



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 1, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

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

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

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

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

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

- 2a.** TOM LINN (Applicant) - VARMA, LLC (Owner), County File #CDLP25-02006: [25-4955](#)
The applicant is requesting a Land Use Permit modification amending Land Use Permit #CDLP94-02009 for the purpose of adding a 960-square-foot modular building to an existing childcare facility on the subject property. The existing facility provides care for children aged 2-6 years old within two existing buildings totaling 4,060 square feet in area. The proposed 960-square-foot modular building would be utilized to provide care for up to 12 additional infant-aged children. The project also includes a request for tree permit approval authorizing dripline encroachment for one (1) eucalyptus tree for the construction of retaining wall and stairway improvements shown on the site plan. Lastly, the project includes a request to legalize an existing 1,080-square-foot shade structure located adjacent to the existing childcare facility, as well as landscaping improvements along the property's Appian Way frontage. The subject property is located at 716 Appian Way in the El Sobrante Area of Unincorporated Contra Costa County. (Zoning: R-7 Single-Family Residential District) (APN: 430-181-006) AV
Attachments: [01 CDLP25-02006 Findings and COAs](#)
[02 Maps Plans](#)
[03 Agency Comments](#)
- 2b.** T-MOBILE (Applicant) - US Sprint (Property Owner), County File CDLP25-02026: [25-4956](#)
The applicant requests approval of a Land Use Permit application for the continued operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP83-02003. No modifications of the wireless facility are proposed. The project site is located at 8851 Manning Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural District) (Assessor's Parcel Number: 006-200-004) AS
Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Project Plans](#)
[Attachment D Photos](#)
[Attachment E RF-EME Report](#)
[Attachment F Agency Comments](#)
- 2c.** U-HAUL (Applicant and Owner), County File #CDLP24-02007. [25-4957](#)
The applicant requests approval of a Land Use Permit to establish a new, 5,709-square-foot U-Haul retail business within an existing U-Haul warehouse and six exterior wall signs totaling 416 square feet to be installed on the front of the warehouse located in the unincorporated Bay Point area of Contra Costa County. (Zoning: L-I) (Assessor's Parcel Numbers: 099-160-026 and 099-160-027) (CANCELLED) NS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 15, 2025.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4955

Agenda Date: 12/1/2025

Agenda #: 2a.

Project Title:	Kids Corner Childcare Land Use Permit Modification
County File:	CDLP25-02006
Applicant/Owner:	Tom Linn Drafting and Design (Applicant) / Varma LLC (Owner)
Zoning/General Plan:	R-7 Single-Family Residential District / RLM Residential Low-Medium Density
Site Address/Location:	716 Appian Way, in the El Sobrante area of unincorporated Contra Costa County (APN: 430-181-006)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15301(e), additions to existing facilities
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 requesting a Land Use Permit modification amending Land Use Permit #CDLP91-02036 for the purpose of permitting the addition of a 960-square-foot modular building to an existing childcare facility on the subject property. The existing facility provides care for children ages 2-6 years old within two existing buildings totaling 4,060 square feet in area. The proposed 960-square-foot modular building would be utilized to provide care for up to 12 additional infant-aged children. The project also includes a request for tree permit approval authorizing dripline encroachment for one (1) eucalyptus tree for site improvements associated with the modular building. The project includes requests to legalize existing unpermitted structures, including 5-foot-tall retaining wall which and a 1,080-square-foot shade structure located adjacent to the existing childcare facility. Lastly, the project includes landscaping improvements along the property's Appian Way frontage.

II. RECOMMENDATION

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

1. OPEN the public hearing for the Land Use Permit modification for Kids Corner Childcare (County File #CDLP25-02006), ACCEPT public testimony, and CLOSE the public hearing;
2. DETERMINE that the project is categorically exempt from CEQA;
3. APPROVE County File #CDLP25-02006, based on the attached Findings and Conditions of Approval; and
4. DIRECT staff to file a Notice of Exemption.

III. GENERAL INFORMATION

A. General Plan: RLM Residential Low-Medium Density Designation

B. Zoning: R-7 Single-Family Residential District.

C. Environmental Review: The project is categorically exempt from CEQA review pursuant to CEQA guidelines section 15301(e), which specifies that additions to existing facilities not exceeding 50% of the floor area of the existing facility, or 10,000 square feet (whichever is smaller) are exempt from environmental review. The project includes the addition of a 960-square-foot modular classroom to an existing childcare facility on site having a total gross floor area of 4,060 square feet. The project would increase the gross floor area of the facility to 5,120 square feet, or by 23.6%. Therefore, the project qualifies for the specified exemption.

D. Lot Creation: The subject property is located on a legal lot, consisting of a 1.18-acre portion of Lot #241, as shown on the map titled El Sobrante Manor Unit No. 3. The project site includes a rectangular southerly portion of Lot #241 having a 150-foot-wide frontage along Appian Way.

E. Previous Applications:

1. CDLP94-02009: A Land Use Permit modification seeking to amend previously approved (CDLP91-02036) to authorize the addition of a modular classroom to the existing childcare facility, and to increase the maximum facility occupancy from 50 to 65 children. The Zoning Administrator approved the Land Use Permit modification on July 25, 1994.

2. CDLP91-02036: A Land Use Permit application seeking to establish a child care facility within an existing church. On August 19, 1991, the Zoning Administrator approved the land use permit, authorizing a childcare facility with a maximum occupancy of 50 children.
3. 424-57: A land use permit application seeking approval to establish a church on the subject property. The applicant had previously received approval to establish a church under County File #606-54, an entitlement that expired prior to establishment of the approved land use. On September 17, 1957, the Board of Adjustment approved the land use permit for the establishment of a church on site. The permittee subsequently pulled a building permit for the construction of the church building (Permit #49776 - issued October 6, 1958), thus exercising the land use permit entitlement.
4. 606-54: A Land Use Permit application seeking approval to establish a church site on the subject property. The application was approved by the Board of Adjustment on February 2, 1955.

IV. SITE/AREA DESCRIPTION

The subject property is a \pm 1.18-acre parcel bounded by Appian Way to the west. The subject property is rectangular in shape and has a width of approximately 150 feet along its' Appian Way frontage. The project site has a consistent east/west slope with an approximately 40-foot difference in elevation between its' lowest points adjacent to Appian Way and that of the highest site elevations adjacent to the eastern property line. The site has been previously improved with two existing buildings having a combined area of approximately 4,060 square feet. The existing Kids Corner childcare facility on site occupies the entirety of both existing buildings. A fifteen-foot-wide driveway provides vehicular access to the site from Appian Way, extending east to an off-street parking area located to the rear (east) of the existing buildings. A large shade structure (\pm 60' x 18') exists in the area between the two-existing buildings, which was not depicted on the site plans approved with prior entitlements for the existing facility. Therefore, this patio cover is depicted on the project site plan as "new". If the project is approved, the permittee will be required to obtain building permits for the as-built structure.

The subject property and immediate vicinity are located on land zoned for single-family residential land uses (R-6 and/or R-7 zoning). Adjoining parcels in all directions have been previously developed within single-family residences.

V. PROJECT DESCRIPTION

The applicant is requesting a Land Use Permit modification amending Land Use Permit #CDLP91-02026 for the purpose of permitting the addition of a 960-square-foot modular building to an existing childcare facility on the subject property. The existing facility provides care for children ages 2-6 years old within two existing buildings totaling 4,060 square feet in area. The project

does not propose an increase to the permitted capacity of 65 children. The proposed 960-square-foot modular building would be utilized to provide care for up to 12 additional infant-aged children. The project is presently permitted for a maximum capacity of up to 65 children, however, the current enrollment of 44 children is well below this permitted capacity and the applicant is not proposing an increase in the overall capacity in connection with this application. Consequently, including care provided to up to 12-infants, the project would not cause the facility to exceed its maximum capacity, as specified by Condition of Approval #2 of the previously granted entitlement (CDLP94-02009).

The project also includes a request for tree permit approval authorizing dripline encroachment for one eucalyptus tree, one of many mature Eucalyptus trees lining the side property line, for the installation of improvements associated with the modular building. Lastly, the project includes a request to legalize an existing 1,080-square-foot shade structure located adjacent to the existing childcare facility and to rehabilitate existing landscape improvements along the property's Appian Way frontage.

The 960-square-foot modular building, as well as a five-foot-tall retaining wall, approximately 100 linear feet in length, have previously been installed on the project site without permits. These unpermitted improvements are the subject of an active code enforcement case (County File #CECF24-01048). Additionally, a 1,080-square-foot shade structure exists adjacent to the existing childcare facility buildings which was not included on the site plan for the previously approved facility. Therefore, the existing shade structure is shown on the site plan as "proposed". If the proposed land use permit modification is approved, the project will be conditioned to require the permittee to obtain building permits for the unpermitted structures prior to occupancy of the new modular building.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on February 12, 2025 to a number of public agencies, including Building Inspection Division, Grading Inspection Division, Environmental Health Division of the Health Services Department, Contra Costa Fire Protection District, West County Wastewater District, East Bay Municipal Utility District, the City of Richmond, the El Sobrante Municipal Advisory Council, and Contra Costa Mosquito and Vector Control District. Agency comments received by staff are included in Attachment 3. Following are summaries of the agency comments received.

- A. West County Wastewater District (WCWD): In a letter dated March 3, 2025, WCWD staff advise that the provision of wastewater service to the project will be subject to the district review of the proposed site plan. See the attached agency comment form for additional details on the district's comments.

An Advisory Note is included in the Conditions of Approval and Advisory Notes whereby the

applicant must comply with the West County Wastewater District's requirements.

- B. East Bay Municipal Utility District (EBMUD): In a memo dated March 12, 2025, EBMUD staff advise that separate structures on the same property require separate meters. The district staff further advise that the project sponsor should contact the New Business Office to request a cost estimate for providing additional water service to the development and specify additional applicable water efficiency regulations. See the attached memo for additional details on the district's comments.
- C. Contra Costa County Fire Protection District (CCCFPD): In a returned Agency Comment Request form dated March 12, 2025, CCCFPD staff advised that the district has no comments on the proposed project.
- D. El Sobrante Municipal Advisory Council (MAC): In an email dated March 12, 2025, El Sobrante MAC chair advised that, upon discussing the project during the monthly MAC meeting held on March 12, 2025, the MAC is supportive of the project and emphasized the need for landscaping/beautification on the property. See the attached email for additional details on the MAC comments.

VII. ENVIRONMENTAL REVIEW

The project includes the addition of a 960-square-foot modular classroom to an existing childcare facility on site having a total gross floor area of 4,060 square feet. The project is categorically exempt from CEQA review pursuant to CEQA guidelines section 15301(e), which specifies that additions to existing facilities not exceeding 50% of the floor area of the existing facility, or 10,000 square feet (whichever is smaller) are exempt from environmental review. The project would expand the gross floor area of the existing facility by 960 square feet (or 23.6 %). Therefore, the project qualifies for the specified exemption.

VIII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan Consistency: The project consists of an expansion of an established childcare facility via that addition of a 960-square-foot modular building. The new 960-square-foot modular building would be utilized to provide child care for up to twelve (12) infant-aged children on site, in addition to older age groups presently served by the existing facility. The project site is located within a residential low-medium density (RLM) General Plan land use designation. Development within the RLM designation typically includes detached single-family residential units but may also be consistent with limited nonresidential uses that serve and support nearby homes. The provision of childcare is of service and support to nearby homes occupied by working parents. The project would expand the services provided at an existing childcare facility to include infant care. However,

there is no proposed increase to the approved capacity of 65 children. Currently, the childcare facility has an enrollment of 44 children. The proposal to provide care for up to 12 infants would increase enrollment to 56, which remains consistent with the previously-permitted approval. Thus, the project would expand childcare services available to nearby residents without substantially changing to the nature or character of the long-established land use. Overall, the project is consistent with the RLM designation.

The General Plan Stronger Communities Element also contains 13 additional policies for the El Sobrante area. These policies predominantly pertain to development within areas of El Sobrante designated for mixed use, improving the pedestrian/bicycle environment, and increasing access to neighborhood parks and recreation areas. The project does not conflict with any of the policies for the El Sobrante area. Additionally, the stronger communities element includes guiding principles including, amongst others, that growth and economic development in El Sobrante should conserve and strengthen established neighborhoods and aspire to meet local needs within a complete community. The project is consistent with this guiding principle as it involves the expansion of an existing childcare center to allow it to provide new childcare options within the community. Lastly the project is consistent with the below Policy #SC-P8.5 which specifically encourages this land use:

Policy #SC-P8.25: Encourage more daycares, preschools, and early childhood development centers to make childcare more accessible and affordable for working families.

Therefore, based on the above, the project is consistent with the permitted land uses within the subject property's RLM land use designation, and with applicable general plan policies.

- B. Zoning Compliance: The project site is within a R-7 Single Family Residential Zoning District. Permitted land uses within the R-7 district are consistent with those permitted within the R-6 district, as enumerated in sections 88-4.402 and 88-4.404 of the County Ordinance Code. A Child Care Center is permissible within the R-7 district upon the issuance of a land use permit, pursuant to section 88-4.404(9) of said code. Since the project does not propose to increase the overall maximum permitted occupancy of facility (previously approved for up to 65 children), the project would not substantially alter the nature or character of the existing childcare facility on site, for which the County has previously granted Land Use Permit entitlements. Additionally, the proposed modular building, and all other structures shown on the site plan exceed all setback, side yards, and rear yard standards for the R-7 zoning district. Additionally, the proposed modular building and patio cover elements of the project have a maximum height of 11 feet, which complies with the height limitations for development in the R-7 district (35 feet maximum). Based on the above, the project is consistent with permitted uses and development standards for the R-7 zoning district.

Tree Protection Ordinance

The project includes a request for permits for an as-built retaining wall and open stairway improvements, and connection of the building to the water line serving the existing buildings on site. These improvements require a tree permit pursuant to Chapter 816 (Tree Protection and Preservation) of the County Ordinance, to authorize dripline encroachment for one mature eucalyptus tree, one of several mature Eucalyptus tree lining the southern side property line. The project will encroach within the dripline of one Eucalyptus tree to extend a water line to the building from an existing service line running parallel to the southern property line. The project does not require any tree removal and only a small portion of the work would occur beneath the dripline of the eucalyptus tree. Given the site topography and the location of existing improvements relative to the numerous mature trees on or site, the project site lacks alternative areas where the project could be relocated to avoid code protected trees. Given the minor tree impacts associated with the project, staff considers the tree permit to request to be reasonable and consistent with the County's tree protection ordinance.

Off Street Parking

The proposed project would expand the gross floor area of the childcare facility from 4,060 square feet to 5,020 square feet in area. Section 82-16.406(a)(5) of the County Ordinance code specifies that the facility must provide one space per 250 square feet of floor area. Thus, the project will be required to provide a minimum of 20 off-street parking spaces as a result of the proposed floor area expansion.

The most recently approved entitlement for this facility (County File #CDLP94-02009), approved by the County Zoning Administrator included 20 off-street parking spaces in an easterly area of the project site. Thus, the existing parking area is adequately sized to accommodate the off-street parking requirement for the expanded facility. However, the current plan depicts a different configuration within this parking area, showing a total of 22 off-street parking spaces (ten 8' x 20' spaces and twelve 8' by 18' spaces) separated by a 25' wide drive aisle. Based on the 90 degree parking angle shown on the site plan, the minimum dimensions for such parking stalls is 8'6" x 18', and the minimum drive aisle width is 25'. Therefore, the project is conditioned to require the applicant to restripe the off-street parking area such that a minimum of 20 off-street spaces meeting the minimum dimensional requirements are provided. As conditioned, the project's off-street parking plan will be consistent with the minimum off-street parking space/dimension requirements as well as with the County Zoning Administrators' prior approvals.

Sign Ordinance

Chapter 88-6 (Signs) of the County Ordinance regulates signage and outdoor advertising in unincorporated areas of Contra Costa County. An existing sign identifying the childcare facility is located along the property's Appian Way frontage. The project does not propose

any new signage as part of the proposed Land Use Permit modification. In the event that new signage is proposed for the facility at a future date, it will be subject to administrative review of a sign permit. Staff notes that certain signage prohibited pursuant to Chapter 88-6 of the County Ordinance Code has been utilized on this property in the past. Therefore, the project is conditioned to specify that the signage types enumerated under Section 88-6.416 shall be prohibited from use on site - including but not limited to any signage attached to a fence or constructed of cloth or other flexible material (except for flags attached to a flag pole). As conditioned, the project is consistent with the County's Sign Ordinance.

Model Water Efficient Landscape Ordinance (MWELo)

The project site is required to maintain a minimum four-foot-wide landscape buffer along the subject property's Appian Way frontage, as condition of approval #3 for Land Use Permit #CDLP91-02036, the entitlement which originally established the existing facility at this location. Presently, the existing landscaping along the property frontage does not contain the trees, shrubs, and groundcover specified by this condition, which was intended to improve site aesthetics. The project site plan includes the installation of tree and ground cover plantings over this approximately 540-square-foot area consistent with the conditions of prior entitlements. Since the area of rehabilitated landscaping does not exceed 2,500 square feet, the project is considered exempt from MWELo compliance review. The project is conditioned to require photographic evidence of the installed landscaping be provided to CDD staff prior to CDD staff approval of construction plans for the issuance of building permits.

- C. Appropriateness of the Use: The project site is located within an R-7 single-family residential zoning district. The adjoining lands in all directions are also within single-family residential districts (R-6 or R-7) and have been predominantly developed with detached single-family residential homes. Childcare centers are considered consistent with the surrounding residential neighborhood and are conditionally permitted within residential districts in unincorporated Contra Costa County. Considering that this land use type has been long-established at this location, and the fact that the proposed modification would not substantively modify the established use, the project is not expected to conflict with the surrounding residential neighborhood. Additionally, the provision of quality childcare service for a variety of age groups will be of benefit to families in the surrounding residential neighborhood. Therefore, the project is appropriate for the site given its consistency with the surrounding residential areas as well as consistency with previous entitlements granted for the facility.
- D. Drainage: The overall topography slopes from easterly portions of the site where elevations are highest downward towards the lowest site elevations along the western property boundary, along the property's Appian Way frontage. The project would marginally increase the size of the existing facility by adding an additional 960 square-feet of

impervious area. Therefore, the project would not significantly effect the existing site drainage, and does not require the preparation of a preliminary stormwater control plan. The projects compliance with applicable building drainage requirements will be verified as part of the plan check process.

E. Traffic and Circulation: Vehicular access to the site exists via an existing driveway off of Appian Way. The driveway extends from the public right of way, across the subject property to an existing off-street parking area east of the existing child care facility. The existing off-street parking area provides the minimum required 25' aisle width in order to allow maneuvering of vehicles for ingress/egress to the site. The project does not propose any changes to the existing traffic and circulation improvements on site.

IX. CONCLUSION

The proposed childcare facility expansion is consistent with the RLM Residential Low-Medium Density General Plan Land Use designation and with the R-7 Single Family Residential Zoning District in which the project is located. The proposed facility is consistent with prior entitlements granted for the same land use on this property and will not conflict with the residential use of surrounding lands. Therefore, staff recommends that the Zoning Administrator approve Land Use Permit CDLP25-02006 to authorize the 960-square-foot expansion of the existing childcare facility based on the attached findings and subject to the attached conditions of approval.

Attachments:

- CDLP25-02006 Findings/Conditions of Approval
- Maps/Plans
- Agency Comments

**FINDINGS AND CONDITIONS OF APPROVAL – COUNTY FILE CDLP25-02006, TOM LINN
DRAFTING AND DESIGN (APPLICANT) & VARMA LLC (OWNER)**

FINDINGS

A. Land Use Permit Findings:

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

Project Finding: The subject property has been utilized as a childcare facility for over 30 years. The project includes the expansion of the existing facility through the addition of a 960-square-foot modular building. The expansion will allow for the existing facility to provide care for infant-aged children, in addition to the toddlers and pre-school aged children presently served at this location. The availability of childcare services for children of varying ages near residential neighborhoods is not detrimental to the health, safety and general welfare of the County. This land use provides a service that is beneficial to residents of the surrounding neighborhood, and it is expected that by expanding the age groups to which the facility may provide care, the facility will be of increased benefit to residents in the surrounding area.

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

Project Finding: The project involves a land use that is compatible with the site's residential zoning, and with the surrounding residential neighborhoods surrounding the project site. Additionally, the property is already entitled to operate a childcare facility on site, and the project does not substantially alter the nature or characteristics of the previously-entitled land use. Therefore, there is no expectation that the project would affect orderly development within the County from a land use perspective.

The project includes the addition of a 960-square-foot modular building, retaining wall, and open stairway improvements meeting all applicable development standards for the R-7 district in which the project is located. The project would also include permitting for an existing 1,080 square-foot shade structure and 5' tall retaining wall. All existing and proposed buildings/structures on site comply with applicable setback, side yard, and building height requirements for the R-7 district. The development on site would not adversely affect orderly development within the County or community, as evidenced by the project's compliance with the

aforementioned development standards applicable to the R-7 district.

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

Project Finding: The project involves the modification of a land use that has been long-established at the subject property. The project does not substantially change the nature or character of the land use, which has existed harmoniously within this residential neighborhood for over 30 years. Therefore, the project would not expectedly have an adverse affect on the preservation of property values in this area, or within the County in general.

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

Project Finding: The childcare facility, as modified by this permit, is consistent with permitted land uses within the project site's Residential Low-Medium Density (RLM) General Plan Land Use designation, as well as with policies applicable to the El Sobrante area. Additionally, the General Plan includes the following policy, which encourages permitting for specific land use.

Policy #SC-P8.25: *Encourage more daycares, preschools, and early childhood development centers to make childcare more accessible and affordable for working families.*

The project does not conflict with any goal or policies of the 2045 Contra Costa County General Plan. Therefore, the project will not adversely affect the policies or goals set forth therein.

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

Project Finding: The project involves an expansion to an existing childcare facility that does not substantially alter the nature or character of the established land use. The subject facility has been in operation at this location for decades and has no record of complaints for noise or other nuisances arising from the land use. The project would not create any such nuisance or enforcement problem because the project merely allows the installation of facilities necessary to provide care to infant-aged children at the existing facility, but does not increase the total capacity of the existing facility beyond the 65 children maximum occupancy previously

approved by the County Zoning Administrator. Additionally, the project would also result in the issuance of permits for existing improvements installed on the subject property without the issuance of building permits, including an existing shade structure adjacent to existing buildings, as well as retaining wall and open stairway improvements associated with site preparations for the 960-square-foot modular building. Thus, the project would resolve existing enforcement issues onsite relating to unpermitted structural improvements.

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

Project Finding: As conditioned, the continued operation of the expanded childcare facility will not encourage marginal development within the neighborhood because this development is controlled by the County's Zoning Code and General Plan. The project is consistent with the development pattern observed in the area and building permits are required for all buildings/structures that are a part of this approval. Since the project is consistent and compatible with zoning and with the surrounding developed landscape, the project will not encourage marginal development within the area.

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

Project Finding: The location of the existing facility and the surrounding residential neighborhood are established. The project would not result in a substantial change to the nature or character of the childcare facility existing on site, which provides a service that is useful and beneficial to occupants of residences in the vicinity. The land is compatible with residential land uses permitted within the RLM General Plan designation, and does not conflict with any applicable general plan policies or zoning ordinances. Thus, the continued operation and expansion of the existing facility are supported by the established facility location and surroundings of the project site.

B. Tree Permit Findings

816-6.8010(2)(G): Reasonable development of the property would require the alteration or removal of the tree, and this development could not be reasonably accommodated on another area of the lot;

C. California Environmental Quality Act (CEQA) Findings

The project is categorically exempt from CEQA review pursuant to CEQA guidelines section 15301(e), which specifies that additions to existing facilities not exceeding 50% of the floor area of the existing facility, or 10,000 square feet (whichever is smaller) are exempt from environmental review. The project would expand the gross floor area of the existing facility by 960 square feet (or 23.6 %). Therefore, the project qualifies for the specified exemption.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP25-02006

Project Approval

Land Use Permit

1. LAND USE PERMIT modification to CDLP91-02036 is GRANTED authorizing the expansion of an existing childcare facility via the installation of a 960-square-foot modular building, and associated site improvements 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 February 12, 2025;
 - Revised project plans by Tom Linn Drafting and Design, Received September 9, 2025;
2. TREE PERMIT is granted authorizing dripline encroachment for one code-protected Eucalyptus tree for improvements associated with the facility's expansion.
3. The childcare facility shall not exceed a maximum capacity of 65 children.
4. 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 Land Use Permit

Building Permits

5. This approval does not constitute a building permit, which is required prior to occupancy of the modular building classroom. **Within 30 days of the approval date**, the applicant shall obtain a building permit(s), as necessary to legalize the as-

built modular building, retaining wall located west of the modular building, and for the 1,080-square-foot shade cover improvements shown on the approved site plan.

Signs

6. All signage for the Child Care facility is subject to review and approval by the CDD for compliance with Chapter 88-6 (Signs) of the County Ordinance Code. No additional signage shall be installed on the premises without receiving prior CDD approval and obtaining the issuance of building permits authorizing such work.
7. **Within 30 days of this approval, or prior to CDD stamp approval of construction plans for the issuance of building permits associated with this approval, whichever occurs first,** the applicant shall provide photographic evidence to CDD staff demonstrating that all signage previously affixed to fencing visible from Appian Way has been removed.

Frontage Landscaping

8. **Within 30 days of the approval date, or prior to CDD stamp approval of construction plans for the issuance of building permits, whichever occurs first,** the applicant shall submit landscaping plans demonstrating compliance with COA #3-e of Land Use Permit #LP91-2036.
9. **Prior to final building inspection,** the applicant shall install the landscaping and irrigation improvements along the property's Appian Way frontage. Photographs of the installed landscaping shall be provided to CDD staff as evidence of compliance with this condition.

Off-Street Parking

10. Prior to CDD stamp approval of construction plans submitted for the purpose of obtaining building permits for the modular classroom or other improvements associated with this permit, the applicant shall revise the parking plan to depict a minimum of 20 off-street parking spaces meeting minimum dimensional requirements.
11. Prior to final building permit inspection, the off-street parking area serving the facility shall be restriped as necessary to provide a minimum of 20 off-street parking stalls having minimum dimension of 8'6" x 18" and a drive aisle width of 25'. Photographs of the restriped parking area shall be provided to CDD staff as

evidence of compliance with this condition.

Payment of Fees

12. This Land Use Permit application is subject to an initial application deposit of \$5,500.00, 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.

13. 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.
14. 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.
15. 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.
16. 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.

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. 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.
19. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

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

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

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

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
- Contra Costa County Department of Public Works
- West County Wastewater District
- East Bay Municipal Utility District
- Contra Costa Fire Protection District

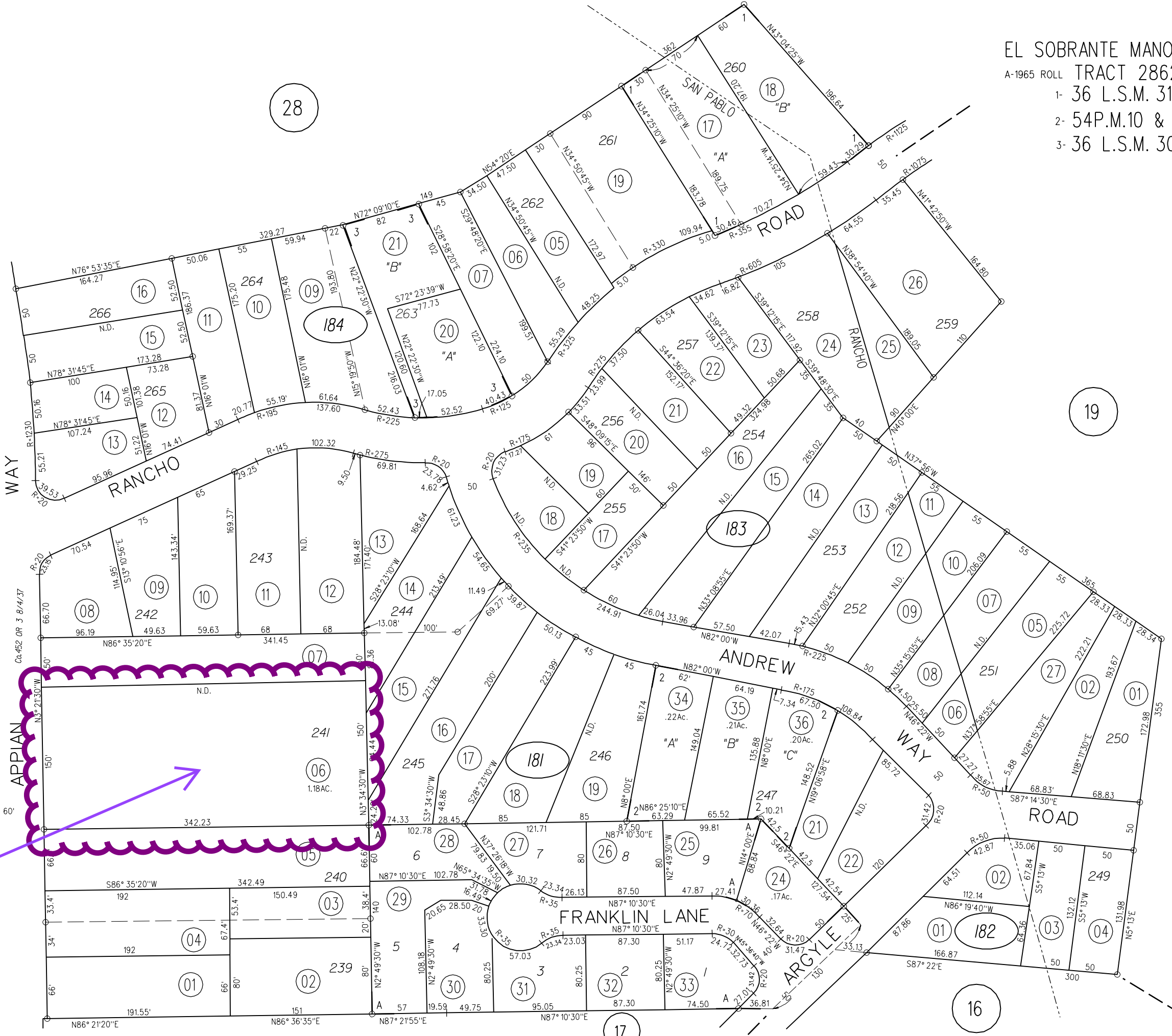
- 1- 36 L.S.M. 31 8/5/65
- 2- 54P.M.10 & 11 4-19-77
- 3- 36 L.S.M. 30 8/4/65



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

P.B.
426

PROJECT SITE



- 181
- 182
- 183
- 184

General Plan



Map Legend

Assessment

Parcels

General Plan

RLM

(Residential

Low-Medium

Density) (3-7

du/na)

RM (Residential

Medium

Density) (7-17

du/na)

Unincorporated

Board of

Supervisors'

Districts

Address Points

Zoning



Map Legend

Assessment

Parcels

Zoning

ZONE_OVER

R-6 (Single

Family

Residential)

R-7 (Single

Family

Residential)

Unincorporated

Board of

Supervisors'

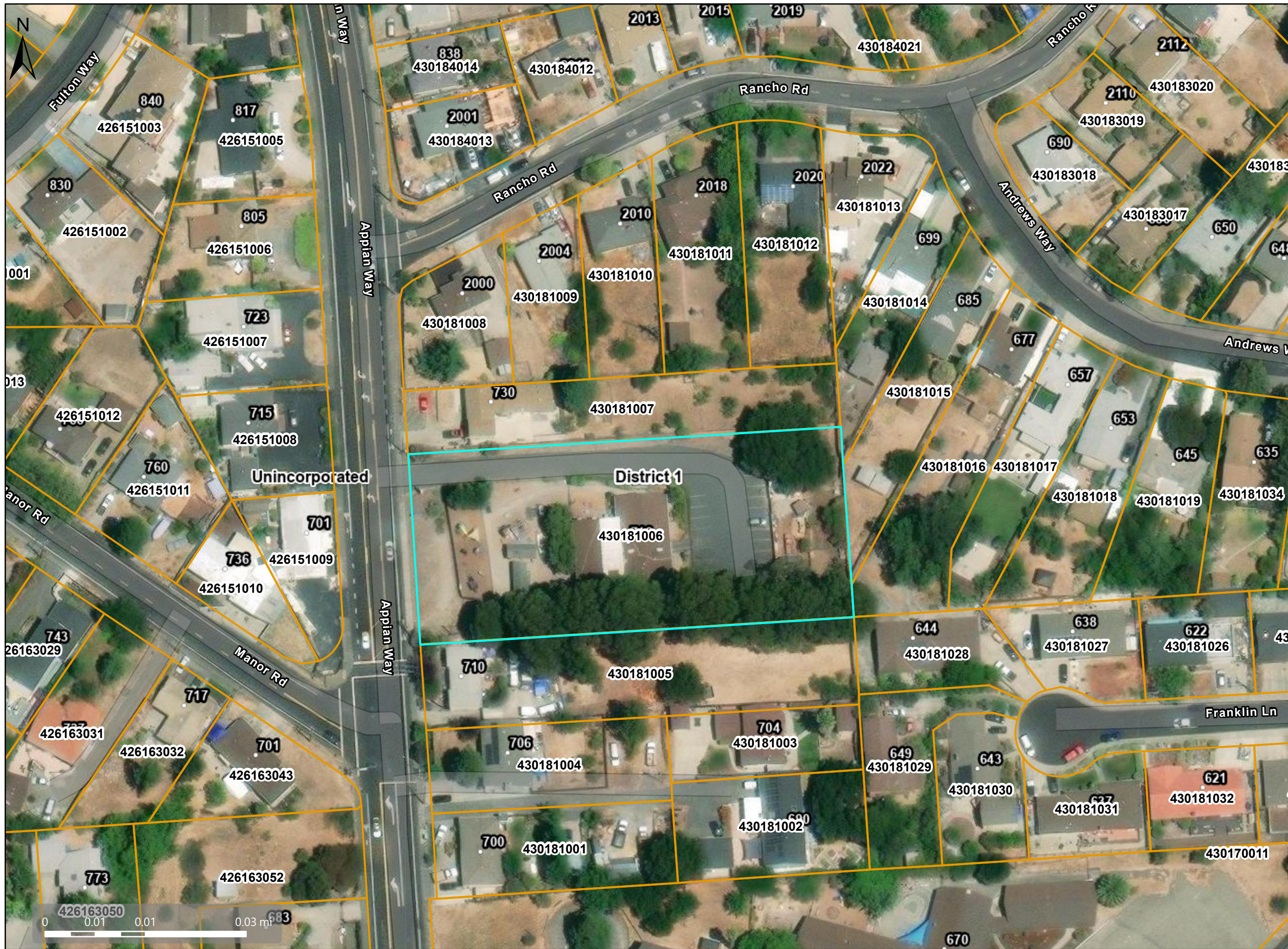
Districts

Address Points




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

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

Orthophotography



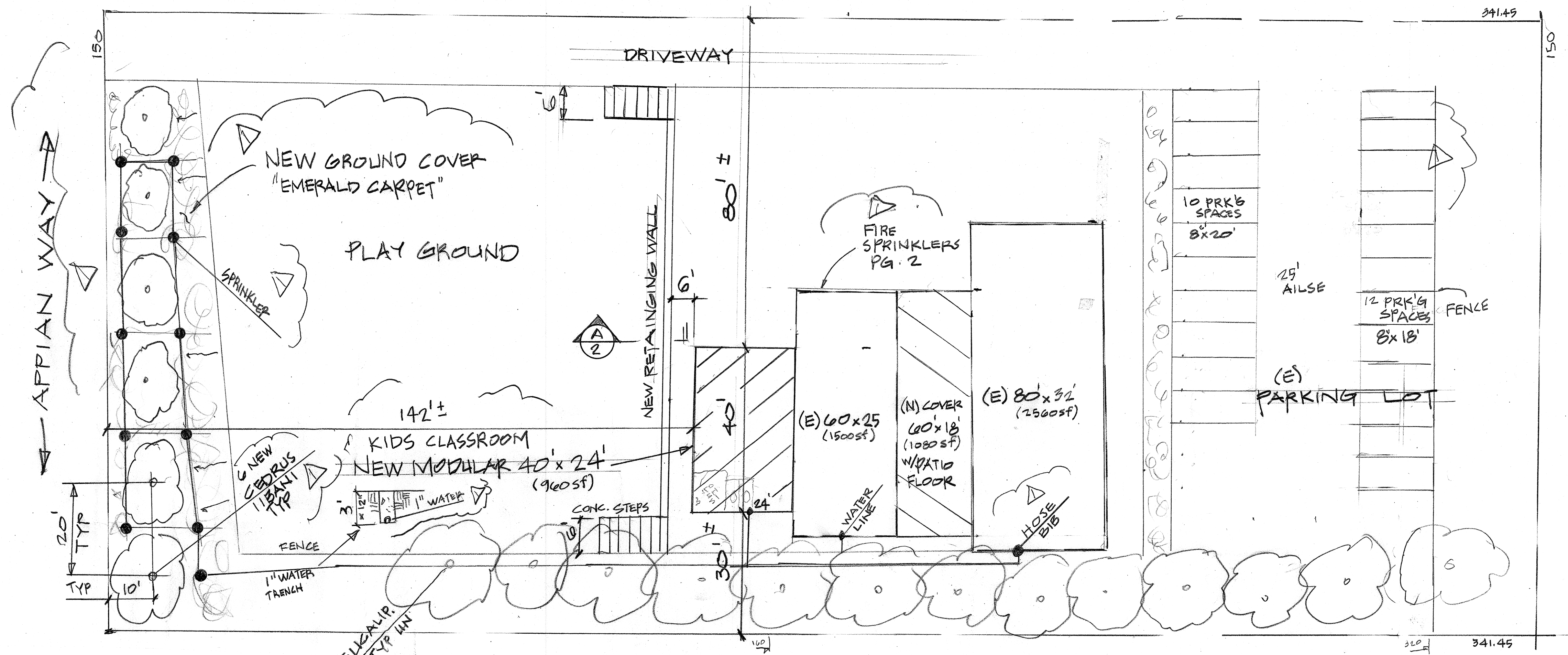
Map Legend

-  Assessment
Parcels
- Unincorporated
- Board of
Supervisors'
-  Districts
-  Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
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Please direct all data inquiries to the appropriate department.

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

23



GENERAL NOTES:

ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2022 CRC, CBC, CPC, CMC, CEC, CEnC, CFC FIRE & CAL GREEN BUILDING STANDARDS CODES AND NFPA 13D & ALL LOCAL ORDINANCES.

ALL MECHANICAL PLUMBING, AND ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

MECHANICAL 2022UMC, PLUMBING 2022UPC, ELECTRICAL 2022NEC

DOORS & WINDOWS TO EXTERIOR SHALL BE FULLY WEATHER STRIPPED.

SLOPE ALL GRADES AWAY FROM NEW CONSTRUCTION AT 6' IN 5'

ALL WOOD CONSTRUCTION TO BE DF#2 OR BETTER. (uno)

SITE PLAN

PLAN NORTH

SCOPE:

ADD NEW SLAB FOR 960sf MODULAR FACILITY BUILDING.
ADD 4' RETAINING WALL W/(2) 0' CONCRETE STAIRS.

LEGALIZE NEW PATIO/COVER
ADD SPINKLERS/LOSCP & FIRE

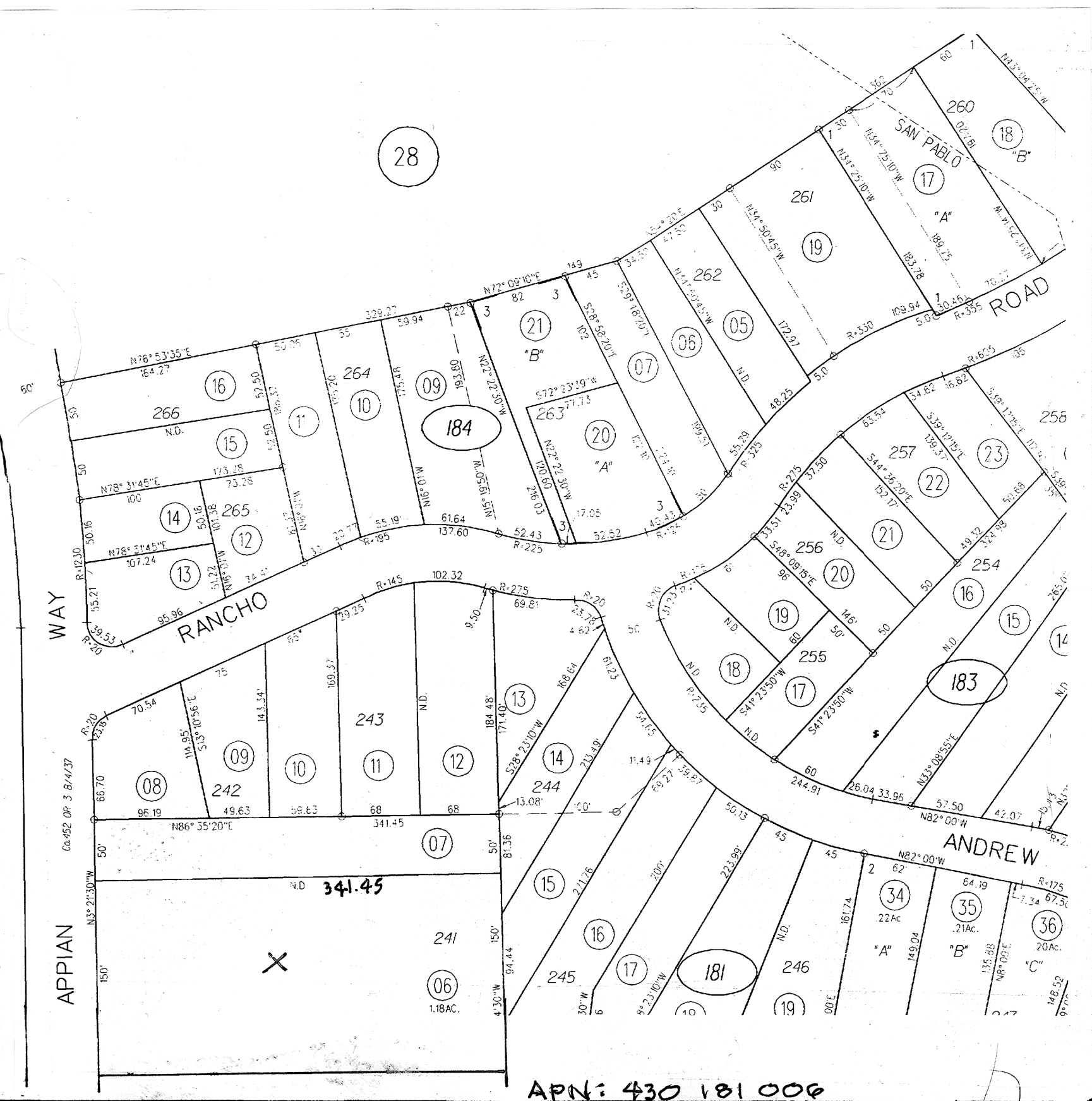
LOT COVERAGE

LOT=	51,400sf
(E) BLDGS	4,160sf
(N) MODULAR	960sf
(N) PATIO	1,080sf
TOTAL COVER=	6,100sf (12%)

ALL NEW CONSTRUCTION MUST MATCH & BLEND WITH EXISTING. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. ALL NEW GLASS TO BE DUAL GLAZED, LOW E APPROVED.

CONTRACTOR TO PROVIDE DAMP PROOFING ON (E) & NEW CONCRETE SLABS AT LIVING AREAS. (10 MIL VAPOR MIN)

NEW CONCRETE TO BE 2500psi @ 28 days.



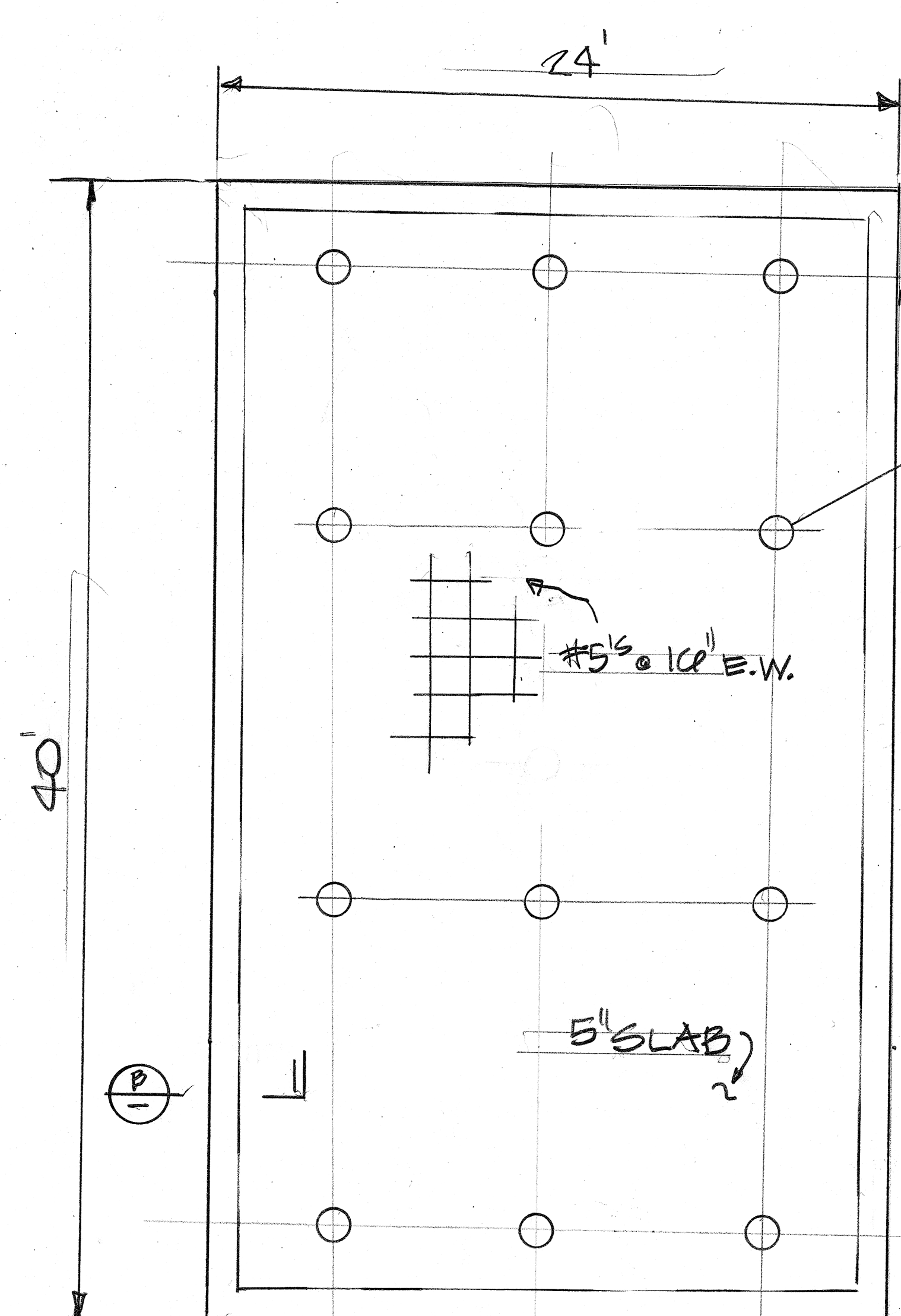
REVISIONS	BY

TOM LINN DRAFTING & DESIGN
P.O. BOX 313
ANTIOCH, CA 94509
925-452-9643
tomlinndrafting@icloud.com

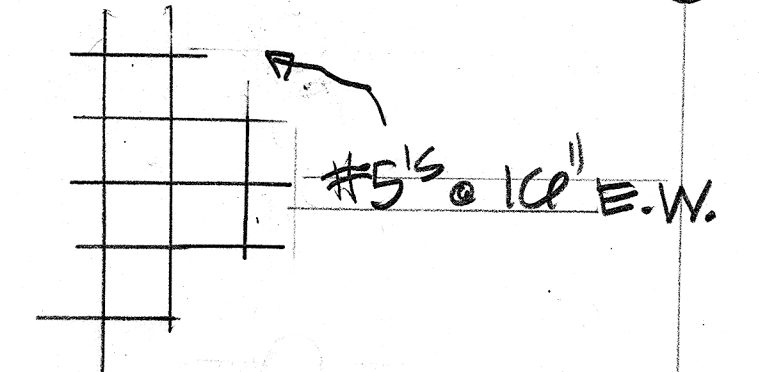
KIDS CORNER LEARNING
CENTER
716 APPIAN WAY, EL SOBRANTE

SITE PLAN/NOTES/CODES

DRAWN	TL
CHECKED	CD
DATE	1/25
SCALE	1/8" = 1'
JOB NO.	25001
SHEET	ONE
OF 5	SHEETS

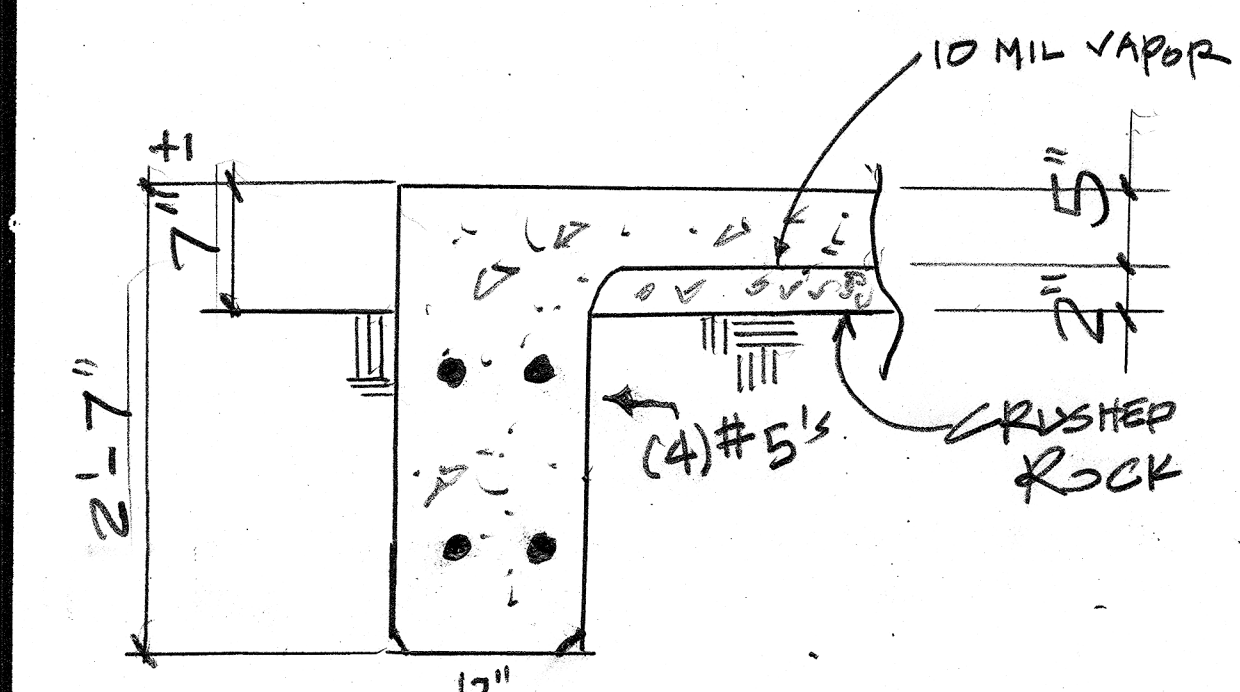


12 TOTAL
12 1/4" x 10" DEEP
CONCRETE PERKS
w/ 6" #5 BAR CAGE

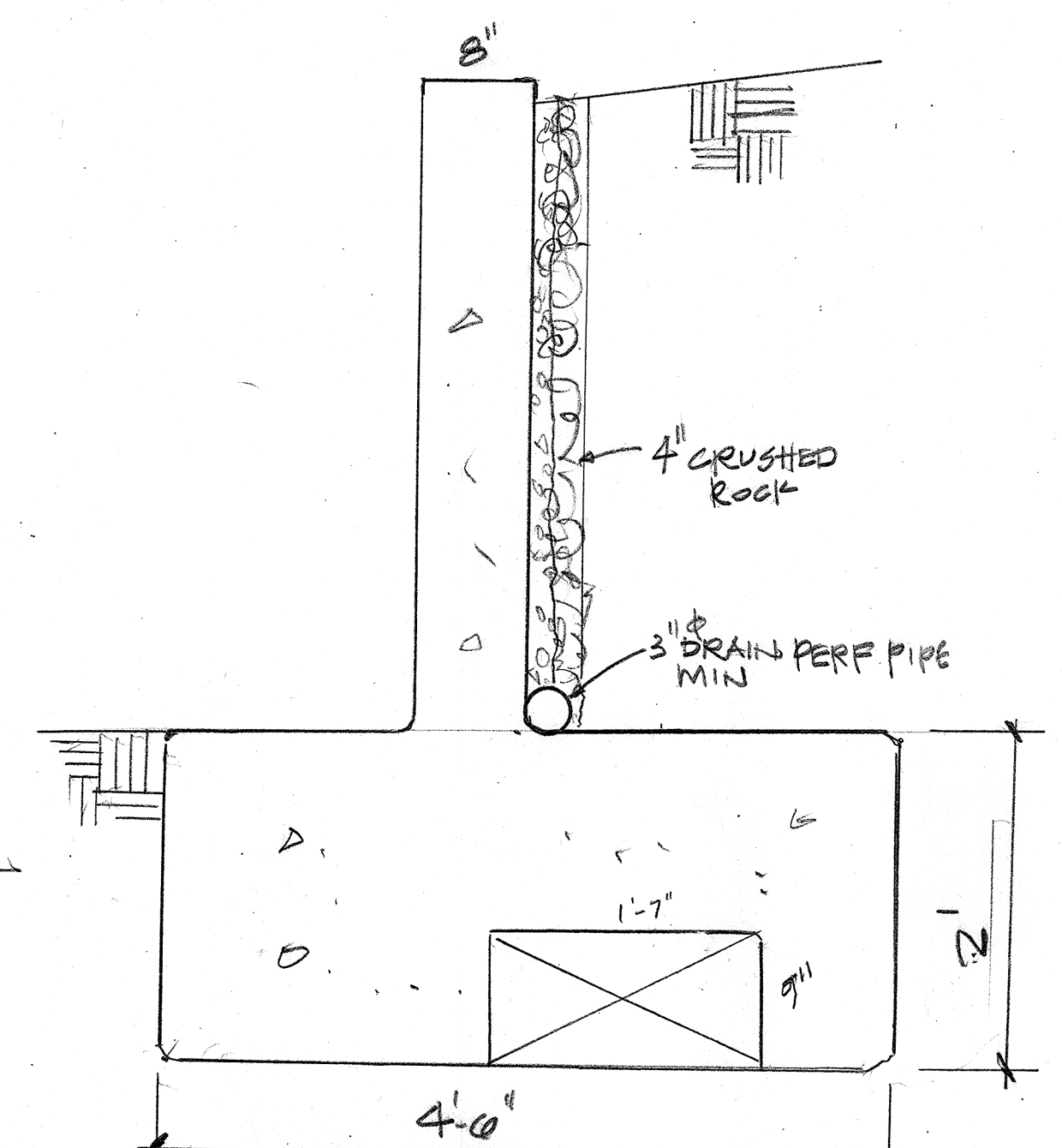


5" SLAB

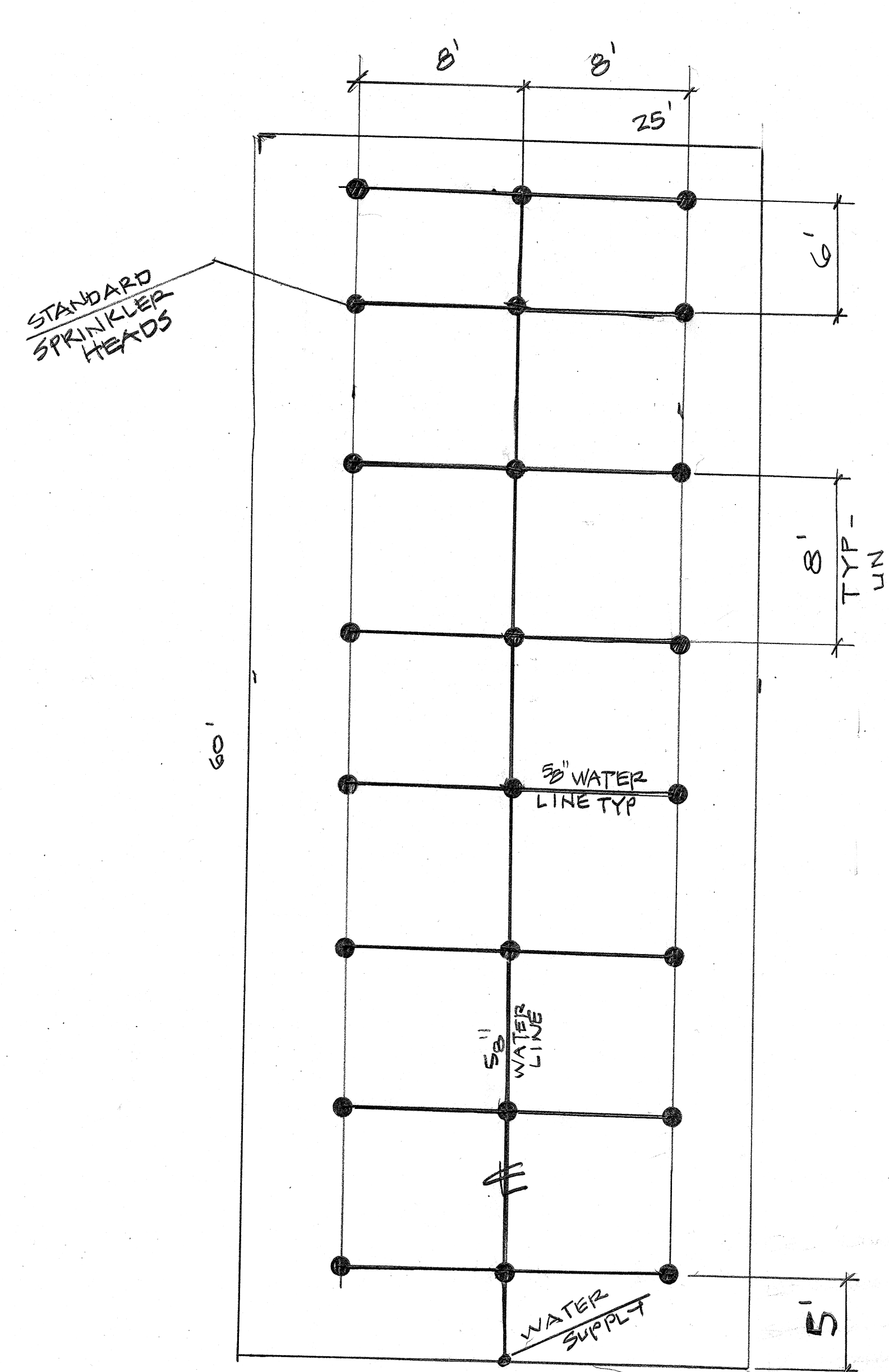
MODULAR FOOTING PLAN
(NEW UNIT)



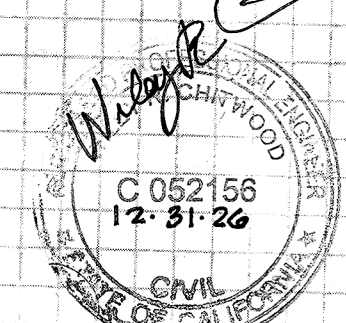
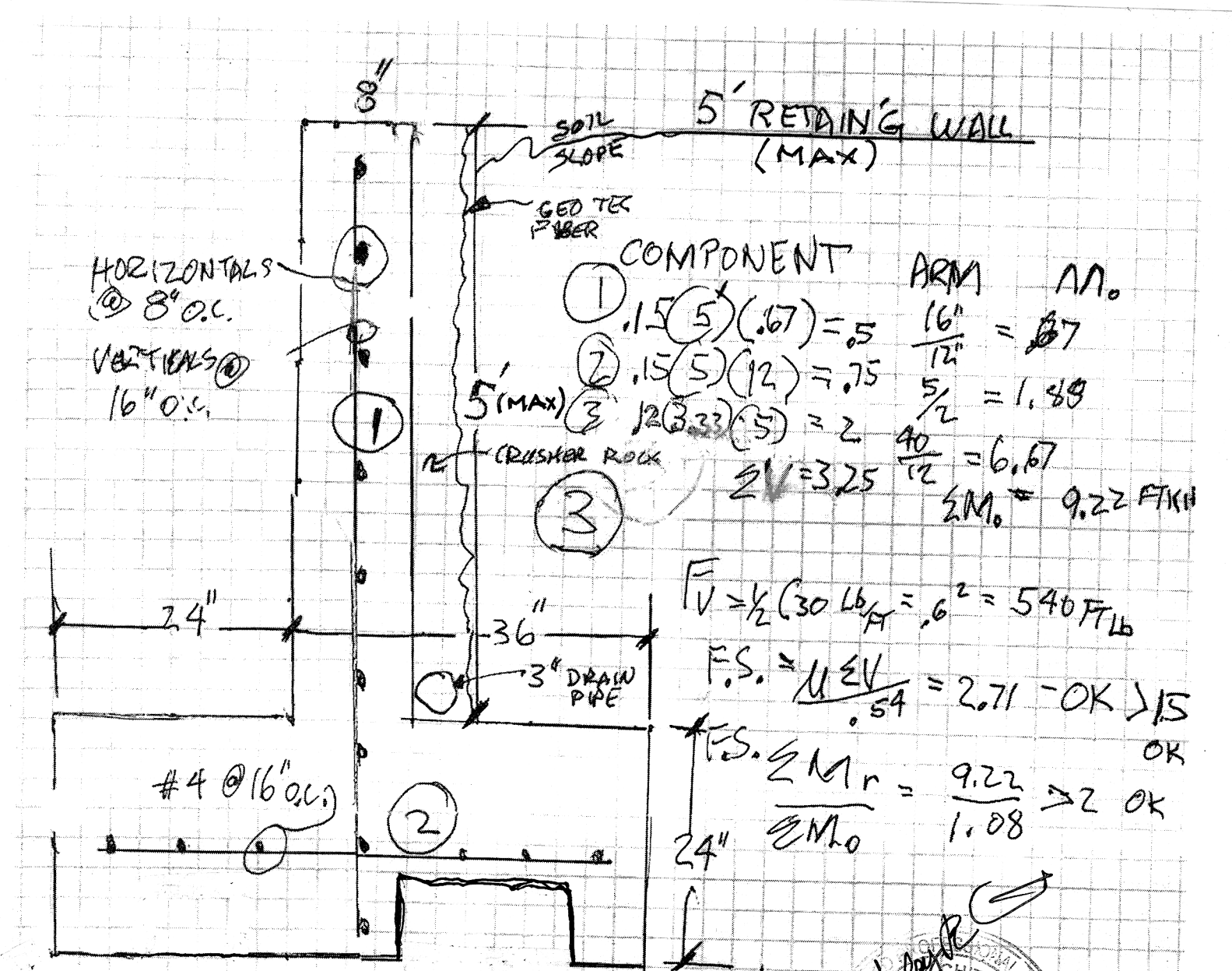
DETAIL B



DETAIL A
SEE ENGINEER DET'L
FOR MIN. REBAR LAYOUT. & ITEMS NOT NOTED.



FIRE SPRINKLER LAYOUT 60' x 25' BUILDING 3/2\"/>



REVISIONS	BY

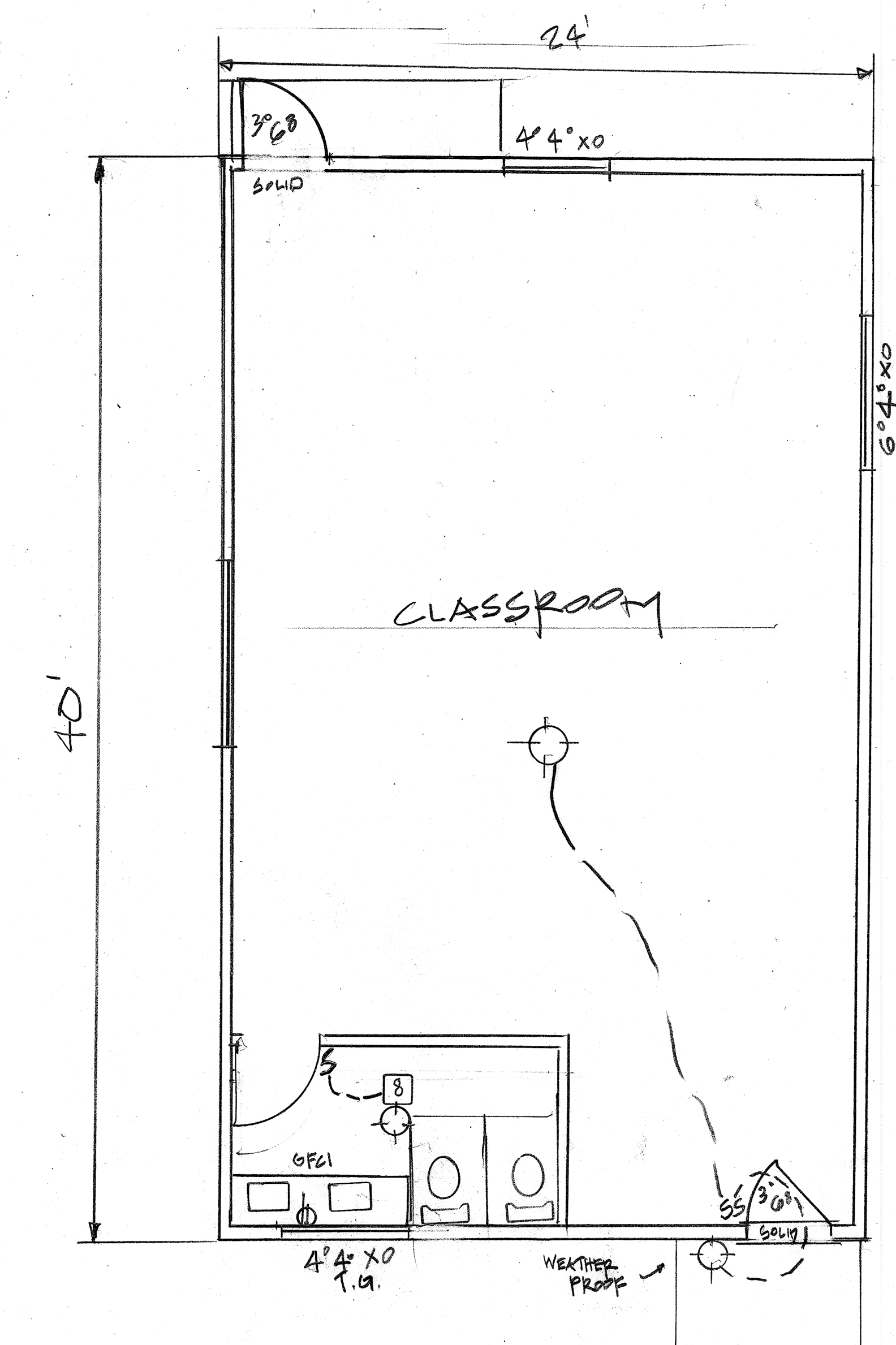
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P.O. BOX 313
ANTIOCH, CA 94509
925-852-9643
tomlinndrafting@comcast.net

KIDS CORNER LEARNING
CENTER
716 APPIAN WAY, EL SOBRANTE

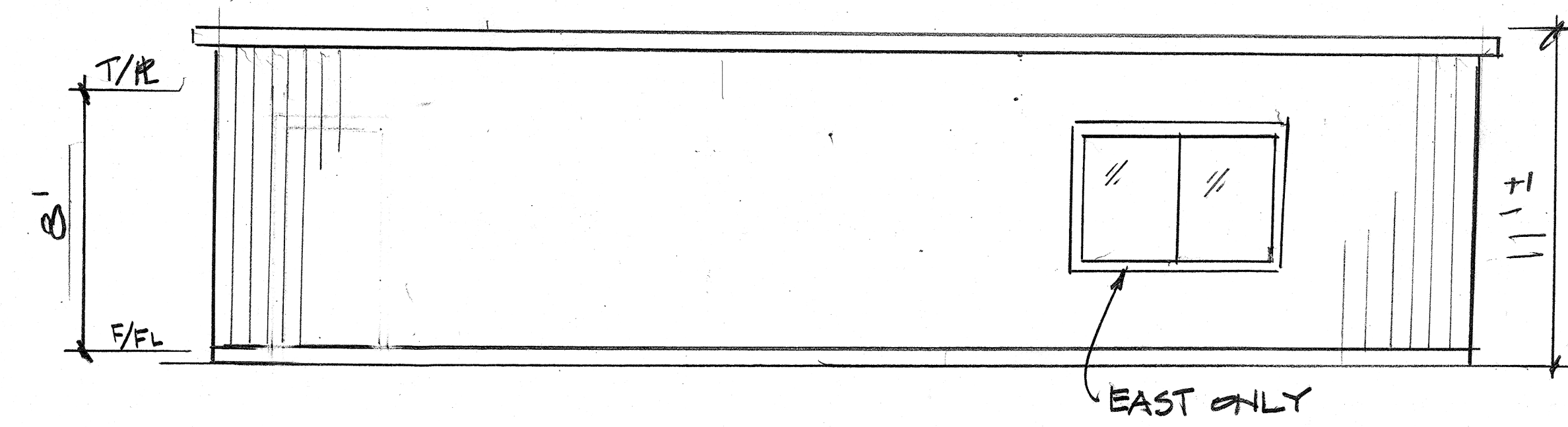
FOUNDATION PLAN
RETAINING WALL
DETAILS

DRAWN	TL
CHECKED	LD
DATE	1/25
SCALE	1/4\"/>
JOB NO.	25001
SHEET	2
OF 5	SHEETS

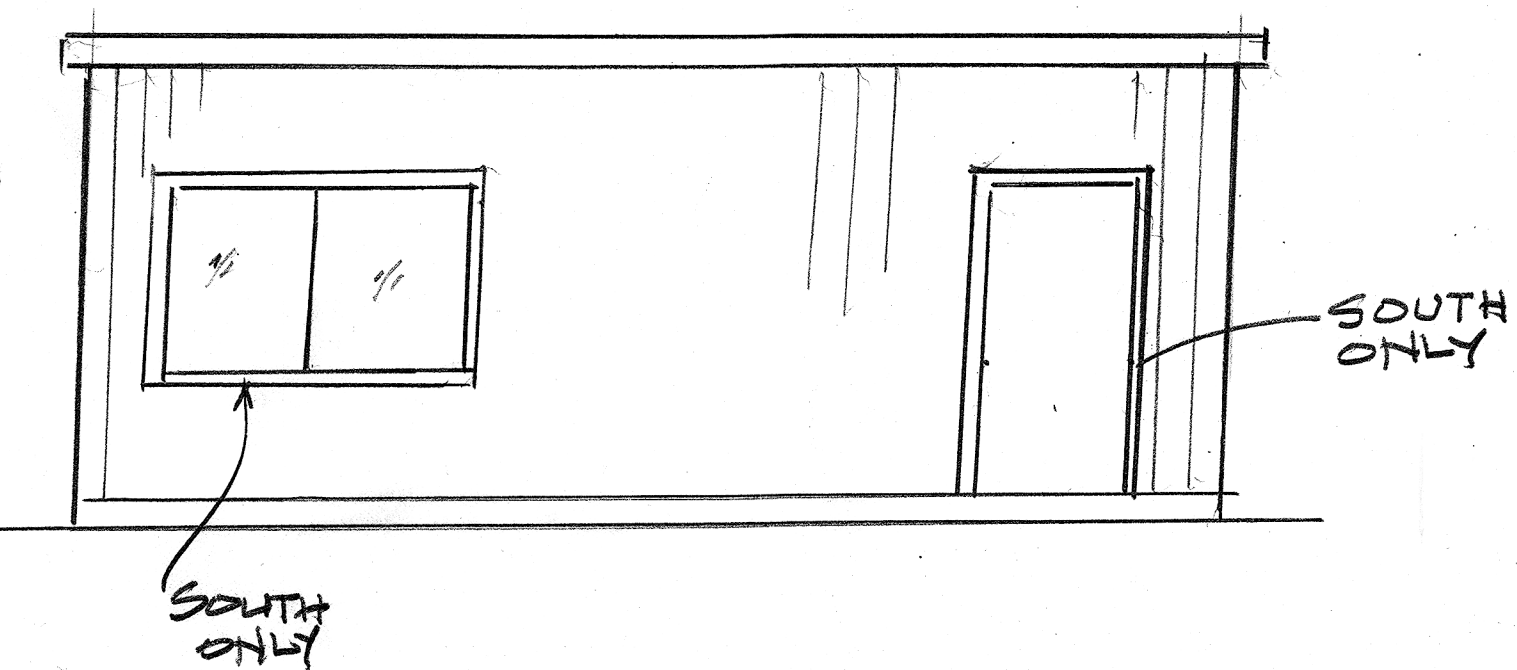
EAST MAY BLUE PRINT



MODULAR FLOOR PLAN
(960 S+)



EAST ELEVATION } (AS NOTED)
WEST ELEVATION }



SOUTH ELEVATION } (AS NOTED)
NORTH ELEVATION }

	Ceiling Fan *LAMP BLOCK SOLID
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

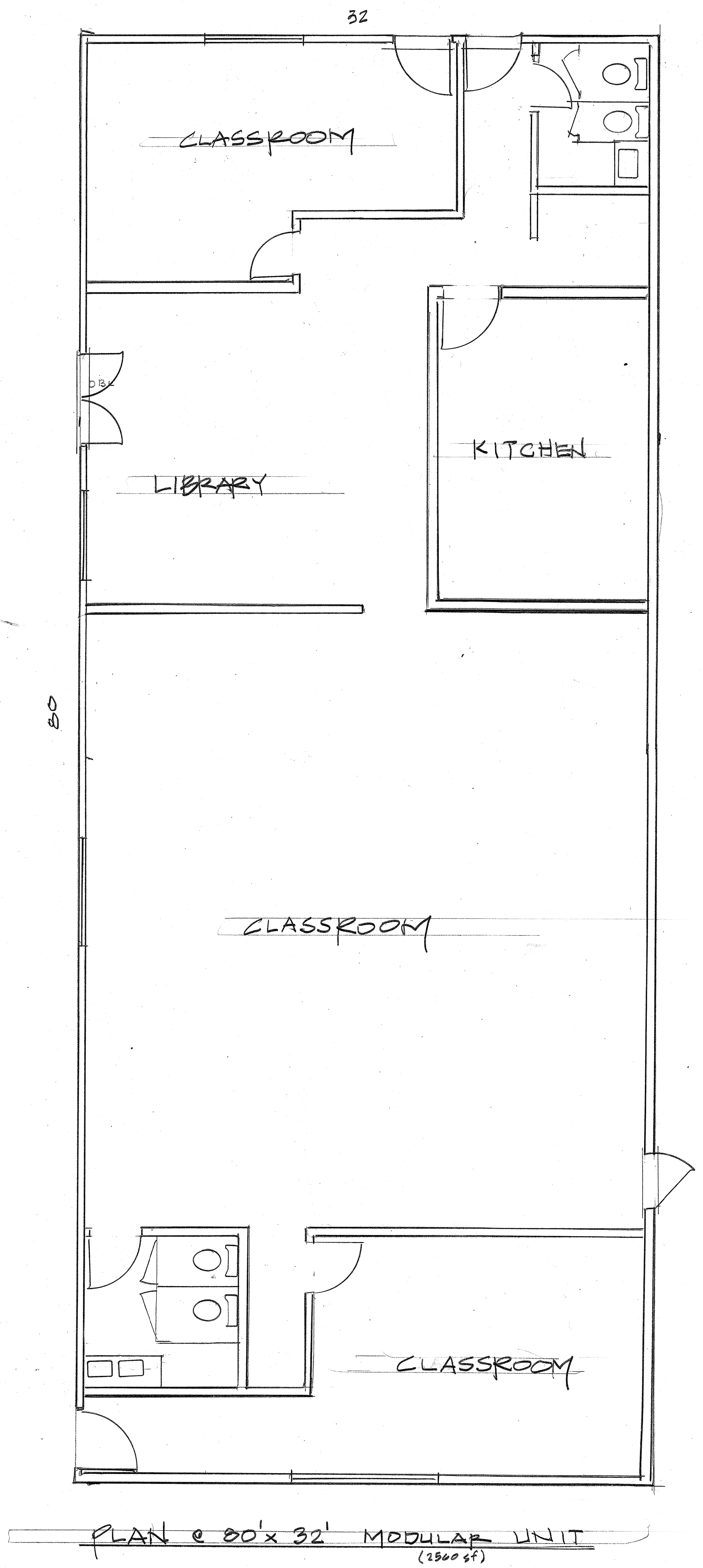
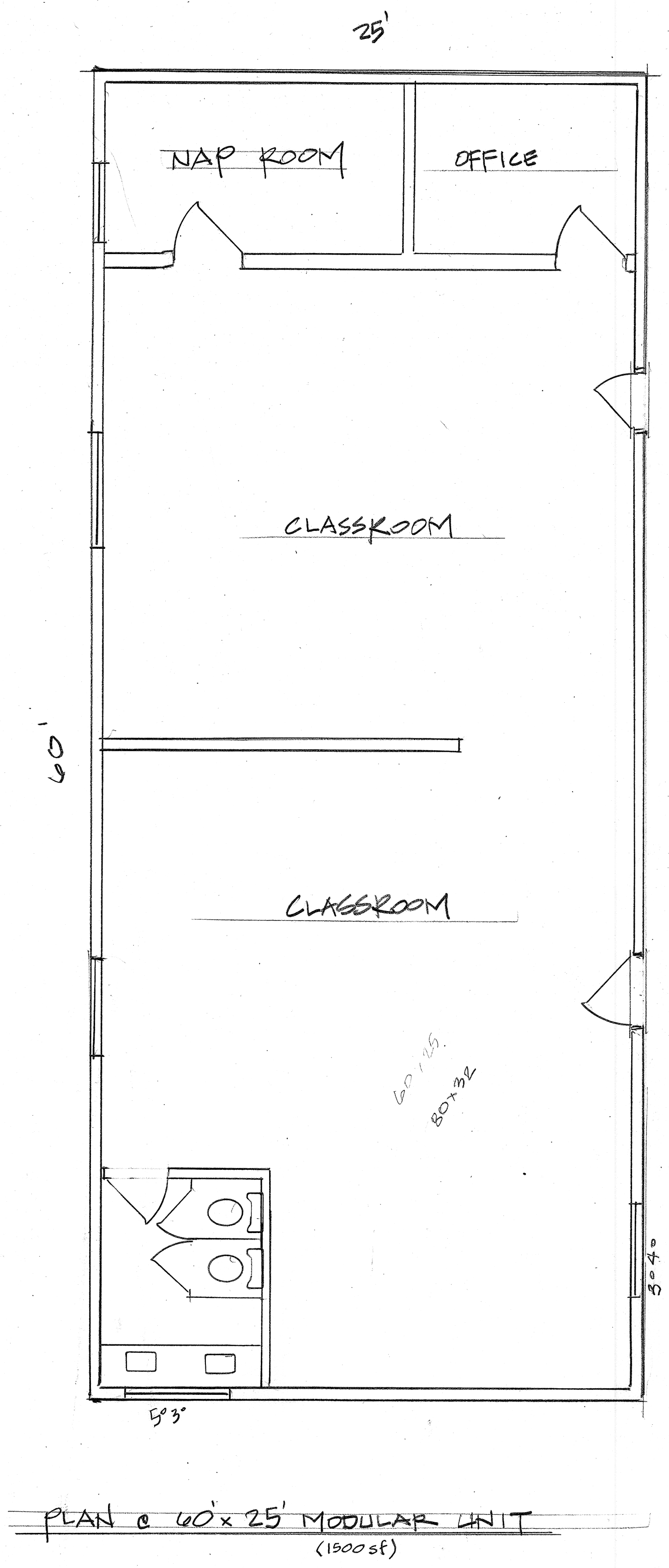
REVISIONS	BY

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P.O. BOX 313
ANTIOCH, CA 94509
925-832-9643
tomlinndrafting@earthlink.net

KIDS CORNER LEARNING
CENTER
716 APPIAN WAY, EL SOBRANTE

(N) FLOOR PLAN
ELEVATIONS

DRAWN TL
CHECKED LD
DATE 2/25
SCALE 1/4" = 1'
JOB NO. 25001
SHEET 3
OF 5 SHEETS



REVISIONS	BY

TOM LINN DRAFTING & DESIGN
P.O. BOX 313
ANTIOCH, CA 94509
925-852-9643
tomlinndrafting@icloud.net

KIDS CORNER LEARNING
CENTER
716 APPIAN WAY, EL SOBRANTE

€ FLOOR PLAN

DRAWN	PL
CHECKED	LB
DATE	8/25
SCALE	1/4" = 1'
JOB NO.	25001
SHEET	5
OF	5
SHEETS	2

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



CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 02/12/2025

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

<p style="text-align: center;">DISTRIBUTION</p> <p><u>INTERNAL</u></p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection Advance Planning Housing Programs Trans. Planning Telecom Planner ALUC Staff HCP/NCCP Staff County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p>Engineering Services Special Districts Traffic Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____ San Ramon Valley – (email) rwendel@srvfire.ca.gov <input checked="" type="checkbox"/> Consolidated – (email) fire@cccfdpd.org</p> <p><input checked="" type="checkbox"/> Sanitary District <u>West County Wastewater</u> <input checked="" type="checkbox"/> Water District <u>EBMUD</u> <input checked="" type="checkbox"/> City of <u>Richmond</u> School District(s) _____ LAFCO Reclamation District # _____ East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD <input checked="" type="checkbox"/> MAC/TAC <u>El Sobrante MAC</u> Improvement/Community Association <input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: nwic@sonoma.edu) CA Fish and Wildlife, Region 3 – Bay Delta Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Adrian Veliz</u> Phone # <u>925-655-2879</u> E-mail <u>adrian.veliz@dcd.cccounty.us</u> County File # <u>CDLP25-02006</u></p> <p>Prior to <u>March 12, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p>Landslide Active Fault Zone (A-P) Liquefaction Flood Hazard Area</p> <p><input checked="" type="checkbox"/> 60-dBA Noise Control CA EPA Hazardous Waste Site High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <u>None</u> Below ____ Attached</p> <p>Print Name <u>M. Cameron</u> <u>[Signature]</u> <u>3/12/25</u> Signature DATE Agency phone # <u>925 941 3300</u></p>
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REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 03/12/2025	EBMUD MAP(S): 1482B544	EBMUD FILE:S-11720
AGENCY: Department of Conservation and Development Attn: Adrian Veliz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDLP25-02006	FILE TYPE: Development Plan
APPLICANT: Tom Linn Drafting and Design 2224 Pinenut Way Antioch, CA 89801		OWNER: LLC Varma 405 Oak Lane Pleasanton, CA 94566-9723
DEVELOPMENT DATA		
ADDRESS/LOCATION: 716 Appian Way City:EL SOBRANTE Zip Code: 94803-1102		
ZONING:R-7 PREVIOUS LAND USE: Educational		
DESCRIPTION: Proposal to legalize an existing 960-square foot modular building at an existing childcare facility.		TOTAL ACREAGE:1.18 ac.
TYPE OF DEVELOPMENT: Other:960 Sqft		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 256-264	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 256-308
All of development may be served from existing main(s) Location of Main(s):Appian Way		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
A2E	200-375	
COMMENTS		
<p>Separate structures on the same property require separate water meters. If additional water service is needed (e.g., domestic service, private fire service, and/or public fire hydrants), the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing additional water service to the development. Engineering and installation of water meters requires substantial lead time which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>KTL</p>		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
<div style="text-align: right;"> Chien Wang, Associate Civil Engineer; DATE 3/4/25 WATER SERVICE PLANNING SECTION</div>		



March 3, 2025

Adrian Veliz
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: CDLP25-02006
716 Appian Way, El Sobrante, CA 94803
APN: 430-181-006

Dear Adrian,

West County Wastewater (WCW) appreciates this opportunity to comment on CDLP25-02006 located at 716 Appian Way, El Sobrante, California. The applicant is requesting approval for a land use permit to amend CDLP91-02036 to legalize an existing 960-square-foot modular building at an existing childcare facility, an existing 4-foot-tall retaining wall, and landscaping improvements. The project includes a Tree Permit to allow dripline encroachment of at least one code-protected tree on a further subdividable lot. The application does not include an MWELo review. (See Code Enforcement case CECF24-01048 for more information on prior unauthorized construction.)

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@wcwd.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

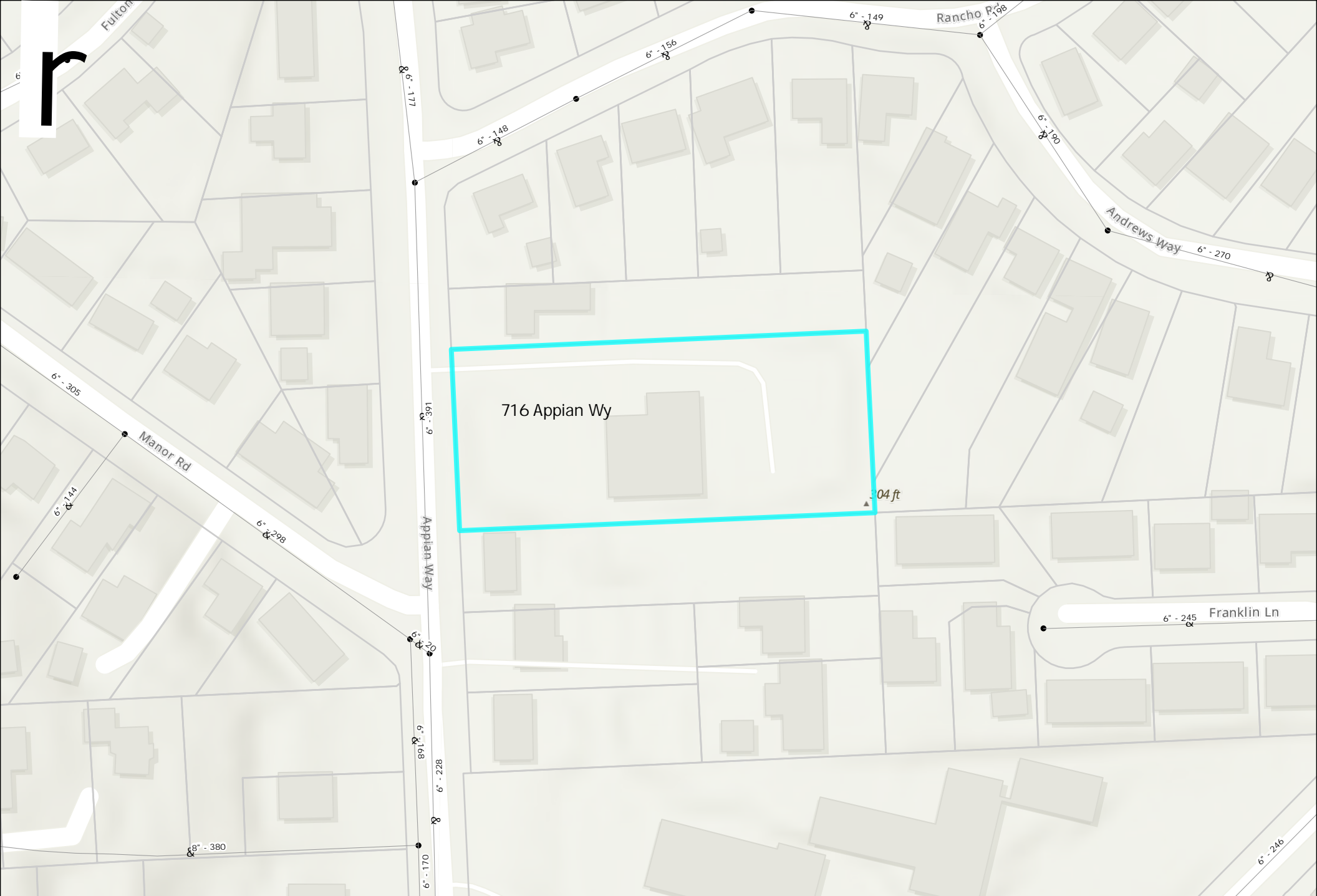
Armondo Hodge

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, 2024

Sewer Service Charge Rates

USER TYPE

A.) SINGLE FAMILY RESIDENTIAL		
1 Flat Rate	\$	791.00
B.) MULTI- FAMILY RESIDENTIAL		
1 Flat Rate	\$	690.00
C.) MOBILE HOME RESIDENTIAL		
1 Flat rate	\$	690.00
D.) COMMERCIAL DOMESTIC STRENGTH		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	8.48
4 BOD Charge		N/A
5 SS Charge		N/A
E.) COMMERCIAL HIGH STRENGTH		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	14.27
4 BOD Charge		N/A
5 SS Charge		N/A
F.) INDUSTRIAL		
1 Flat rate		N/A
2 Min Charge	\$	791.00
3 Flow Charge	\$	5.45
4 BOD Charge	\$	0.56
5 SS Charge	\$	0.66

ANNEXATION FEES

Annexation Fees	(per parcel)	\$ 3,057.00
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PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION

USER TYPE

A.) SINGLE FAMILY RESIDENTIAL		
1 Plan Approval	(Per Building)	\$ 230.00
2 Permit		\$ 461.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2024

B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
C.) SCHOOL BUILDINGS OR CHURCHES			
1 Plan Approval	(Per Building)	\$	267.00
2 Permit		\$	497.00
D.) COMMERCIAL INSTALLATIONS			
1 Plan Approval	(Per Building)	\$	1,199.00
2 Permit		\$	767.00
E.) INDUSTRIAL INSTALLATIONS			
1 Contributing Domestic Flow Only - Plan Approval		\$	929.00
2 Contributing Domestic Flow Only - Permit		\$	386.00
3 Contributing Industrial Waste - Plan Approval		\$	852.00
4 Contributing Industrial Waste - Permit		\$	3,417.00
F.) MISCELLANEOUS INSTALLATIONS			
1 Plan Approval		\$	115.00
2 Permit		\$	489.00
G.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION			
1 Plan Approval		\$	190.00
2 Permit		\$	344.00
TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)			
1 20 lots and Under		\$	4,183.00
2 21 + lots		\$	4,492.00
SEWER MAIN CONSTRUCTION PERMIT FEES			
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)		\$	13,395.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)		\$	8,388.00
3 Per Manhole (applies to all SME projects)		\$	386.00
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

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2024

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 Food Service Establishment Inspection	\$ 372.00
2 Dental Facility Inspection	\$ 372.00
3 Permitted Industrial User - Inspection	\$ 737.00
4 Permitted Industrial User - Sampling	\$ 1,484.00
5 Auto Service Facility Sampling	\$ 550.00
TEMPORARY DISCHARGE PERMIT & OTHER FEES	
Temporary Discharge Permit	\$ 597.00
Dishonored Check Fee	\$ 10.00
Collection Fee	<i>See Note</i>
Variances	\$ 100.00

Note: The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

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

AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT

From: [Thomas Lang](#)
To: [Adrian Veliz](#)
Cc: [Ronnie Mills](#)
Subject: CDLP25-02006
Date: Wednesday, March 12, 2025 9:25:03 PM

Dear Adrian,

The El Sobrante Municipal Advisory Council discussed this application during its March 12 meeting.

The Council was supportive of the proposal to bring the property into compliance with regulations, and discussions emphasized the need for landscaping and beautification of the property that will be part of the County approval process.

--

Thomas Lang

Chair, El Sobrante Municipal Advisory Council

Co-Chair, El Sobrante Stroll Committee, El Sobrante Chamber of Commerce

Member at Large, Contra Costa Advisory Council on Aging

email: tlangesmac.cc@gmail.com

mobile: 510-364-5131



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4956

Agenda Date: 12/1/2025

Agenda #: 2b.

Project Title:	Continued Operation of an Existing T-Mobile Wireless Telecommunications Facility
County File:	Land Use Permit CDLP25-02026
Applicant/Owner:	Isabel Chavez, Network Connex for T-Mobile (Applicant) / US Sprint (Owner)
Zoning/General Plan:	A-80 Exclusive Agricultural District / AL Agricultural Lands
Site Address/Location:	8851 Manning Road in the Livermore area of unincorporated Contra Costa County (Assessor's Parcel Number: 006-200-004)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facilities
Project Planner:	Allison Seoane, Project Planner (925) 655-2871 Allison.Seoane@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit application for the continued operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP83-02003. No modifications of the wireless facility are proposed.



II. RECOMMENDATION

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

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

- B. APPROVE Land Use Permit CDLP25-02026 for the continued operation of the existing T-Mobile wireless telecommunications facility, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: AL Agricultural Lands.
- B. Zoning: A-80 Exclusive Agricultural District.
- C. California Environmental Quality Act (CEQA) Compliance: Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facilities, Class 1 exemption for existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services.
- D. Previous Applications:
 - 1. CDLP83-02003: A Land Use Permit for Southern Pacific Communications to establish an earth station for a satellite communication system consisting of five satellite dishes and an equipment shelter was approved by the San Ramon Valley Area Planning Commission on June 15, 1983 for a time period of 20 years to June 28, 2003.
 - 2. CDMS83-00042: A two-lot Minor Subdivision of a 362-acre agricultural parcel was approved by the Zoning Administrator on October 10, 1983. Parcel A of this minor subdivision is the 15.65-acre project site that includes the Southern Pacific Communications satellite communication compound.
 - 3. CDLP86-02057: A Land Use Permit to modify the Sprint (formerly Southern Pacific Communications) satellite communication compound first established under CDLP83-02003 to add an additional satellite antenna and a second smaller equipment shelter was approved by the San Ramon Valley Area Planning Commission on June 18, 1986 for a time period concurrent with CDLP83-02003 to June 28, 2003.
 - 4. CDLP86-02154: A Land Use Permit to add an additional satellite antenna to the Sprint satellite communication compound was approved by the Zoning Administrator on January 26, 1987 for a time period concurrent with CDLP83-02003 to June 28, 2003.
 - 5. CDLP12-02072: A Land Use Permit to allow the continued operation of a Sprint wireless telecommunications facility within the satellite communication compound including non-substantial modifications with upgraded antennas and associated equipment on the roof

of the larger equipment shelter and on a 24-foot-tall light standard was approved by the Zoning Administrator on November 5, 2012 for a time period of 10 years to November 16, 2022.

6. CDWM17-00042: A Wireless Minor Alteration Permit for non-substantial modifications of the Sprint wireless telecommunications facility to replace an antenna and add ancillary equipment on the now 30-foot-tall light standard, and a 3-year Compliance Review of Land Use Permit CDLP12-02072 was approved by the Zoning Administrator on January 3, 2018 for the remaining term of CDLP12-02072 to November 16, 2022.
7. CDWM21-00024: A Wireless Minor Alteration Permit for non-substantial modifications of the T-Mobile wireless telecommunications facility (formerly Sprint) to remove one antenna and install two antennas and ancillary equipment on the 30-foot-tall light standard, and a 3-year Compliance Review of Land Use Permit CDLP12-02072 was approved by the Zoning Administrator on October 4, 2021 for the remaining term of CDLP12-02072 to November 16, 2022.

IV. SITE/AREA DESCRIPTION

The project site is located off of Manning Road, approximately 0.36 mile west of Highland Road, in the Livermore area of unincorporated Contra Costa County. The 15.65-acre parcel is oddly shaped and is currently developed with a T-Mobile wireless telecommunications facility. This facility is within the satellite communication compound that includes several satellite dishes, two equipment shelters, and a 30-foot-tall light standard, located approximately 700 feet from Manning Road. A paved access road leading from Manning Road to the facility terminates at a security gate which limits public access to the site. Three parking spaces are located at the gate entrance. Five additional parking spaces are located within the entry gates. A chain link fence surrounds the perimeter of the facility.

This property is in a rural area of unincorporated Livermore surrounded by other properties that are predominantly open space or used for agricultural purposes. The parcel is comprised of large swaths of grassland amongst numerous hills and valleys that rise in elevation from Manning Road. The access road driveway intersection with Manning Road is at an elevation of approximately 730 feet. The satellite communication compound on the parcel is located in a relatively flat area at an elevation of approximately 760 feet surrounded by three hills that range from 790 feet to 830 feet in elevation.

V. PROJECT DESCRIPTION

This is a land use permit request to allow the continued operation of a T-Mobile wireless telecommunications facility that had been operating under Land Use Permit CDLP12-02072 that expired on November 16, 2022. As shown in Attachment C, the facility consists of one 30-foot-

tall light standard ("Sector A") with two antennas and two radio units, one GPS antenna located on the top south edge of the larger equipment shelter, and a 152 square-foot lease area on the larger equipment shelter building that includes: 2 cabinets, 1 equipment rack, 2 security panels, 1 cable entry port, 1 HVAC unit, 1 AW blackboard, 1 fiber Ciena box, 1 PPC, 1 alarm panel, and 1 control panel. The facility also includes cable trays from the equipment area to the antenna area.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on August 27, 2025 to a number of public agencies, including the Building Inspection Division, the Environmental Health Division of Contra Costa Health, the San Ramon Valley Fire Protection District, and the Contra Costa Mosquito and Vector Control District. Agency comments received by staff are included in Attachment F. Following are summaries of the agency comments received.

- A. San Ramon Valley Fire Protection District: In a memo dated September 16, 2025, the Fire Protection District stated that they have no comments.

VII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The T-Mobile wireless telecommunications facility is located within the AL Agricultural Lands General Plan land use designation. The AL land use designation includes agricultural, open space, and non-urban uses that are conducted in accordance with the County's policies pertaining to agricultural areas. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may be located on the project site, since the facility provides telecommunications services that would be consistent with agricultural activities in the area.

The Conservation, Open Space, and Working Lands Element of the General Plan identifies two nearby County-designated scenic routes, Highland Road and Collier Canyon Road; however, the project site is not readily visible from either roads. Further, the project is conditioned to rejuvenate the camouflaging requirements of the T-Mobile facility and maintain them throughout the life of the facility.

The project site is outside the Urban Limit Line (ULL). The purpose of the ULL is to:

- 1) Enhance preservation of identified non-urban agriculture and open space; and
- 2) Facilitate enforcement of the 65/35 Land Preservation Standard.

The project does not require the extension of any utilities that could be considered growth inducing (e.g., sewer and water). Therefore, the project does not conflict with the County's adopted ULL and enforcement of the 65/35 Land Preservation Standard.

- B. Zoning: The project site is located within the A-80 Exclusive Agricultural District. The A-80 District allows commercial radio and television receiving and transmitting facilities, excluding broadcasting studios or business offices, with a valid land use permit (Section 84-40.404(1) of the County Ordinance Code). With approval of Land Use Permit CDLP25-02026, the continued operation of the T-Mobile wireless telecommunications facility complies with the zoning district. Also, all lease areas for this facility are located outside of any required yard setbacks for the A-80 District.
- C. Wireless Telecommunications Facilities Ordinance: The subject wireless telecommunications facility was first established as a satellite communication system under Land Use Permit CDLP83-02003, which expired on June 28, 2003. Continued operation of the wireless facility was granted under Land Use Permit CDLP12-02072, which expired on November 16, 2022. Pursuant to County Code Section 88-24.620(a), a land use permit or other discretionary approval issued prior to the enactment of Chapter 88-24 may be renewed in accordance with the requirements in effect at the time the discretionary approval was issued, provided that an application for renewal is received prior to its expiration date. However, the operating permit for the wireless telecommunications facility expired prior to the submittal of the current CDLP25-02026 application. Therefore, the application is processed under the Wireless Telecommunications Facilities Ordinance, Chapter 88-24 of the County Ordinance Code.

As designed and conditioned, the T-Mobile wireless telecommunications facility remains in compliance with the Wireless Ordinance in terms of location, building standards and operational requirements.

Pursuant to the location requirements of Section 88-24.406, collocation is encouraged, and no new tower can be located within 1,000-feet of an existing tower unless certain findings are made. A new wireless telecommunications facility must also not visually impact a scenic ridgeline unless the facility is required to close a significant gap in coverage. There are no other wireless facilities within 1,000 feet of the subject facility. Also, this facility does not impact scenic ridgelines as views of the facility are sufficiently shielded by rolling hills that are immediately adjacent to the project site. Lastly, the lease areas and associated equipment for this facility meet the development standards required by the A-80 Exclusive Agricultural District. Therefore, the existing facility meets the location requirements of Section 88-24.406 of the Wireless Ordinance.

Pursuant to the design guidelines of Section 88-24.408(a), the facility must meet or exceed design requirements to reduce the facility's visual and aesthetic impacts. The existing facility meets this criterion as the equipment shelter area is painted to have a non-reflective finish and blends in with the predominant background, which is the hillside (tan). The white antennas, which are located on a brown pole, are visually in kind with the existing white satellite dishes, which are magnitudes larger and dominate the visual landscape. This visual

compliance is apparent in the attached site photos, and will be maintained with enforcement of the conditions of approval when a modification is made to the facility.

Lastly, pursuant to the safety and security guidelines of Section 88-24.412, the facility is also consistent with the location, safety and security, and operational requirements of the Wireless Ordinance. The facility is not accessible to the general public as it is on private property and surrounded by fencing that remains locked. Therefore, the entire wireless telecommunications facility as conditioned is consistent with the requirements of the County Wireless Ordinance.

- D. Federal Communications Commission Regulations: The *Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report (Sprint Retain)* (EBI Consulting, April 13, 2021) that was received on October 8, 2025, is a report on measured radio frequency electromagnetic (RF-EME) emissions originating from the wireless telecommunications facility, pursuant to Federal Communications Commission (FCC) regulations. The RF-EME report is included in Attachment E. The report indicates that the highest level of RF-EME emissions is 214% of the allowable FCC general public limit within approximately 72 feet of the T-Mobile antennas and 43% of the FCC occupational limit within approximately 32 feet of the antennas. Thus, the RF-EME report includes recommendations for signage and restricted access to the rooftops and light standard. Access is currently restricted as the satellite communication compound is enclosed with fencing and a locked gate. The recommendations in the RF-EME report are included in the Conditions of Approval. Thus, as conditioned, the wireless facility would be compliant with federal regulations pertaining to RF-EME emissions.
- E. Appropriateness of Use: The satellite communication compound was established on the project site in 1983, and the continued operation of the existing wireless telecommunications facility within the satellite communication compound was granted in 2012 for a period of 10 years to 2022. Staff is not aware of any nuisances that have arisen as a result of operation of the existing facility. Neither the light standard nor the equipment shelters nor the fence enclosure display any type of advertising, and the wireless facility has a non-reflective finish and blends in with the predominant background. The project will be consistent with the AL Agricultural Lands General Plan land use designation and does not conflict with the County's adopted ULL or the 65/35 Land Preservation Standard. Thus, the continued operation of this facility is an appropriate use for the project site and will not be detrimental to the surrounding area.

VIII. CONCLUSION

The continued operation of the existing T-Mobile wireless telecommunications facility is consistent with the General Plan, the A-80 Exclusive Agricultural District, the Wireless

Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends that the Zoning Administrator approve County File CDLP25-02026, based on the attached findings and subject to the attached conditions of approval.

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02026,
ISABEL CHAVEZ, NETWORK CONNEX FOR T-MOBILE (APPLICANT), US SPRINT
(OWNER)**

FINDINGS

A. Land Use Permit Findings

1. *The 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. The last modification to the antennas was in 2021. The Radio Frequency - Electromagnetic Energy (RF-EME) Exposure report prepared by EBI Consulting dated April 13, 2021, evaluated the cumulative impacts of the telecommunications facility, including the 2 antennas, and concluded that the facility exceeds the allowable threshold standards pursuant to the federal government. The report indicates that the highest level of RF-EME emissions is 214% of the allowable FCC general public limit within approximately 72 feet of the T-Mobile antennas and 43% of the FCC occupational limit within approximately 32 feet of the antennas. Thus, the RF-EME report includes recommendations for signage and restricted access to the rooftops and light standard. Access is currently restricted as the satellite communication compound is enclosed with fencing and a locked gate. The wireless facility is conditioned to implement the recommendations of the RF-EME report and be in compliance with FCC rules and regulations. Therefore, as conditioned, the project is not anticipated to be detrimental to the health, safety and general welfare of the County.

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

Project Finding: The granting of a land use permit to allow the continued operation of the existing wireless telecommunications facility will not adversely affect the orderly development of property within the County. Staff is unaware of any evidence which suggests that the existing site adversely affects development within

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

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 project is for a land use permit to allow the continued operation of the wireless facility. Continued operation of the wireless telecommunication facility will not change the physical characteristics of the site, therefore, will not affect the range of potential uses on the site or on adjacent properties. The facility will continue to be unmanned and therefore, the project as conditioned will not adversely affect development activity in the area or result in an adverse impact on the value of properties within the area.

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

Project Finding: The subject property is located within the AL Agricultural Lands General Plan land use designation. The AL designation includes agricultural, open space, and non-urban uses that are conducted in accordance with the County's policies pertaining to agricultural areas. Since the project involves no modifications or expansion of the wireless facility, it will not affect the usage of agricultural lands. Thus, the project meets the intent and purpose of the General Plan. The continued provision of cellular service will be a benefit to the population within the area, including daily commuters, local employees, residents, and 911 service providers. Also, the project is conditioned to maintain graffiti-free structures; as well as to not use the light standard, equipment shelters, and fence enclosure for advertising.

The Conservation, Open Space, and Working Lands Element of the General Plan identifies two nearby County-designated scenic routes, Highland Road and Collier Canyon Road; however, the project site is not readily visible from these roads. Further, the entitlement is conditioned to rejuvenate the stealth requirements of this facility and maintain them throughout the life of the facility.

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

Therefore, the continuing operation of this existing wireless telecommunications facility is consistent with the policies and goals of the County's General Plan.

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

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing facility. The conditions of approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. In addition, the applicant will be required to submit 5-year condition of approval compliance reviews for County staff evaluation of the on-going compliance efforts.

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

Project Finding: Continued operation of the existing wireless telecommunications facility 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, major road, or need for telecommunications services, the public demands wireless telecommunications facilities. This project allows the continued use of an existing wireless facility that provides wireless service to the area in response to the demand.

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

Project Finding: A satellite communication compound was established on the project site in 1983 and since that time, has since, provided telecommunications services to the surrounding area. The locations of the antenna area and equipment areas are consistent with the provisions of the Wireless Telecommunications

Facilities Ordinance, and the development standards of the A-80 Exclusive Agricultural District. Given the physical conditions of the site and local area, and the nature of the project as an unmanned wireless telecommunications facility, the special conditions and unique characteristics of the subject property and its location and surroundings are established.

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

1. *The application is complete.*

Project Finding: County staff deemed the application complete and acceptable on October 24, 2025.

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

Project Finding: This CDLP25-02026 Land Use Permit allows the continued operation of the existing T-Mobile wireless telecommunications facility, with no modifications. The project as conditioned is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code. County staff will conduct a condition of approval compliance review throughout the term of this approval, to ensure the facility's continued compliance throughout the life of the permit.

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

Project Finding: Continued operation of the T-Mobile wireless telecommunications facility is categorically exempt under CEQA Guidelines Section 15301(b), which allows for a Class 1 exemption for the continued operation of investor and publicly owned utilities, involving negligible or no expansion of the existing or former use.

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

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

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

Project Finding: The project site is not within a zone identified by the Airport Land Use Commission (ALUC) as an area of planning interest. Thus, the CDLP25-02026 application is not subject to review by the ALUC.

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

Project Finding: There is an existing removal bond (Bond #K08806238) on file for this facility and this entitlement is conditioned to verify that the bond amount of \$397,000 is still sufficient in the event the facility is abandoned, revoked, or the use permit expires. The County will remain in retention of this bond unless determined it is no longer needed per Condition of Approval #10.

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

Project Finding: A deposit in the amount of \$5,500 was submitted with this Land Use Permit application. Per Condition of Approval #5, the applicant is responsible for any additional fees that exceed the initial deposit.

C. California Environmental Quality Act (CEQA) Finding

Continued operation of the T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Facilities, which provides a Class 1 exemption for existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which

threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02026

Project Approval

1. The application for a Land Use Permit to allow continued operation of the T-Mobile wireless telecommunications facility previously operating under expired Land Use Permit CDLP12-02072 is APPROVED.

The wireless facility includes:

- Cable trays from the equipment area to the antenna area;
 - 152 square-foot lease area for a shelter building that includes: 2 cabinets, 1 equipment rack, 2 security panels, 1 cable entry port, 1 HVAC unit, 1 AW blackboard, 1 fiber Ciena box, 1 PPC, 1 alarm panel, and 1 control panel;
 - Sector A antenna area that includes: 2 antennas and 2 radio units located on a 30-foot tall light standard; and
 - 1 T-Mobile GPS antenna located on top of the earth station building
2. The Land Use Permit approval described above is based on or as generally shown on:
 - Application accepted by the Department of Conservation and Development, Community Development Division (CDD) on August 27, 2025.
 - Revised project plans received by the CDD on October 17, 2025.
 - *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Sprint Retain)* (EBI Consulting, April 13, 2021) received by the CDD on October 8, 2025.
 3. No construction is approved with this permit. Any construction at this wireless facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.
 4. The following conditions supersede all prior Conditions of Approval for prior County approvals for the existing wireless telecommunications facility.

Application Processing Fees

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

Permit Duration and Permit Review

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

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

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

A review fee in the amount of \$2,000.00 (subject to time and materials) will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The Permittee (wireless operator) is responsible for keeping the Department of Conservation and Development, Community Development Division (CDD) informed of who is responsible for maintenance of compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.
 - **Prior to this permit being considered exercised or prior to CDD stamp approval of plans for a building permit, whichever is first**, the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
 - Should the responsible party subsequently change (e.g., facility is acquired by a new carrier), within 30 days of the change, the Permittee shall issue a letter to the CDD informing the CDD of the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Indemnity

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

Removal of Facility/Site Restoration

9. 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 CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

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

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

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

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

General Provisions

11. Any deviation from or substantial change beyond the limits of this permit approved under this application may require the filing and approval of a request for modification of the Land Use Permit.
12. 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 1.60001).

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

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

13. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.
14. 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.
15. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within 15 days of new antennas being installed**, RF power density measurements shall be taken with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review and to confirm that the requirements of the County Code and this permit have been met.
16. The mitigation recommendations in Attachment 1 on Pages 7 and 8 of the *Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Sprint Retain)* (EBI Consulting, April 13, 2021) to install recommended signage shall be implemented.
17. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
18. Antennas, towers, cabinets, and mountings shall not be used for advertising.
19. The equipment cabinets shall be kept locked, except when personnel are present, in order to restrict access to the equipment.
20. In addition to the signage required in Condition of Approval #15, the fence enclosure and gate shall be locked at all times when facility maintenance personnel are not present
21. 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.

Frequency Interference

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

Exterior Noise

23. In the event that a modification to this facility involving noise-generating equipment is proposed, the applicant shall submit evidence for review and approval of CDD staff 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, and shall be provided prior to final building inspection.

Stealth and Camouflaging Requirements

24. All ground level equipment shall remain located within the existing equipment shelter building. If the equipment area is ever modified, then prior to any final building inspection, or post construction, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.
25. The equipment shelter building shall remain painted a color that blends in with the surrounding environment (tan) and have a non-reflective finish with a reflectivity less than 55 percent. If the building is ever modified, then prior to any final building inspection, or post construction, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.
26. The light standard for the antenna area shall remain painted a color that blends in with the surrounding environment (tan) and have a non-reflective finish with a reflectivity less than 55 percent. If the light standard is ever modified, then prior to any final building inspection, or post construction, or at the request of CDD, color photographs

showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

27. All pole mounted equipment shall be painted to match the color of the earth satellite dishes and have a non-reflective finish with a reflectivity less than 55 percent. If the pole mounted equipment is ever modified, then prior to any final building inspection, or post construction, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

ADVISORY NOTES

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

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

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

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

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

- Contra Costa Health, Environmental Health Division
- San Ramon Valley Fire Protection District
- Federal Communications Commission

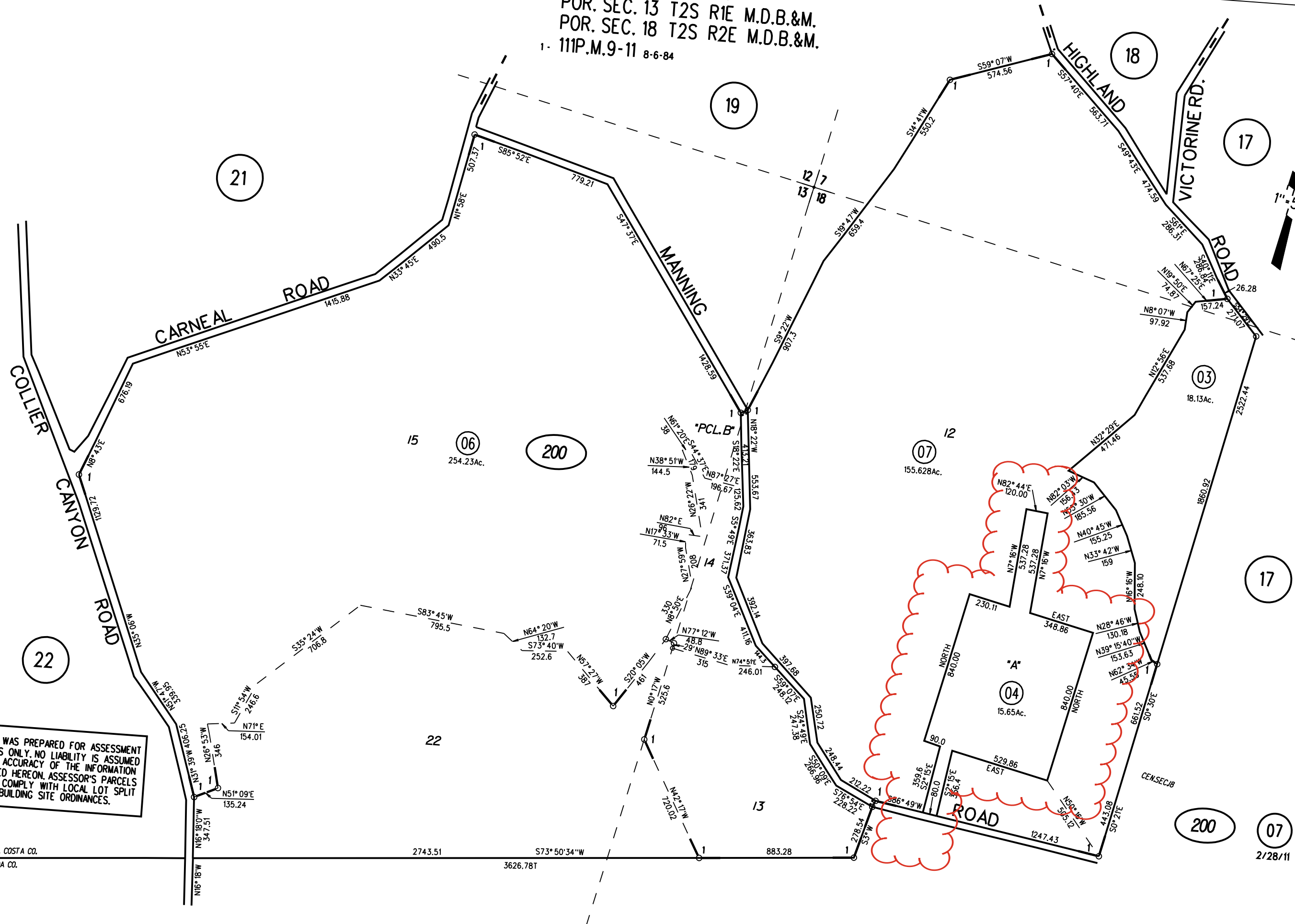
Attachment B Maps: Parcel Map, General Plan, Zoning, and Aerial Photo

HOILAND RANCH 16 M347
 POR. SEC. 13 T2S R1E M.D.B.&M.
 POR. SEC. 18 T2S R2E M.D.B.&M.
 1. 111P.M.9-11 8-6-84

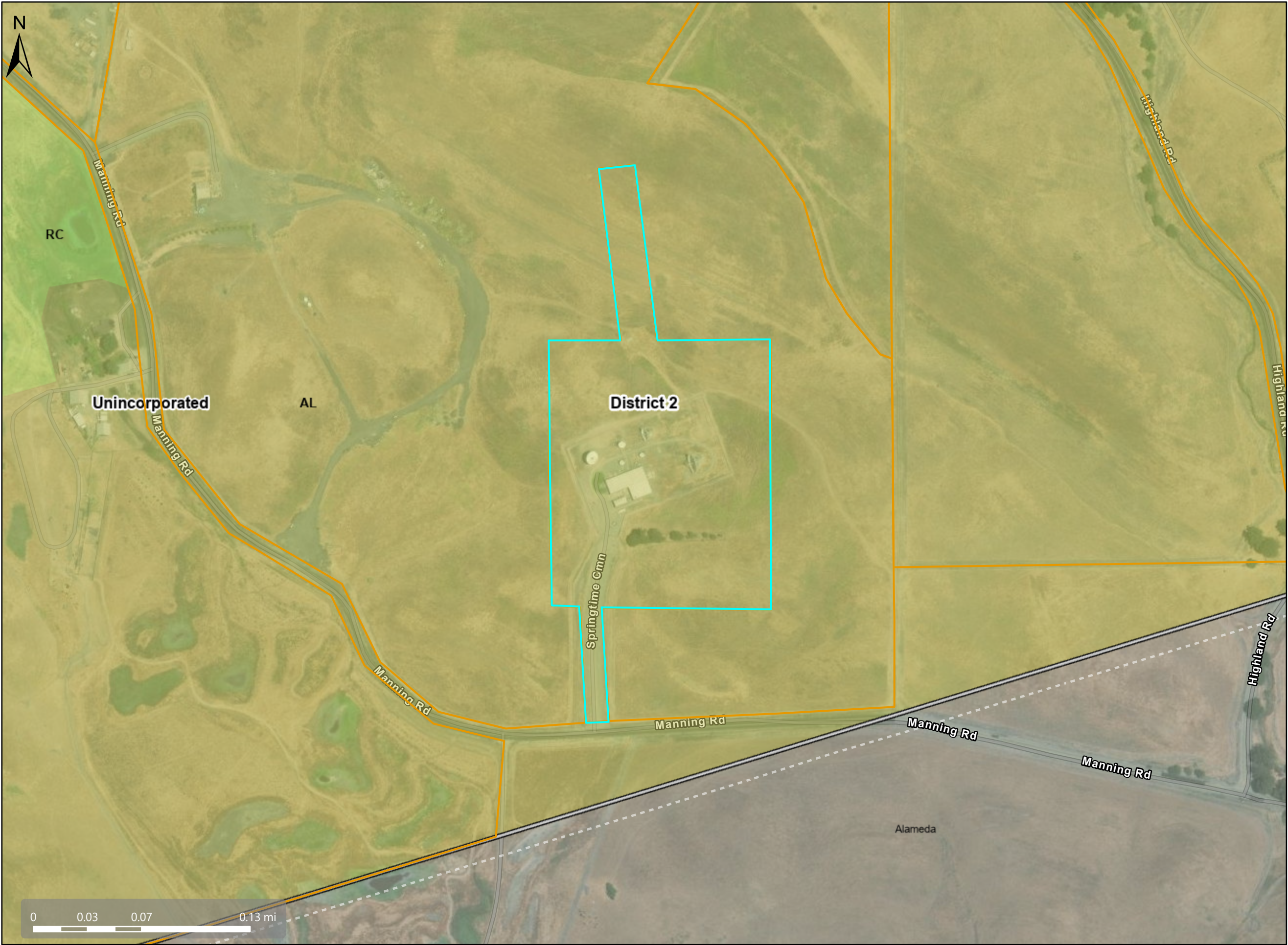


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

CONTRA COSTA CO.
 ALAMEDA CO.



General Plan: Agricultural Lands (AL)



Map Legend

Assessment
Parcels

General Plan

RC (Resource
Conservation)

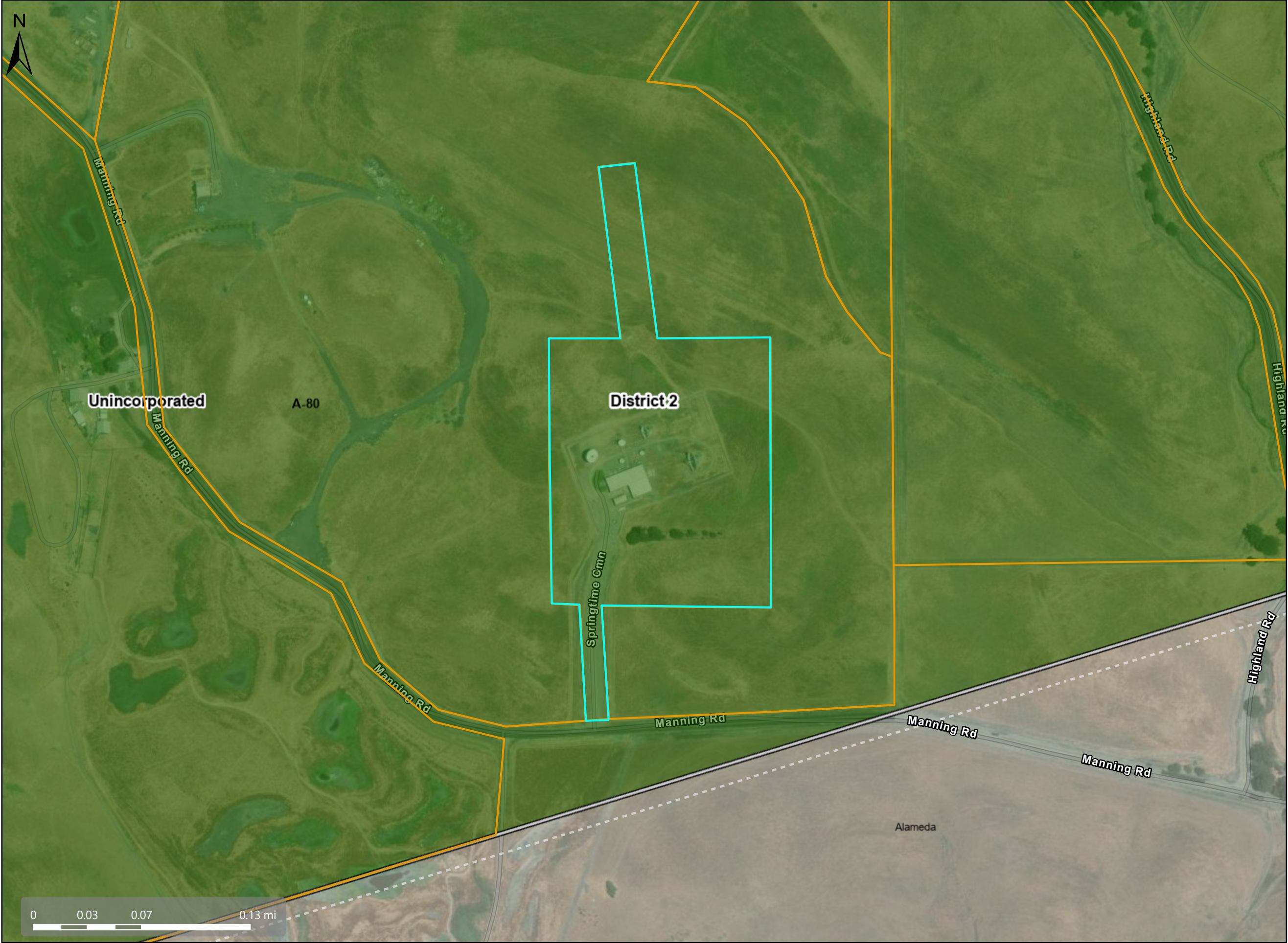
AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)

Unincorporated

Board of
Supervisors'
Districts

Bay Area
Counties

Zoning: Exclusive Agriculture District (A-80)



Map Legend

Assessment
Parcels

Zoning

ZONE_OVER

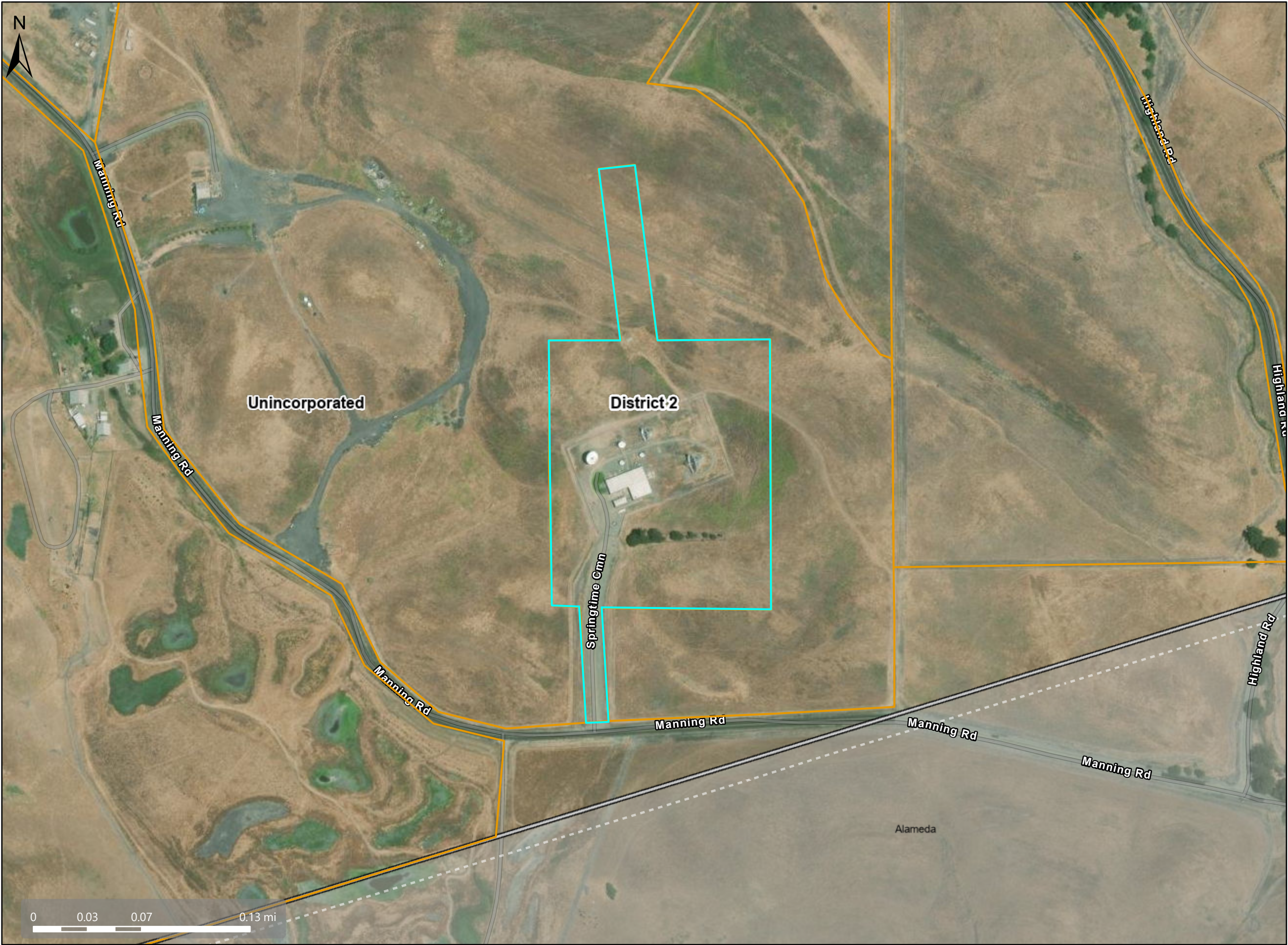
A-80 (Exclusive
Agriculture)

Unincorporated

Board of
Supervisors'
Districts

Bay Area
Counties

Orthophotography



Map Legend

- Assessment Parcels
- Unincorporated
- Board of Supervisors' Districts
- Bay Area Counties

LUP RENEWAL



SITE NUMBER: BA62430S

SITE NAME: SAN RAMON EARTH STATION

SITE TYPE: LIGHT STANDARD

CITY: LIVERMORE

COUNTY: CONTRA COSTA

JURISDICTION: COUNTY OF ALAMEDA

PROJECT SUMMARY

SITE ADDRESS:

8851 MANNING RD.,
LIVERMORE, CA 94551

PROPERTY OWNER CONTACT:

T-MOBILE NEXTEL PROPERTY SERVICES
6391 T-MOBILE PARKWAY
OVERLAND PARK, KS 66251

APPLICANT:

T-MOBILE WEST LLC
1200 CONCORD AVENUE, 5TH FLOOR
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: LYNDIA McCLUNG

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)

ZONE CLASSIFICATION: INSTITUTION/ UNIVERSITY

CONSTRUCTION TYPE: V

APN: 006-200-004

PROJECT DESCRIPTION

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

(2) EXISTING PANEL ANTENNAS

(2) EXISTING RADIOS

(1) EXISTING EQUIPMENT CABINET

(1) EXISTING 19" EQUIPMENT RACK

(1) EXISTING POWER & BATTERY CABINET

(2) EXISTING SECURITY PANELS

(1) EXISTING A/C CONTROL PANEL

(1) EXISTING ALARM PANEL

(1) EXISTING PPC

(1) EXISTING FIBER CIENA BOX

(1) EXISTING HVAC UNIT

(1) EXISTING AAV BACKBOARD

(1) EXISTING CABLE ENTRY PORT

LEGAL DESCRIPTION

N/A

PROJECT TEAM

SAC/ZONING/PERMITTING:

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

LATITUDE / LONGITUDE

LAT: 37° 45' 37.00" N

LAT: 37.76027800°

LONG: 121° 47' 57.00" W

LONG: -121.79916700°

UTILITY PURVEYOR

POWER:

COMPANY: PG&E

TELCO:

COMPANY: AT&T

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME

SIGNATURE

DATE

LANDLORD:

ZONING MGR:

DEVELOP. MGR:

CONST. MGR:

PROJECT MGR:

SR. RF ENGINEER:

RF ENGINEER:

OPERATIONS:

SAC REP.:

UTILITIES:

REAL ESTATE MGR:

DRAWING INDEX

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T-2

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T-3

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EXISTING ENLARGED SITE PLAN

A-2

EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

A-3

EXISTING ELEVATIONS I

A-4

EXISTING ELEVATIONS II

ACCESSIBILITY REQUIREMENTS

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

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022

2. CALIFORNIA BUILDING CODE 2022

3. CALIFORNIA ELECTRICAL CODE 2022

4. CALIFORNIA MECHANICAL CODE 2022

5. CALIFORNIA PLUMBING CODE 2022

6. ANSI / TIA-222-H-2017

7. LOCAL BUILDING CODE

8. CITY / COUNTY ORDINANCES

9. CALIFORNIA FIRE CODE 2022 EDITION

10. ASCE 7-16 WITH SUPPLEMENT

11. ACI 318-19

12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

GENERAL LOCATION MAP

VICINITY MAP

T-Mobile

Stick Together

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(LUP RENEWAL)

BA62430S

SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.:

DATE:

DESCRIPTION:

BY:

0

12/09/24

100% ZD

VTA

1

10/13/25

100% ZD REVISED PER CITY COMMENTS

VJA

PLANS PREPARED BY:

NETWORK CONNEX

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

CONSULTANT:

NETWORK CONNEX

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

DRAWN BY:

CHK.:

APV.:

VTA

AB

AB

LICENSURE:

SHEET TITLE:

TITLE SHEET

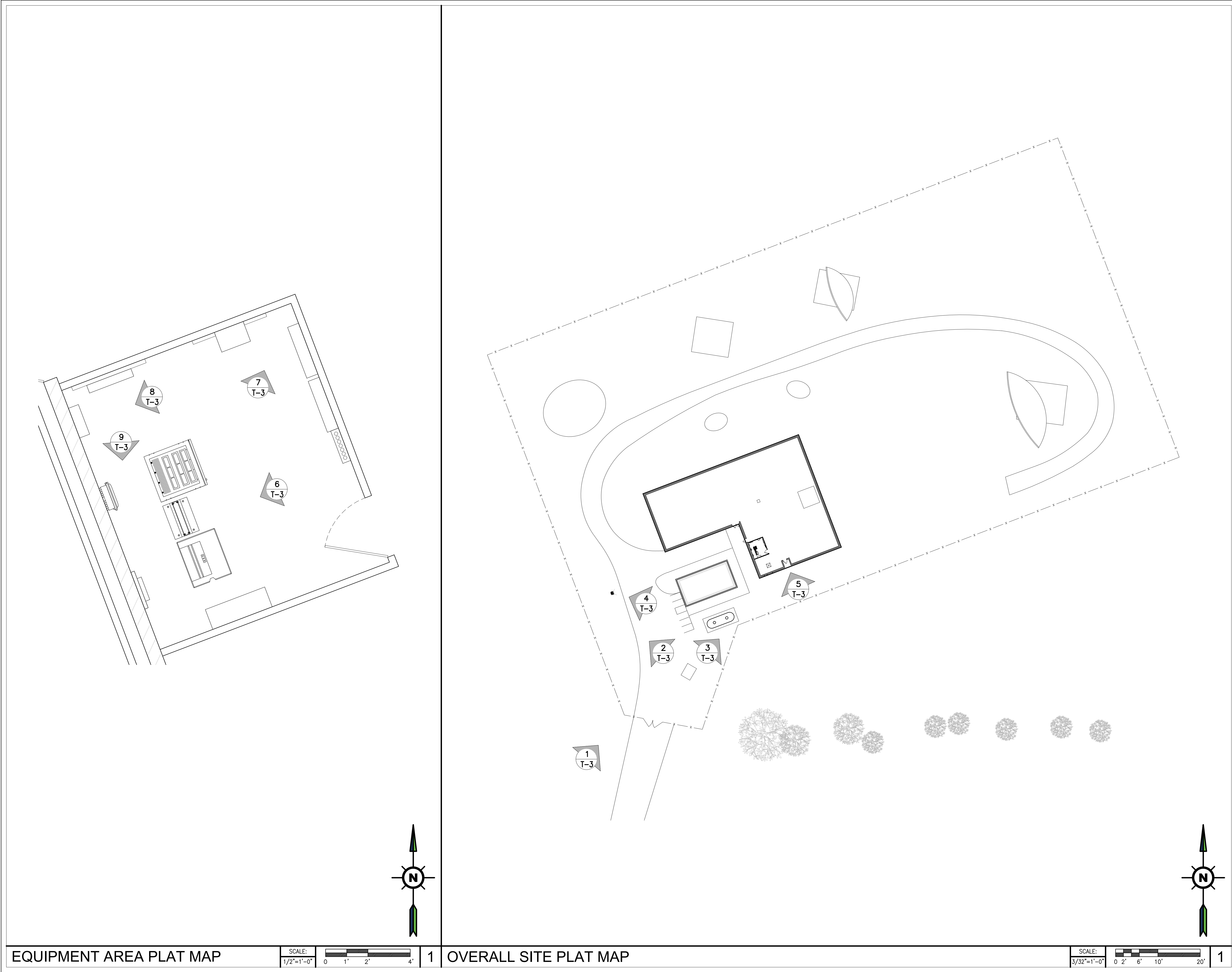
SHEET NUMBER:

REVISION:

T-1

1

BA62430S



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1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(LUP RENEWAL) 
BA62430S
SAN RAMON EARTH STATION
8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY



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VTA	AB	AB
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LICENSURE:

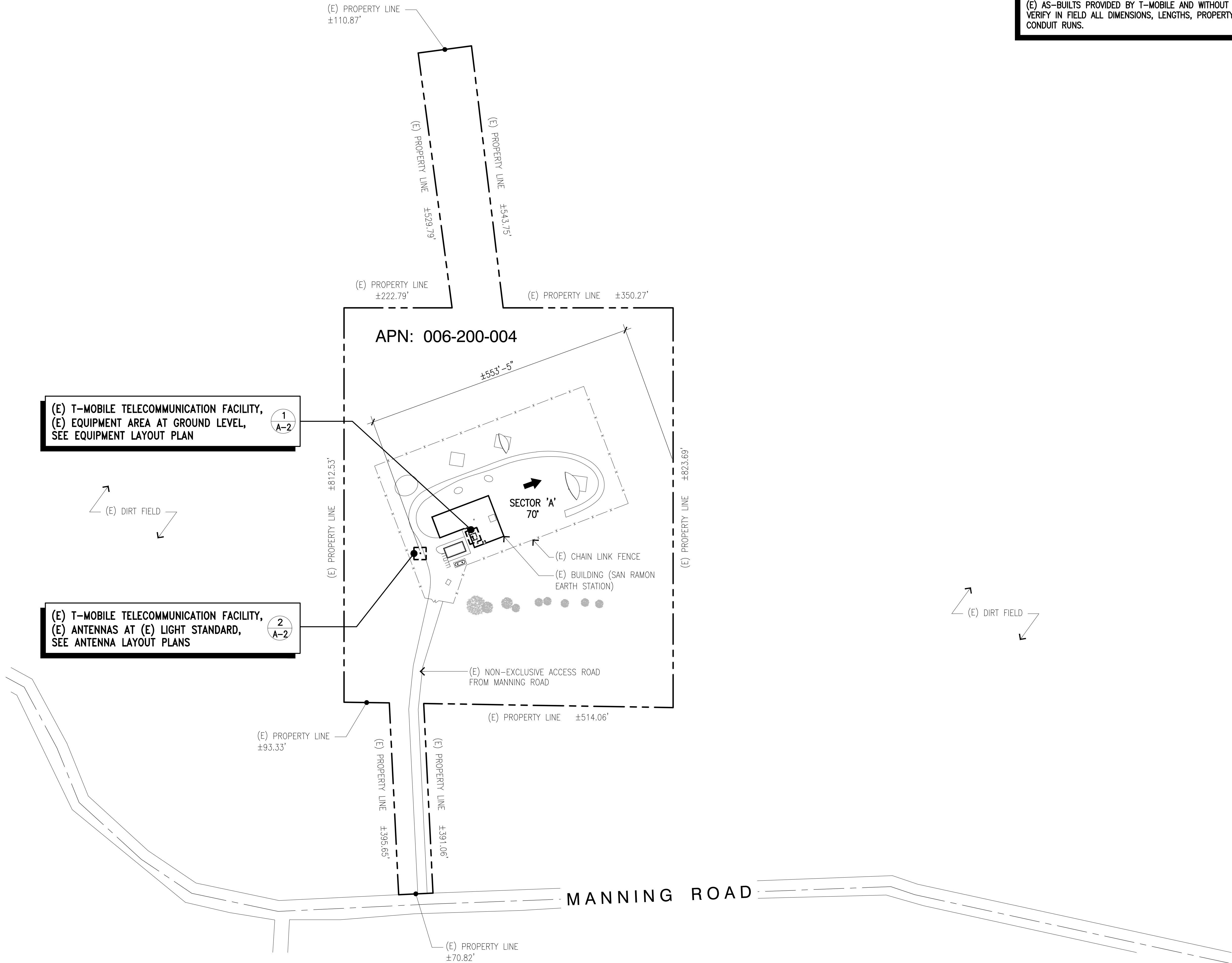
SHEET TITLE:

PLAT MAPS 

SHEET NUMBER: REVISION:

T-2	1
	BA62430S

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



EXISTING OVERALL SITE PLAN

SCALE: 1"=100'-0"

0 50' 100' 200'

1

T-Mobile
Stick Together

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(LUP RENEWAL) 1
BA62430S
SAN RAMON EARTH STATION
8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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LICENSURE:

SHEET TITLE:

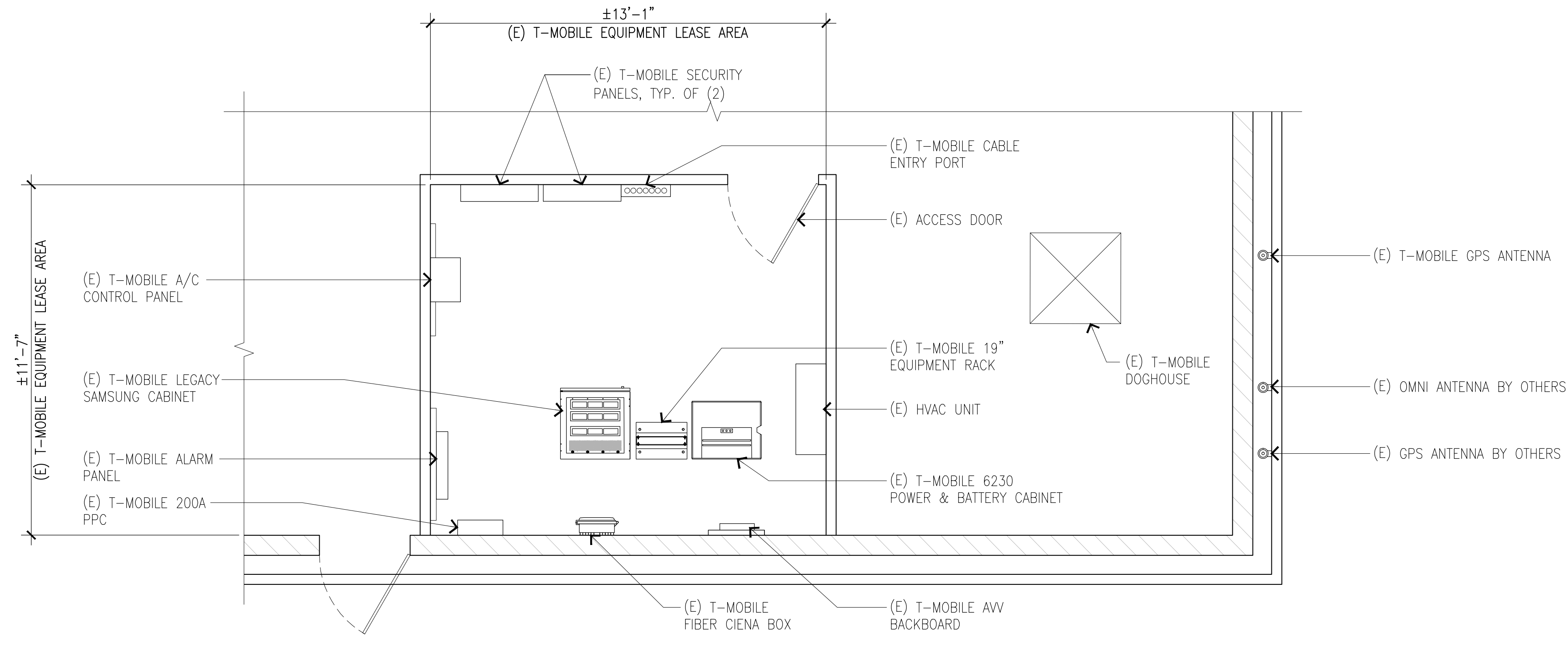
**EXISTING OVERALL
SITE PLAN**

SHEET NUMBER: REVISION:

A-1

1

BA62430S



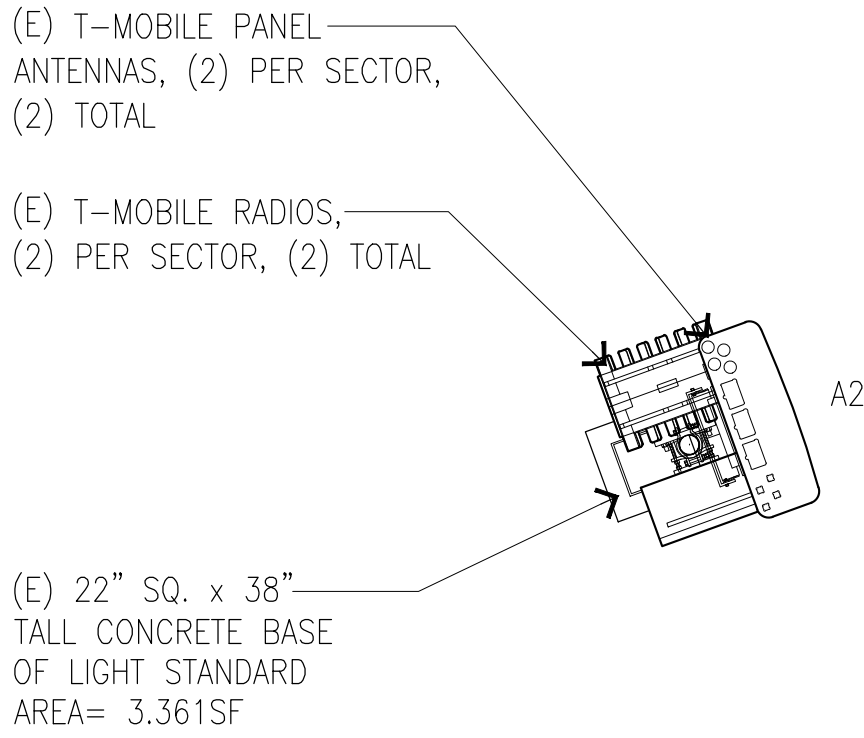
EXISTING EQUIPMENT LAYOUT PLAN

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

01'2'5'

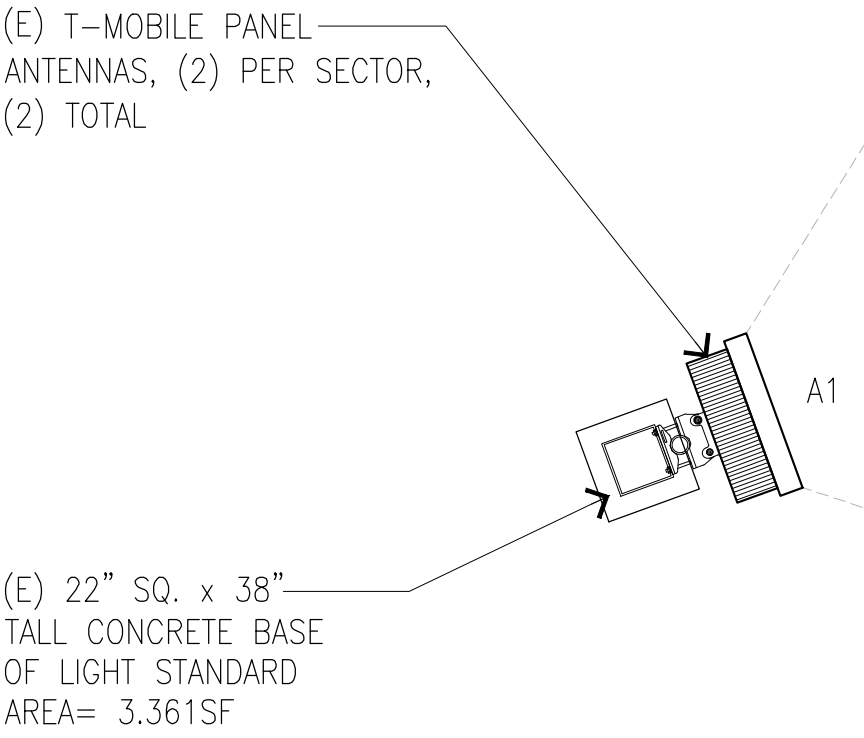
1

EXISTING ANTENNA SCHEDULE									
MOUNT SECTOR	POS			ANTENNA			RADIO		
		AZIMUTH	RAD CENTER	MODEL	SIZE (L x W x D)	QTY.	MODEL	SIZE (L x W x D)	QTY.
'A'	A1	70°	25'-11"	AIR 6449 B41 (M-MIMO)	33.1" x 20.6" x 8.6"	1	-	-	-
	A2	70°	19'-6"	APXVAARR18_43-U-NA20 (OCTO)	72" x 24" x 8.5"	1	4480 B71+B85 4460 B25+B66	21.8" x 15.7" x 9.25" 19.6" x 15.7" x 12.1"	1 1



ANTENNAS AT 19'-6" RAD CENTER

SECTOR 'A'
70°



ANTENNAS AT 25'-11" RAD CENTER

SECTOR 'A'
70°

EXISTING ANTENNA LAYOUT PLAN

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

01'2'4'

2

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1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(LUP RENEWAL)
BA62430S
SAN RAMON EARTH STATION
8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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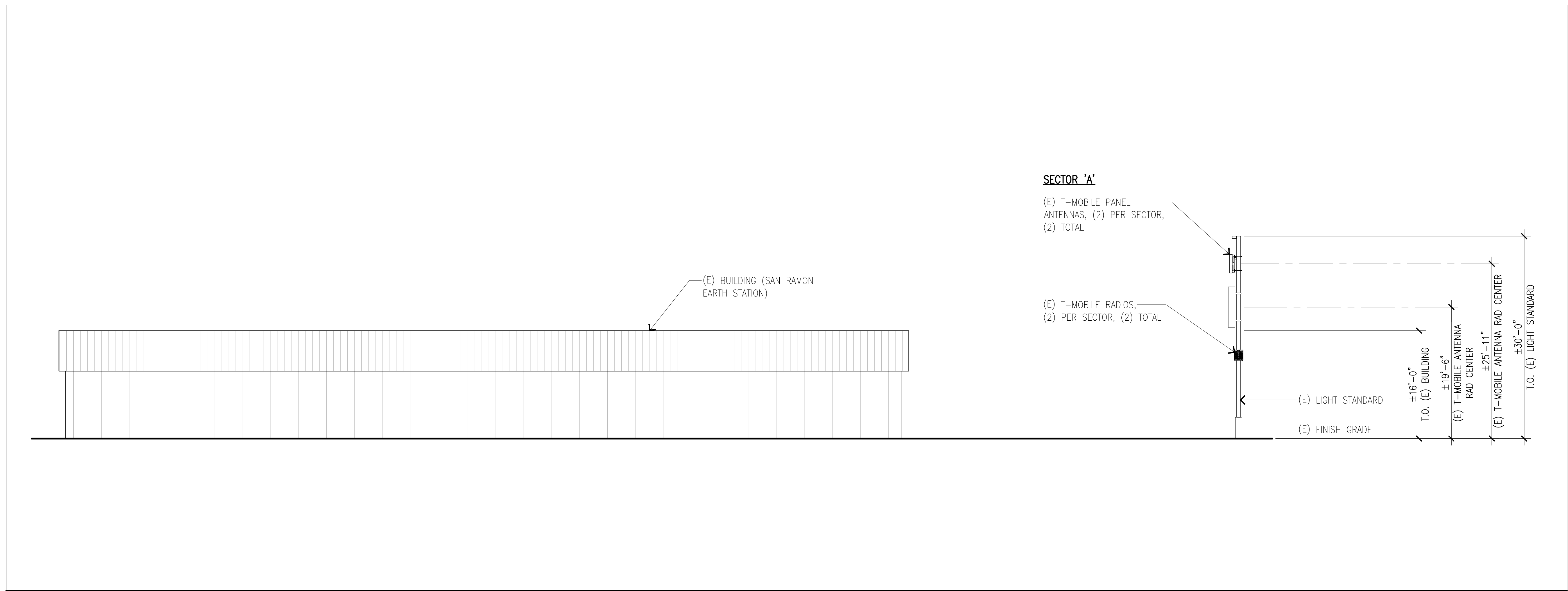
**EXISTING EQUIPMENT AND
ANTENNA LAYOUT PLANS**

SHEET NUMBER: REVISION:

A-2

1

BA62430S



EXISTING NORTH ELEVATION

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

0

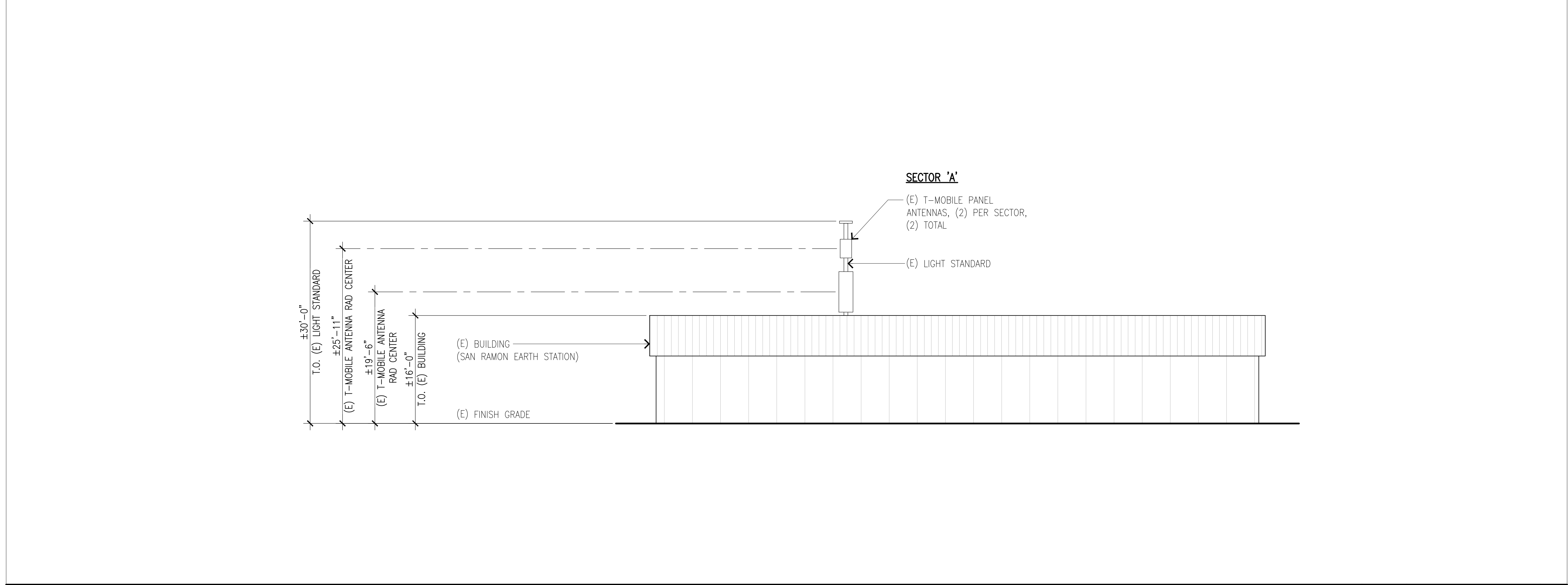
2'

5'

10'

15'

1



EXISTING EAST ELEVATION

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

0

2'

5'

10'

15'

2

T

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CONCORD, CA 94520

PROJECT INFORMATION:

(LUP RENEWAL) 1

BA62430S

SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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PLANS PREPARED BY:

NETWORK

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CONSULTANT:

NETWORK

CONNEX

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LICENSURE:

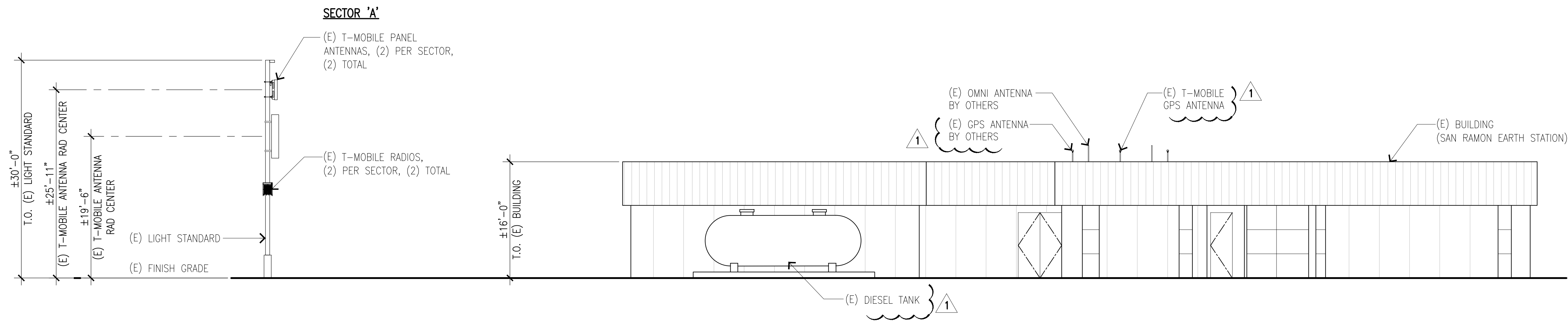
SHEET TITLE:

EXISTING ELEVATIONS I

SHEET NUMBER:REVISION:

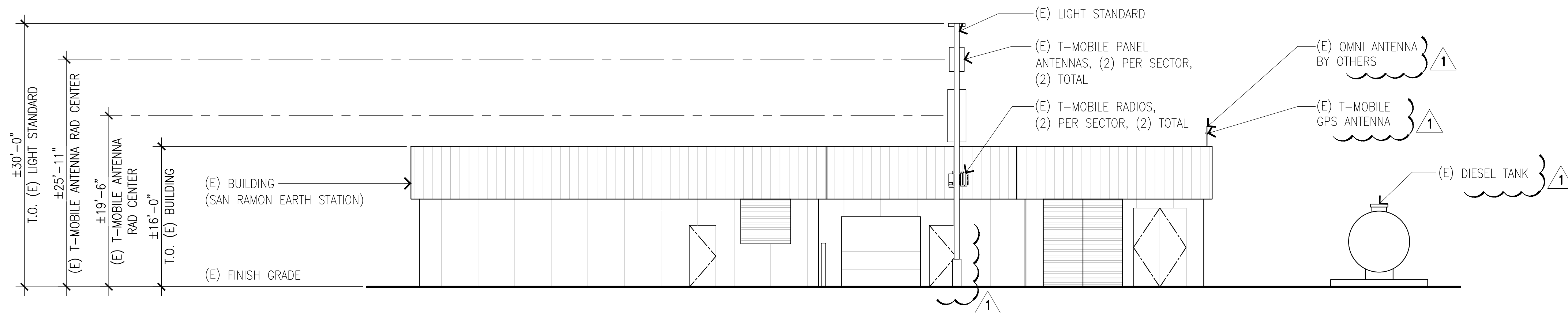
A-31

BA62430S



EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 1



EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 2

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1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(LUP RENEWAL)

BA62430S
SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

PLANS PREPARED BY:

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

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VTA AB AB

LICENSURE:

SHEET TITLE:

EXISTING ELEVATIONS II

SHEET NUMBER: REVISION:

A-4

1

BA62430S



SECURITY AND A/C CONTROL PANELS

7	FOCUS VIEW OF ANTENNAS & RADIOS
---	---------------------------------

4	OVERVIEW OF COMPOUND AREA
---	---------------------------

	1
--	---



200A PPC

8	BUILDING ACCESS TO EQUIPMENT AREA
---	-----------------------------------

5	OVERVIEW OF ANTENNAS & RADIO ON LIGHT STD.
---	--

2



FIBER CEINA BOX AND AAV BACKBOARD

9	EQUIPMENT RACK & CABINETS
---	---------------------------

6	VIEW OF DIESEL TANK & GPS ANTENNAS
---	------------------------------------

3

Mobile

Stick Together

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
1

(LUP RENEWAL)

BA62430S

SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/13/25

ISSUED FOR:

ZONING

REV.:
DATE:
DESCRIPTION:
BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

PLANS PREPARED BY:

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

CONSULTANT:

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

DRAWN BY:
CHK.:
APV.:

VTA	AB	AB
-----	----	----

LICENSURE:

SHEET TITLE:

SITE PHOTOS

}
1

SHEET NUMBER:
REVISION:

T-3	1
	BA62430S


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

T-Mobile Proposed Facility

Site ID: BA62430S
San Ramon Earth Station
8851 Manning Road, Livermore, California 94551

April 13, 2021

EBI Project Number:
6221001368

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

Prepared by:



TABLE OF CONTENTS

1.0	Executive Summary.....	3
2.0	MPE Calculations	4
3.0	T-Mobile Antenna Inventory	5
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	Attachment 2: RoofMaster™ Import File.....	10
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I.0 Executive Summary

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site BA62430S located at 8851 Manning Road in Livermore, California to determine RF-EME exposure levels from proposed T-Mobile wireless communications equipment at this site. As described in detail in Appendix B of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF EME analysis for the site.

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

The Maximum Emissions Value is 214.3975% of the FCC's general public limit (42.8795% of the FCC's occupational limit) at the main roof level. The proposed site will be compliant with Federal regulations regarding (radio frequency) RF Emissions with the installation of the mitigation measures.

At the nearest walking/working surfaces to the T-Mobile antennas on the main roof level, the maximum power density generated by the T-Mobile antennas is approximately 214.3975 percent of the FCC's general public limit (42.8795 percent of the FCC's occupational limit).

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 72 feet of T-Mobile's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 32 feet of T-Mobile's proposed antennas at the main roof level.

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

2.0 MPE Calculations

Calculations were completed for the proposed T-Mobile Wireless antenna light pole facility located at 8851 Manning Road in Livermore, California using the equipment information listed below. All calculations were performed per the specifications under FCC Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65). Because of the short wavelength of PCS services, the antennas require line-of-sight paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas in the immediate vicinity of the antennas.

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

For this report, EBI utilized antenna and power data provided by T-Mobile and compared the resultant worst-case MPE levels to the FCC's general public/uncontrolled exposure limits outlined in OET Bulletin 65. EBI has performed theoretical worst-case modeling using RoofMaster™ to estimate the maximum potential power density from each proposed antenna based on worst-case assumptions for the number of antennas and power. All radios at the proposed installation were considered to be running at full power and were uncombined in their RF transmission paths per carrier prescribed configuration. Modeling for Ericsson AIR 6449 and AIR 6488 antennas is based on worst-case assumptions that include all beams transmitting simultaneously. This is to ensure that all areas of potential concern are taken into consideration. As such, the results are conservative in nature and reflect potentially higher levels of RF emissions compared to actual on-air conditions. It is recommended that areas of concern be confirmed with onsite measurements once the site is active."

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

There are no collocated carriers on the light pole.

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

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

3.0 T-Mobile Antenna Inventory

Sector	Antenna Number	Antenna Make	Antenna Model	Centerline Height (ft) Above Nearest Walking Surface	Azimuth (°)	Technology	Frequency Band	Power Per Channel (W)	Number of Channels	ERP (W)
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 700	4.0	70	LTE	700 MHz	40	1	555
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 600	4.0	70	LTE	600 MHz	80	1	1027
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 600	4.0	70	NR	600 MHz	80	1	1027
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 1900	4.0	70	LTE	PCS - 1900 MHz	80	1	1923
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 1900	4.0	70	C	PCS - 1900 MHz	40	4	3847
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 1900	4.0	70	GSM	PCS - 1900 MHz	40	1	962
A	1	RFS	APXVAA4L18_43-U-NA20 02DT 2100	4.0	70	LTE	AWS - 2100 MHz	160	1	5060
A	2	ERICSSON	SON_AIR6449 2500 LTE TB TMO West	10.0	70	LTE	2500 MHz	68	1	12425
A	2	ERICSSON	SON_AIR6449 2500 NR TB TMO West	10.0	70	NR	2500 MHz	68	1	12425
A	2	ERICSSON	SON_AIR6449 2500 LTE MACRO	10.0	70	LTE	2500 MHz	23	1	1208
A	2	ERICSSON	SON_AIR6449 2500 LTE MACRO	10.0	70	NR	2500 MHz	23	1	1208

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

4.0 Summary and Conclusions

All calculations performed for this analysis yielded results that were above the allowable limits for exposure to RF Emissions. Based on predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 72 feet of T-Mobile's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 32 feet of T-Mobile's proposed antennas at the main roof level.

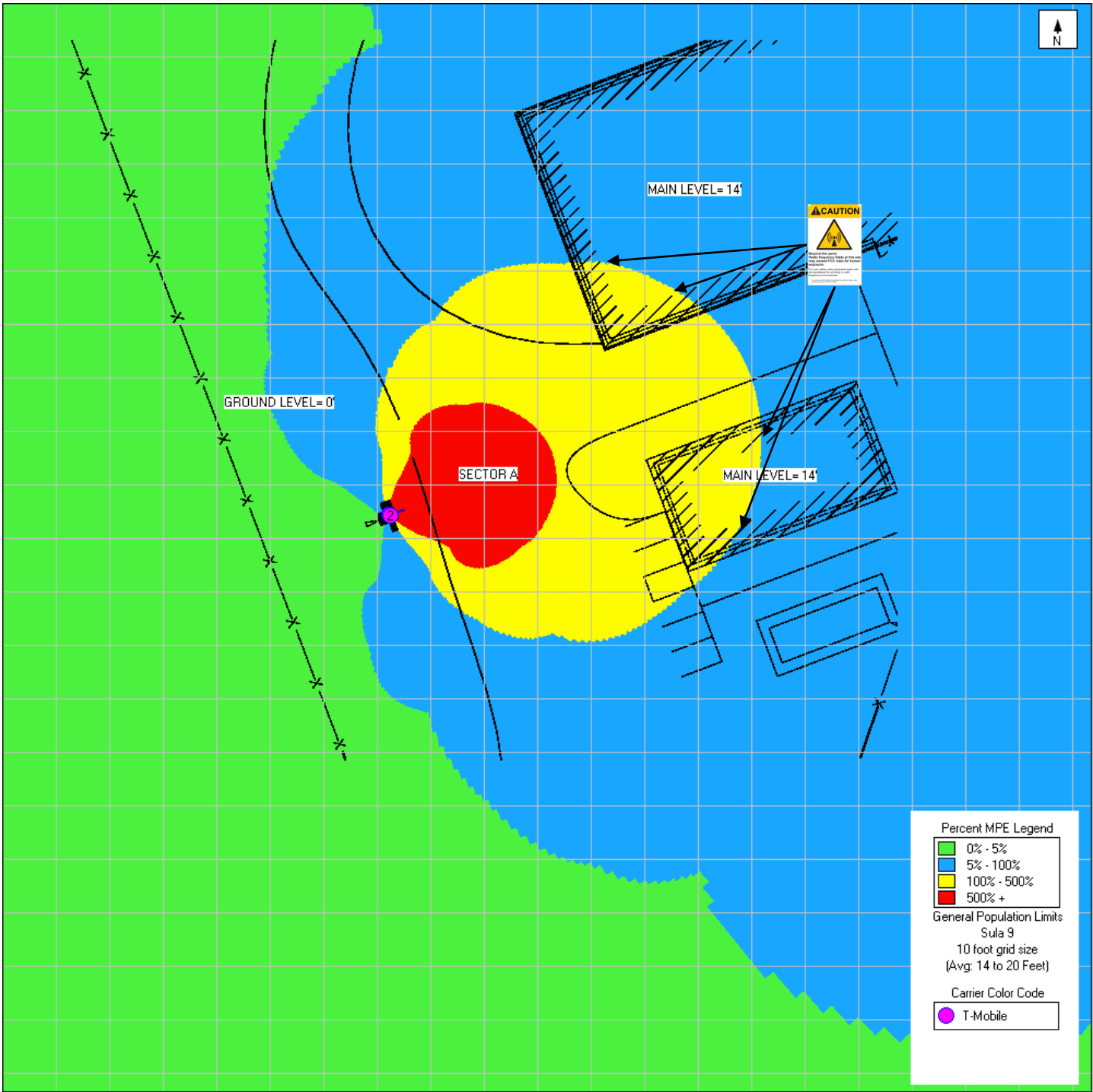
There are no collocated carriers on the light pole.

The anticipated maximum contribution from each sector of the proposed T-Mobile facility is 214.3975% of the allowable FCC established general public limit (42.8795% of the FCC occupational limit). This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antennas is approximately 88.3000% of the FCC's general public limit (17.6600% of the FCC's occupational limit).

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

EBI's modeling indicates that there are areas in front of the T-Mobile antennas at the rooftop level that exceed the FCC standards for general public and occupational exposure. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 72 feet of T-Mobile's Sector A antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 32 feet of T-Mobile's Sector A antennas at the main roof level. In order to alert any workers potentially accessing the site, a blue Notice sign and a yellow Guidelines sign are recommended at the first point(s) of access to the rooftops and the light pole. To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftops and the light pole or areas associated with the active antenna installation be restricted and secured where possible. Caution and/or Warning signage is recommended at the site as presented in the Signage Plan – Attachment I. When Warning signs are required, other markings such as painted striping, chains, stanchions, or fencing may also be used to identify the perimeter of each Safety Zone.

Attachment 1a: MPE Analysis and Recommended Signage (Main Roof Level)



Post at Roof
Access Points



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

Attachment 1b: MPE Analysis and Recommended Signage (Ground Level)



Sign	Sign Count	Description	Posting Instructions
	3	<p>Blue Notice Sign</p> <p>Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.</p>	<p>Securely post at all access points to the rooftops at the site in a manner conspicuous to all individuals entering thereon.</p> <p>Securely mount approximately 48 inches above grade at the base of the light pole as indicated in Attachment I.</p>
	3	<p>Guidelines</p> <p>Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.</p>	<p>Securely post at all access points to the rooftops at the site in a manner conspicuous to all individuals entering thereon.</p> <p>Securely mount approximately 48 inches above grade at the base of the light pole as indicated in Attachment I.</p>
	4	<p>Yellow Caution Sign</p> <p>Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.</p>	<p>Securely post near areas where the general public or occupational MPE limit could be exceeded as shown in Attachment I at the site in a manner that prominently alerts occupational workers and the general public of RF emissions.</p>
	N/A	<p>Red Warning Sign</p> <p>Used to notify individuals that they are entering a hot zone where either the general public or occupational FCC's MPE limit has been exceeded.</p>	<p>Signage not required.</p>
<p>Notes:</p>	<p>The proposed site will be compliant with the installation of the mitigation measures.</p> <p>The actual number of access points may vary based on documentation provided and/or if a survey was conducted. Recommended signage locations, if applicable, are based on T-Mobile's guidance for the worst-case scenario in each sector. The actual signage installation is dependent on accessibility of the facility and antennas. Locations deemed inaccessible due to OSHA safety standards (proximity to unprotected roof edge or slope, etc.) will be compliant upon installation of recommended signage at the closest accessible point.</p>		

Attachment 2: RoofMaster™ Import File

Carrier	Antenna Number	Emitter Number	Caption	Pattern(.ant)	Frequency	Power (W) ERP/EiRP	Length (m)	Azimuth(n)	Mechanical Downtilt	Height(ft)
T-Mobile	1	1	ANT 1	APXVAA4L18_43-U-NA20 02DT 700.ant	700	555.34	1.83	70	0	18.0
T-Mobile	1	2	ANT 1	APXVAA4L18_43-U-NA20 02DT 600.ant	600	1027.05	1.83	70	0	18.0
T-Mobile	1	3	ANT 1	APXVAA4L18_43-U-NA20 02DT 600.ant	600	1027.05	1.83	70	0	18.0
T-Mobile	1	4	ANT 1	APXVAA4L18_43-U-NA20 02DT 1900.ant	1900	3154.52	1.83	70	0	18.0
T-Mobile	1	5	ANT 1	APXVAA4L18_43-U-NA20 02DT 1900.ant	1900	6309.05	1.83	70	0	18.0
T-Mobile	1	6	ANT 1	APXVAA4L18_43-U-NA20 02DT 1900.ant	1900	1577.26	1.83	70	0	18.0
T-Mobile	1	7	ANT 1	APXVAA4L18_43-U-NA20 02DT 2100.ant	2100	8297.82	1.83	70	0	18.0
T-Mobile	2	1	ANT 2	SON_AIR6449 2500 LTE TB TMO West.ant	2500	20377.35	0.84	70	0	24.0
T-Mobile	2	2	ANT 2	SON_AIR6449 2500 NR TB TMO West.ant	2500	20377.35	0.84	70	0	24.0
T-Mobile	2	3	ANT 2	SON_AIR6449 2500 LTE MACRO.ant	2500	1981.65	0.84	70	0	24.0
T-Mobile	2	4	ANT 2	SON_AIR6449 2500 LTE MACRO.ant	2500	1981.65	0.84	70	0	24.0


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

Appendix A: Certifications

Preparer Certification

I, Brad Bockstie, state that:

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

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read "Brad Bockstie".

Reviewed and Approved by:



sealed 13apr2021

Michael McGuire
Electrical Engineer
mike@h2dc.com

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

Appendix B: Federal Communications Commission (FCC) Requirements

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

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

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

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

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

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

Additional details can be found in FCC OET 65.

Attachment E: Agency Comments



San Ramon Valley Fire Protection District
Community Risk Reduction Division
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583

phone: 925.838.6600

web: www.firedepartment.org

Tuesday, September 16, 2025

Hello Allison Seoane,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT: CDLP25-02026
ADDRESS:

- 0 MANNING RD (Unverified)
- 8851 MANNING RD (006200004)

APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1851669

Roy Wendel
Fire Marshal
rwendel@srvfire.ca.gov
925.838.6687

Planning Comments

Open Issues: 1

PLANNING

General Issues

1. No Comment

Roy Wendel 9/16/25 6:27 AM	The San Ramon Valley Fire Protection District has reviewed the his application and has no comments.
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CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4957

Agenda Date: 12/1/2025

Agenda #: 2c.

CANCELLED