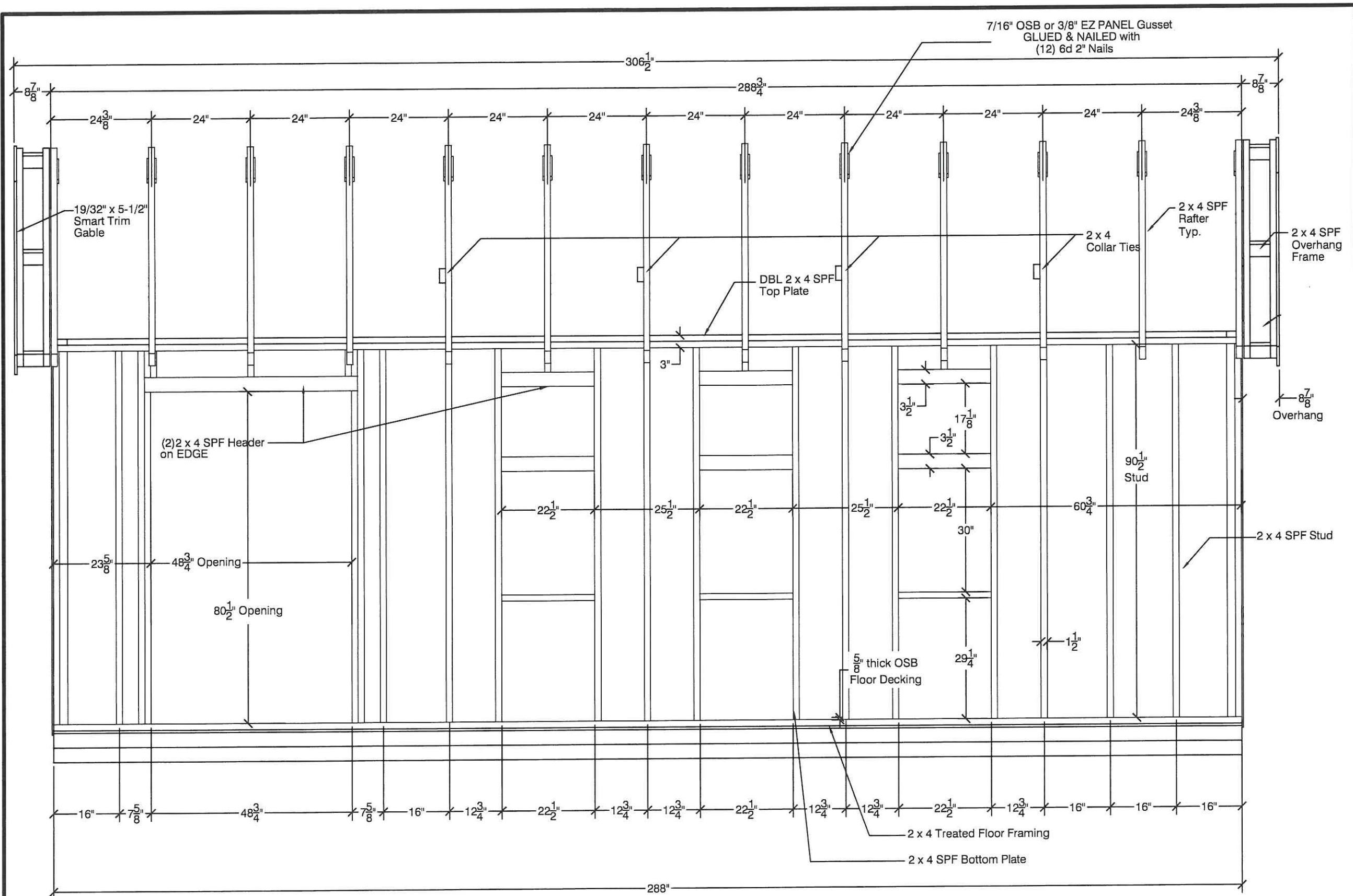
GABLE WALL FRAMING
SCALE: 3/8" = 1'-0"

PRE-FAB Detached Garage. 6418 Claremont Ave. RICHMOND
ITEM # 33092 and 33815 OWNER: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
FRAMING GABLE

SIZE A	ADDRESS 1000 Tarnes Drive Monroe, MI 48162	DWG BY Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1849	SHEET 8 of 11	



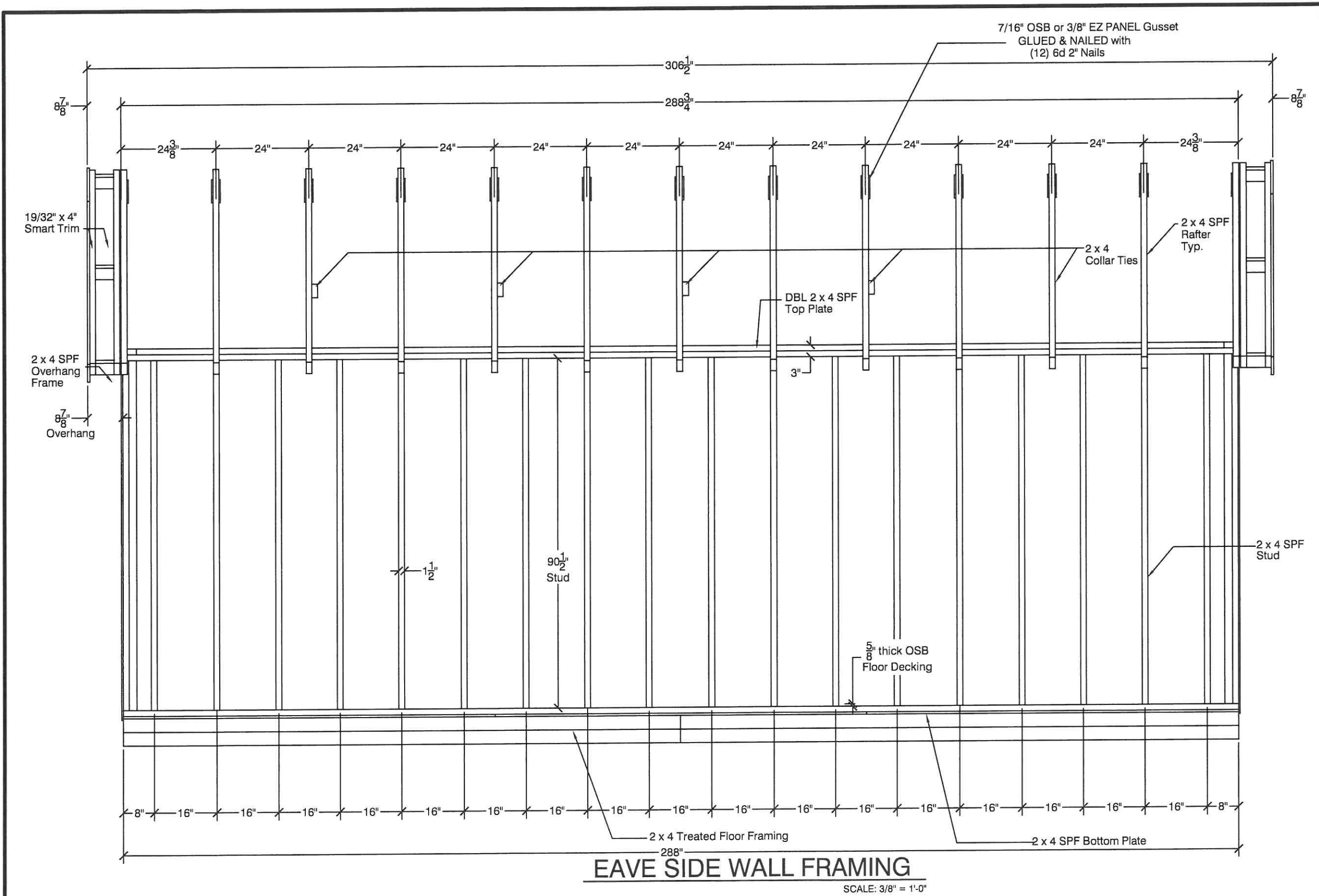
EAVE SIDE WALL FRAMING w/ SIDE DOOR

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

PRE-FAB DETACHED Garage 6418 Claremont Ave. Richmond
 ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



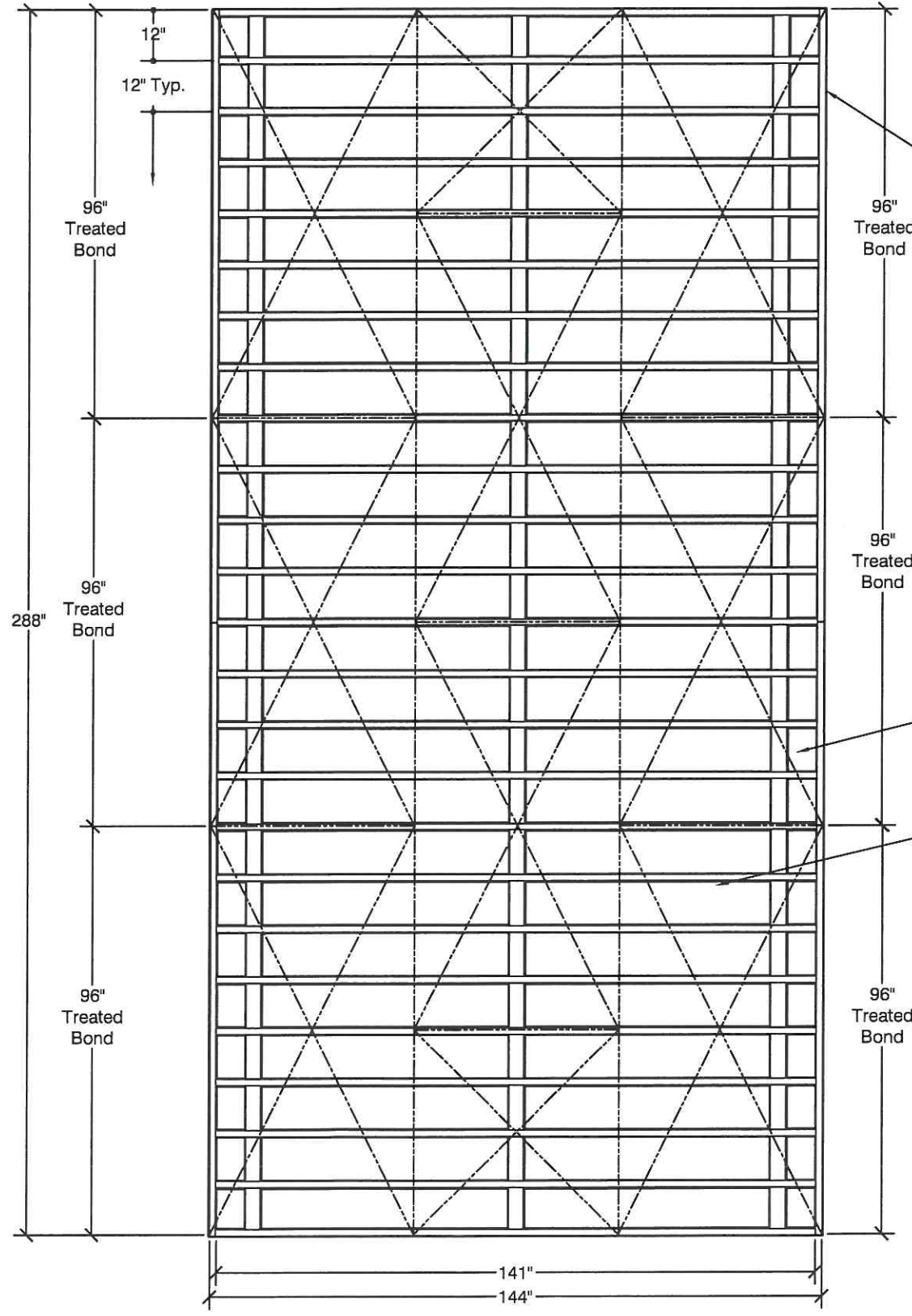
12' x 24' Upton Shed FRAMING EAVE WITH DOOR		DWG BY: Ken Sutter	Last Revision March 4, 2024
SIZE A	ADDRESS 1000 Ternes Drive Monroe, MI 48162	(800) 221-1849	SHEET 5 of 11
SCALE: As Noted			



PREFAB Detached Garage: 6418 Claremont Ave. Richmond.
 ITEM # 33092 and 33815 owner: Hassan BagherzadehAzar



12' x 24' Upton Shed		FRAMING EAVE WITH WINDOW	
SIZE	ADDRESS	DWG BY	Last Revision
A	1000 Terres Drive Monroe, MI 48162	Ken Sutter	March 4, 2024
SCALE	As Noted	(800) 221-1849	SHEET 6 of 11



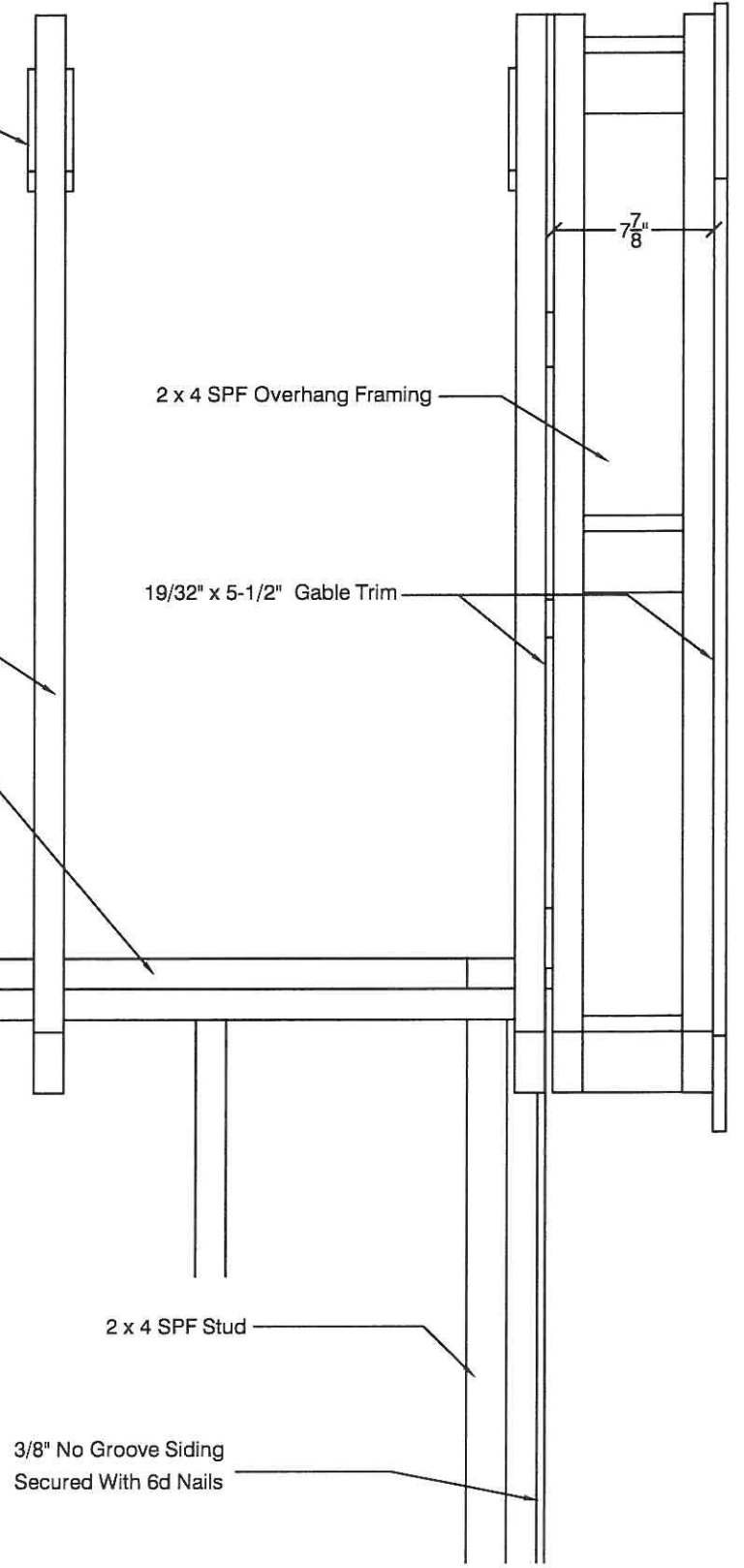
WOOD FLOOR FRAMING

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

- 7/16" OSB or 3/8" EZ PANEL Gusset
GLUED & NAILED with
(12) 6d 2" Nails
- 2x4 P.T. BOND BOARD (TYP)...
SECURE BOND @ CORNERS
W/3-16d NAILS
- 2 x 4 SPF Rafter
- 2 x 4 SPF Top Plate
- 2x4 P.T. JOISTS @ 12" O.C. (TYP)...
SECURE JOIST TO BOX SILL
W/2-16d NAILS @ EACH JOIST
- 5/8" OSB OR CDX TREATED PLYWOOD
SECURE FLOOR DECKING
TO FLOOR JOIST
W/8d NAILS @ 6" O.C.
@ EDGES & 12" O.C.
@ INTERMEDIATE SUPPORTS

NOTES

1. WHEN CONCRETE SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. ALL LUMBER TO BE NO. 2 GRADE SPRUCE PINE FIR OR EQUIVALENT.
4. THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, LLC. 12' x 24' WIDE UPTON BUILDING
5. IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, LLC.



WALL SECTION FRONT

SCALE: 1" = 1'-0"

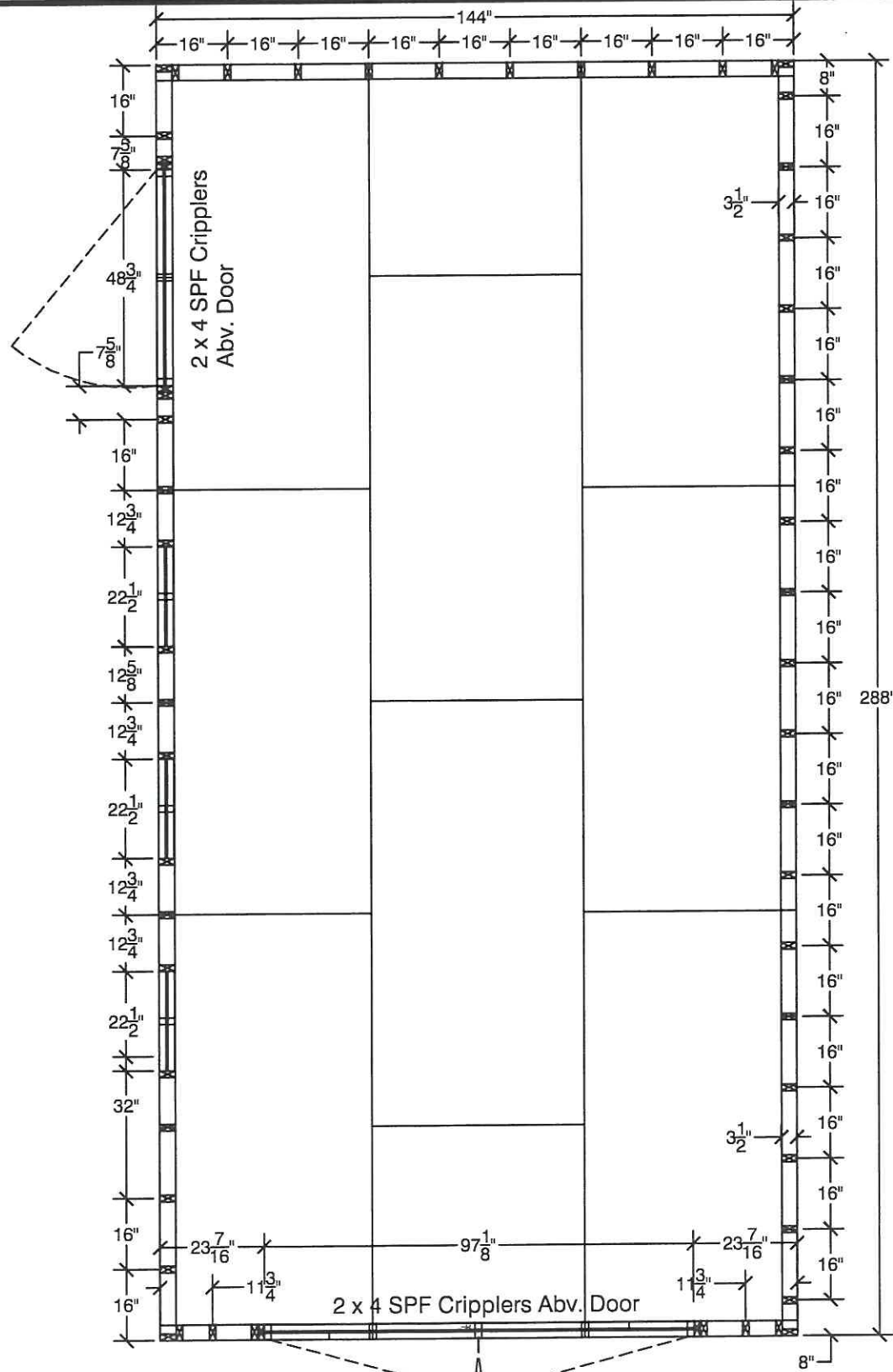
PRE-FAB DETACHED Garage: 6418 Claremont Ave RICHMOND

ITEM # 33092 and 33815 OWNER: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
FLOOR FRAMING/FRONT WALL

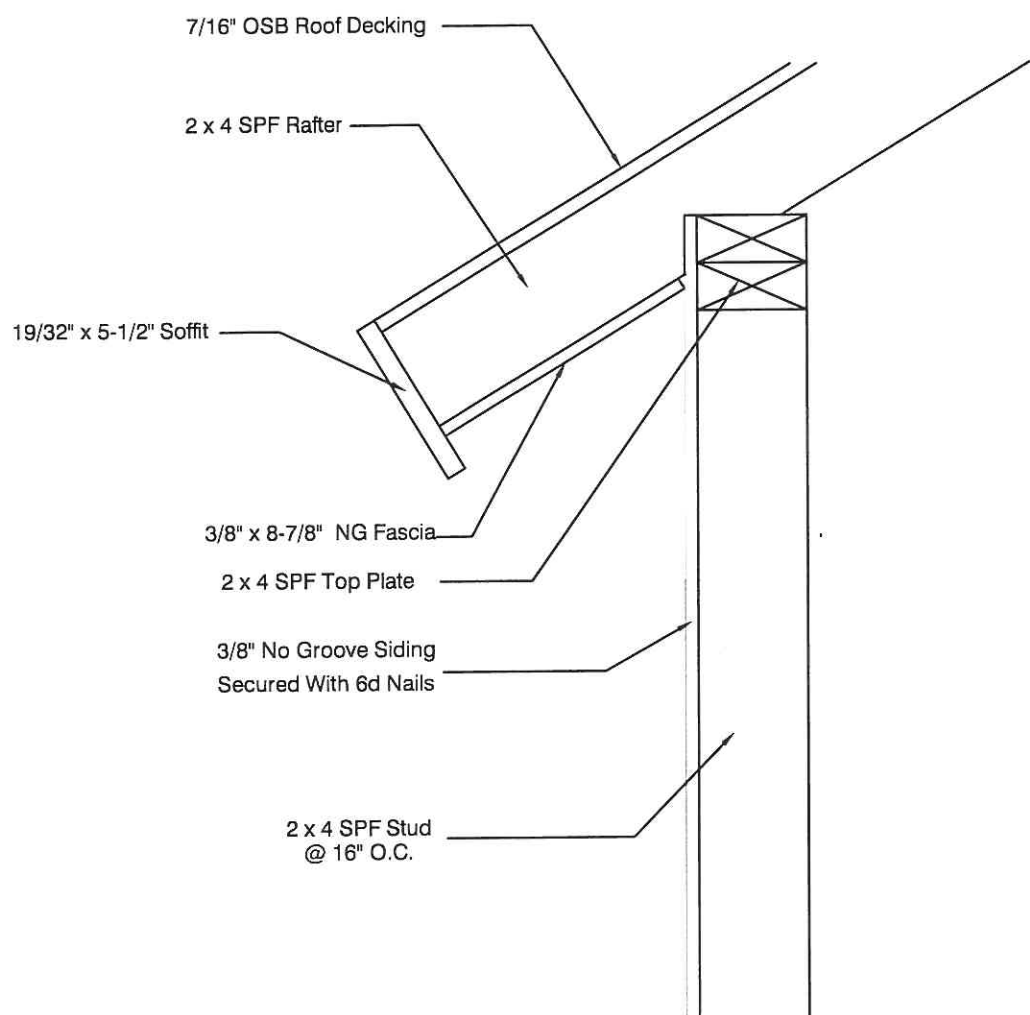
SIZE A	ADDRESS 1000 Tarnes Drive Monroe, MI 48162	DWG BY: Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1849	SHEET 9 of 11	



**WALL FRAMING DOOR ON GABLE END
SINGLE DOOR ON EAVE OFFSET**

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

NOTE
FIBERGLASS SHINGLES TO BE SECURED
TO ROOF DECKING W/1 1/4" ROOF NAILS



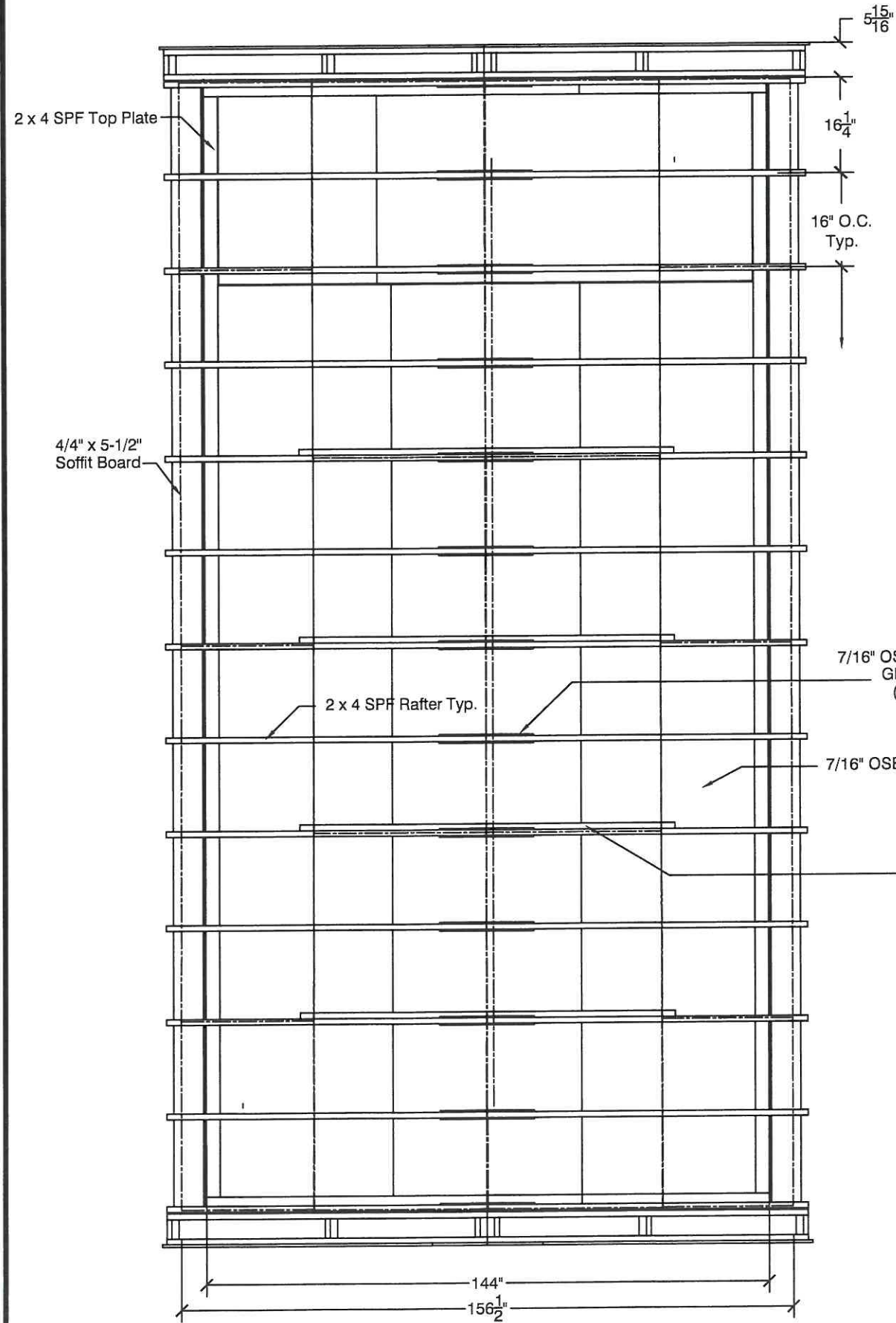
WALL SECTION
SCALE: 1-1/2" = 1'-0"

PRE-FAB DETACHED Garage 6418 Claremont Ave RICHMOND
ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



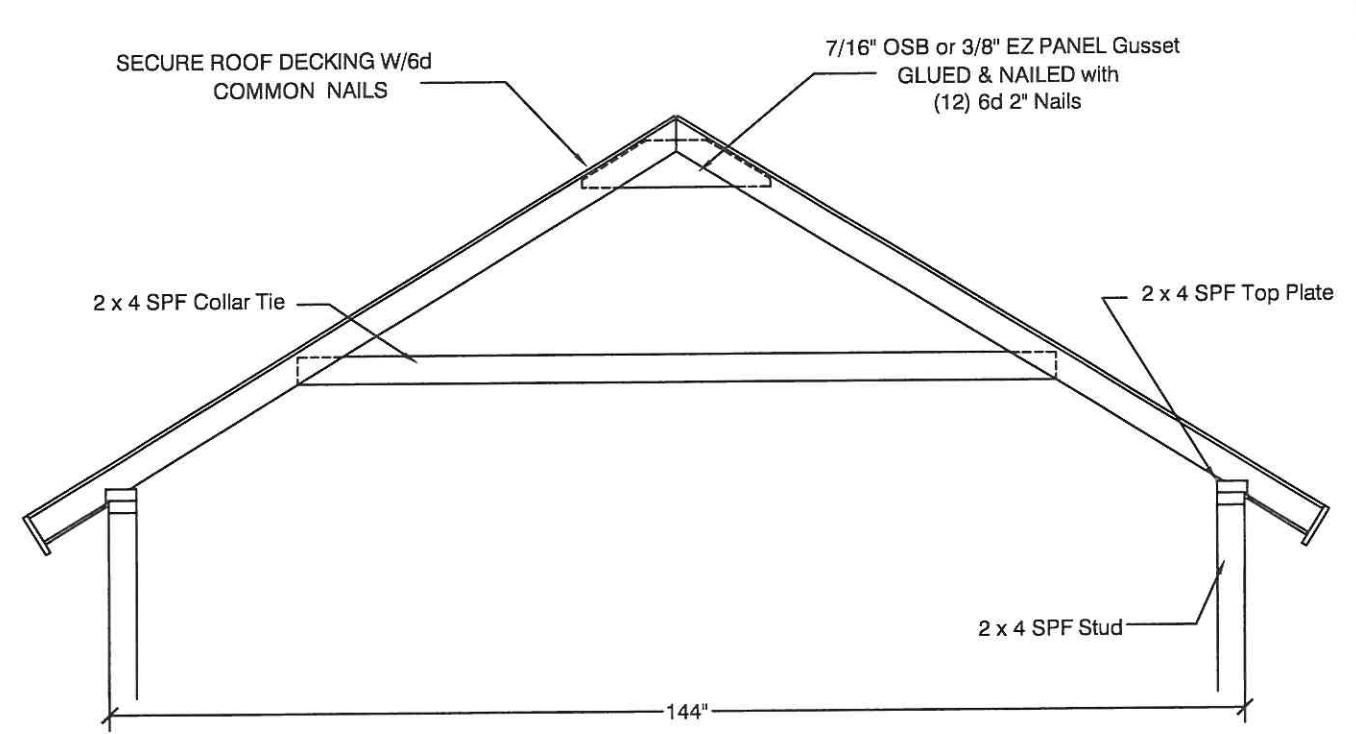
12' x 24' Upton Shed
WALLS/SECTION

SIZE A	ADDRESS 1000 Tarnes Drive Monroe, MI 48162	DWG BY. Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1849	SHEET 10 of 11	



ROOF FRAMING PLAN

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



RAFTER SECTION

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

7/16" OSB or 3/8" EZ PANEL Gusset
GLUED & NAILED WITH
(12) 6d 2" NAILS

7/16" OSB ROOF PANEL

2 x 4 SPF Collar Tie
SECURE COLLAR TIES
TO RAFTERS W/6-6d
NAILS (3 NAILS EACH RAFTER)

NOTES:

1. Approved Shingles installed per manufactures instructions with 4 nails per shingle
2. If using dripedge, it must overlap 2" and be nailed every 12" max.

NOTE:

1. THIS ROOF PLAN IS GOOD FOR THE 12' x 24' WIDE UPTON ONLY. ALL MATERIAL AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.

ITEM # 33092 and 33815

6418 Claremont Ave. RICHMOND



**12' x 24' Upton Shed
ROOF/SECTION**

SIZE A	ADDRESS 1000 Tarnes Drive Monroe, MI 48162	DWG BY: Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1849	SHEET 11 of 11	

5/8" OSB OR CDX TREATED PLYWOOD
 SECURE FLOOR DECKING TO FLOOR JOIST
 WITH 0.131 x 2.5" long 8d NAILS @ 6" O.C.
 @ EDGES & 12" O.C.
 @ INTERMEDIATE SUPPORTS

2x4 P.T. JOISTS @ 12" O.C. (TYP)...
 SECURE JOIST TO BOX SILL @ EACH JOIST WITH
 (3) 16d NAILS

4x4 P.T. RUNNERS (TYP)...
 TOE NAIL FLOOR JOIST TO RUNNERS
 WITH (3) 16d TOE NAILS
 @ EACH JOIST / RUNNER INTERSECTION

PRESSURE TREATED WOOD SHIMS
 FOR LEVELING WHEN NECESSARY

4" X 12" X 12" SOLID CONC. BLOCK
 @ 36" O.C. (TYP) @ EACH RUNNER

SHEATHING GRADE 3/8" EZ PANEL
 BOARD NAILED WITH
 0.131 dia. x 2.5" long nails
 (spacing per shearwall sheets)

2 X 4 SPF STUD @ 16" O.C.

2 X 4 SPF BOTTOM PLATE

Attach Bottomplate to rim joist
 w/ (3) 16d nails per stud bay

(3) 16d NAILS INTO
 EACH FLOOR JOISTS

2 x 4 P.T. BOND BOARD

8" Min.
 to Sheathing

30" SINGLE HELIX ANCHOR
 MODEL MTE-30 AS MFD.
 BY TIEDOWN ENGINEER, ATLANTA, GA.
 WITH IN 24" OF CORNERS & 72" O.C. MAX.
 OR AS REQUIRED BY LOCAL CODE

MIN. (1) ANCHOR AT EACH CORNER OF
 BUILDING AND AT EACH SIDE OF DOOR

WOOD FLOOR FRAMING DETAIL

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

NOTES:

1. WHEN MONOLITHIC SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. ALL LUMBER TO BE NO. 2 GRADE SPRUCE PINE FIR OR EQUIVALENT
4. THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, LLC 12' x 24' SHED ANY DEVIATION OR MODIFICATION IS STRICTLY PROHIBITED.
5. IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, LLC

4" CONCRETE
 6X6 10/10 WIRE MESH
 OR FIBERMESH
 4" COMPACTED
 SAND OR GRAVEL
 SEE NOTE 4

*** (1) Anchor Minimum On ***
 Each Side Of Door Opening

SHEATHING GRADE 3/8" EZ PANEL
 BOARD NAILED WITH
 0.131 dia. x 2.5" long nails
 (spacing per shearwall sheets)

2 X 4 SPF STUD @ 24" O.C.

1/2" WEDGE ANCHOR BOLT 30" O.C. 8-1/2" LONG
 (...or other approved fastener...)

2 X 4 SPF BOTTOM PLATE

2 X 4 P.T. SILL PLATE

2" NAILS EVERY 3"
 ANGLED INTO FLOOR
 FRAME, 1/2" FROM EDGE

4" Min. to Sheathing

12" Minimum

12"

NOTES:

1. WHEN FLOOR FRAMING IS USED. THIS MONOLITHIC SLAB IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. UNLESS OTHERWISE SPECIFIED OR SURPSEDED BY APPLICABLE LOCAL CODES, MATERIAL TO BE 3000 PSI CONCRETE, #4 (0.5 dia.) REBAR SPACED 10' o.c.
4. THIS MONOLITHIC SLAB IS DESIGNED FOR THE BACKYARD PRODUCTS, LLC 12' x 24' SHED ANY DEVIATION AND MODIFICATION IS STRICTLY PROHIBITED.

MONOLITHIC CONCRETE SLAB DETAIL

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

PRE-FAB DETACHED Garage. 6418 Claremont Ave. RICHMOND
 owner: Hassan Bagherzadeh Azar.



FOUNDATION DETAILS

SIZE A	ADDRESS 1000 Terns Drive Monroe, MI 48162	DWG BY. Ken Sutter	Last Revision July 15, 2021
SCALE As Noted	(800) 221-1849	SHEET	