



SITE NUMBER: US-CA-7487

SITE NAME: BETHEL ISLAND

SITE TYPE: MONOEUCALYPTUS

CITY:

COUNTY:

JURISDICTION: CONTRA COSTA COUNTY

OAKLEY

CONTRA COSTA COUNTY

CONTRA COSTA COUNTY

PROJECT SUMMARY	
<u>SITE ADDRESS:</u> 5993 BETHEL ISLAND ROAD OAKLEY, CA 94561	
<u>PROPERTY OWNER CONTACT:</u> ISLAND MARINA & BOAT SALES LLC 5993 BETHEL ISLAND RD, OAKLEY, CA 94561-5075	
<u>APPLICANT:</u> VERTICAL BRIDGE 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444 REPRESENTATIVE: VERTICAL BRIDGE PROJECT MANAGER: PROJECT MANAGER:	
KEITH LEE ANGELINA BOURDAGE	

PROJECT TEAM	
<u>SAC/ZONING/PERMITTING:</u>	
NETWORK CONNEX	
16029 ARROW HIGHWAY SUITE A	
IRVINDALE, CA 91706	
CONTACT: ISABEL CHAVEZ	
MOBILE: (951) 496-2452	
E-MAIL: ichavez@networkconnex.com	
<u>VERTICAL BRIDGE PROJECT MANAGER:</u>	
CONTACT: KEITH LEE	
MOBILE: (678) 361-4653	
E-MAIL: keith.lee@verticalbridge.com	

[illegible]

GENERAL LOCATION MAP

A map showing the project area in the San Joaquin Hills. The map includes major roads such as SR 99, SR 152, and SR 153. Key locations marked include Mackerson, Toland Landing, Noyes, Termino, Antioch, Bridgehead, Oakley, Arroyo, Knightson, Bunker, Orwood, Apple Hill Estates, Deer Ridge Country Club, and Brentwood. The project area is highlighted with a red pin and a black arrow pointing to it, with the text "PROJECT AREA" in large, bold, black letters.

BUILDING SUMMARY
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
LAND USE: HARBOR & MARINE TRANSPORTATION
ZONING: F-1 - WATER RECREATION
APN: 032-330-034-3

LATITUDE / LONGITUDE	
LAT: 38° 00' 38.77" N	LAT: 38.010778°
LONG: 121° 38' 33.62" W	LONG: -121.642667°

UTILITY PURVEYOR	
POWER: COMPANY: -	TELCO: COMPANY: -

PROJECT DESCRIPTION

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

VERIZON WIRELESS EQUIPMENT:

- (9) EXISTING ANTENNAS
- (12) EXISTING RADIOS
- (2) EXISTING RAYCAP
- (1) EXISTING GENERATOR
- (1) EXISTING METER
- (2) EXISTING GPS ANTENNA
- (2) EXISTING MICROWAVE DISH

1

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

ACCESSIBILITY REQUIREMENTS	
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2025, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (EQUIPMENT SPACES)	

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2025
2. CALIFORNIA BUILDING CODE 2025
3. CALIFORNIA ELECTRICAL CODE 2025
4. CALIFORNIA MECHANICAL CODE 2025
5. CALIFORNIA PLUMBING CODE 2025
6. ANSI / TIA-222-I-2023
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2025 EDITION
10. ASCE 7-22 WITH SUPPLEMENTS
11. ACI 318-19 (22)
12. AISC STEEL CONSTRUCTION MANUAL, 16TH EDITION

VICINITY MAP

Standard Home Ave
South Main St
West Main St
1st St
2nd St
3rd St
4th St
5th St
6th St
7th St
8th St
9th St
10th St
11th St
12th St
13th St
14th St
15th St
16th St
17th St
18th St
19th St
20th St
21st St
22nd St
23rd St
24th St
25th St
26th St
27th St
28th St
29th St
30th St
31st St
32nd St
33rd St
34th St
35th St
36th St
37th St
38th St
39th St
40th St
41st St
42nd St
43rd St
44th St
45th St
46th St
47th St
48th St
49th St
50th St

PROJECT AREA

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVENUE, CONCORD, CA 94520

GET ON CA-242 N FROM CONCORD AVE. EXIT THE PARKING LOT TOWARD CONCORD AVE. CONTINUE ONTO NEW DRIVE. TURN RIGHT ONTO CONCORD AVE. SLIGHT RIGHT TO MERGE ONTO CA-242 N TOWARD PITTSBURG. TAKE CA-4 E TO LAUREL RD IN ANTIOCH. TAKE EXIT 31 FROM CA-4 E. MERGE ONTO CA-242 N. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/PITTSBURG. USE THE MIDDLE LANE TO TAKE EXIT 31 FOR LAUREL RD. CONTINUE ON LAUREL RD TO YOUR DESTINATION. USE THE LEFT 2 LANES TO TURN LEFT ONTO LAUREL RD. USE THE MIDDLE LANE TO TURN SHARPLY LEFT TO STAY ON LAUREL RD. USE THE 2ND FROM THE LEFT LANE TO TURN LEFT ONTO MAIN ST. TURN RIGHT ONTO E CYPRESS RD. TURN LEFT ONTO BETHEL ISLAND RD. TURN RIGHT ONTO WELLS RD. TURN LEFT ONTO S LEVEE RD. TURN LEFT ONTO DUTCH SLOUGH RD. TURN LEFT. SLIGHT RIGHT. TURN RIGHT. DESTINATION WILL BE ON THE LEFT.



PROJECT INFORMATION: =

US-CA-7487

BETHEL ISLAND

5993 BETHEL ISLAND ROAD
OAKLEY, CA 94561
CONTRA COSTA COUNTY

CURRENT ISSUE DATE: =

07/23/26

ISSUED FOR: _____

ZONING

REV.: _____ DATE: _____ DESCRIPTION: _____ BY: _____

[illegible]

PLANS PREPARED BY: 3



16029 ARROW HIGHWAY SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:—



16029 ARROW HIGHWAY SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

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

GHB	AB	AB
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LICENSURE: =

SHEET TITLE: =

TITLE SHEET

SHEET NUMBER: _____ REVISION: _____

T-1	1
	US-CA-7487

(E)
BUILDING

22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

5993 BETHEL ISLAND ROAD
OAKLEY, CA 94561
CONTRA COSTA COUNTY

07/23/26

ZONING

0	05/04/26	100% ZD	GHB
1	07/23/26	FINAL ZD, REVISED PER CITY COMMENTS	IHB

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GHB	AB	AB
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EXISTING OVERALL SITE PLAN

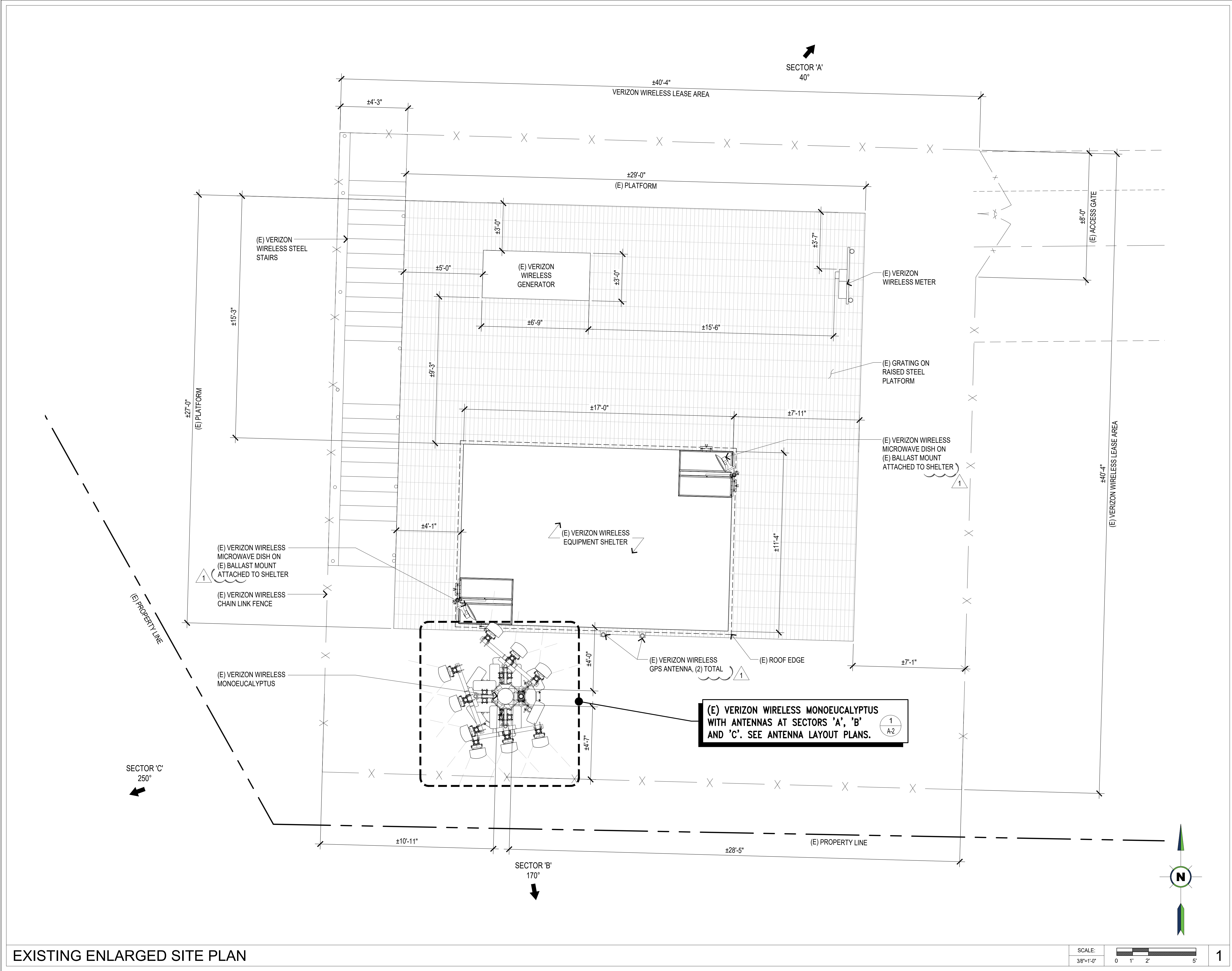
A-1

1

S-CA-7487

SCALE:	
1"=20'-0"	

1



22 WEST ATLANTIC AVENUE, SUITE 310
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DRAWN BY: CHK.: APV.:

GHB AB AB

LICENSURE:

SHEET TITLE:

EXISTING ENLARGED
SITE PLAN

SHEET NUMBER: REVISION:

A-1.1

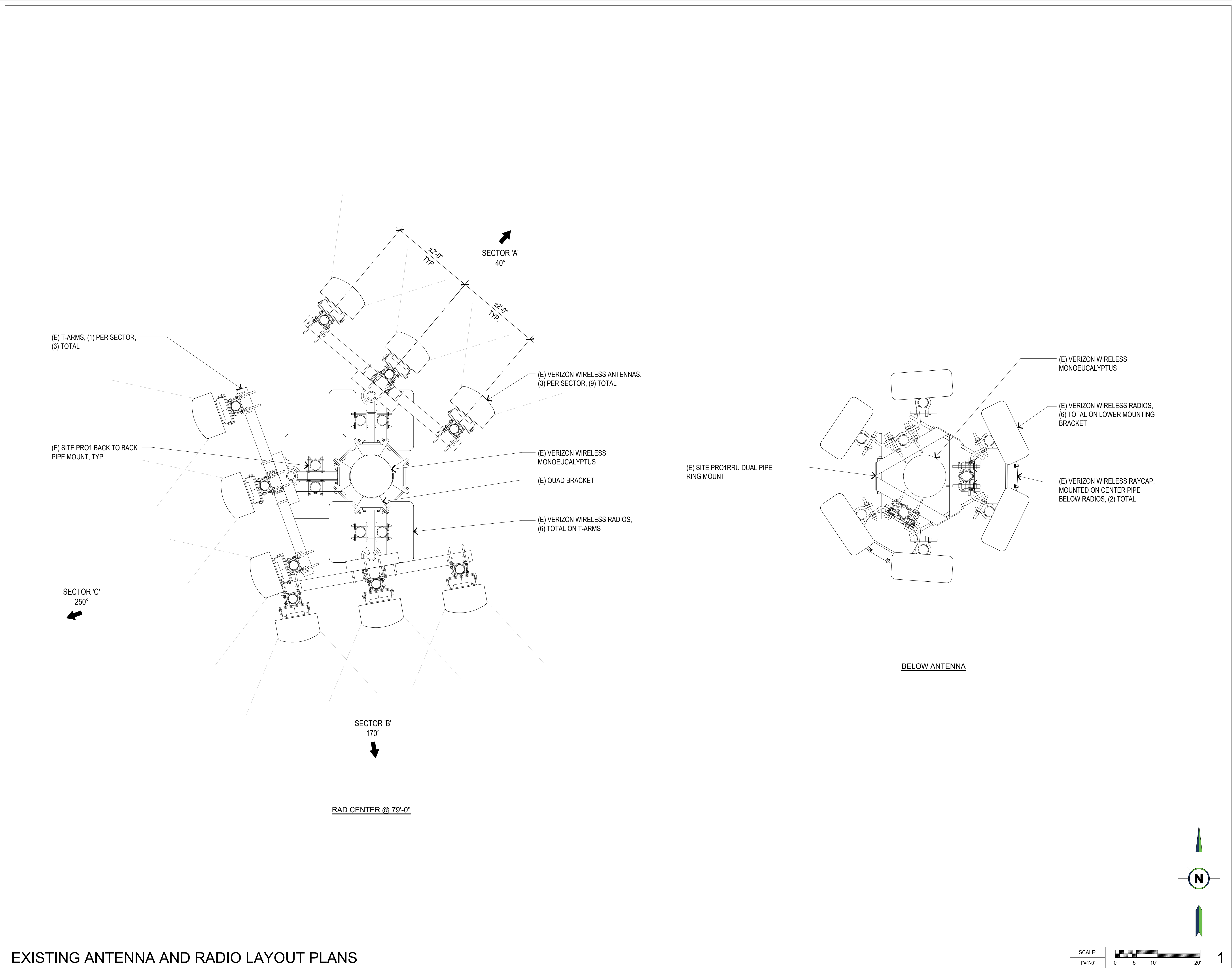
1

US-CA-7487

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

0 1' 2' 5'

1



EXISTING ANTENNA AND RADIO LAYOUT PLANS



22 WEST ATLANTIC AVENUE, SUITE 310
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PLANS PREPARED BY:

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DRAWN BY: CHK.: APV.:

GHB AB AB

LICENSURE:

SHEET TITLE:

EXISTING ANTENNA AND
RADIO LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2

1

US-CA-7487



22 WEST ATLANTIC AVENUE, SUITE 310
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PLANS PREPARED BY:

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

DRAWN BY: CHK.: APV.:

GHB AB AB

LICENSURE:

SHEET TITLE:

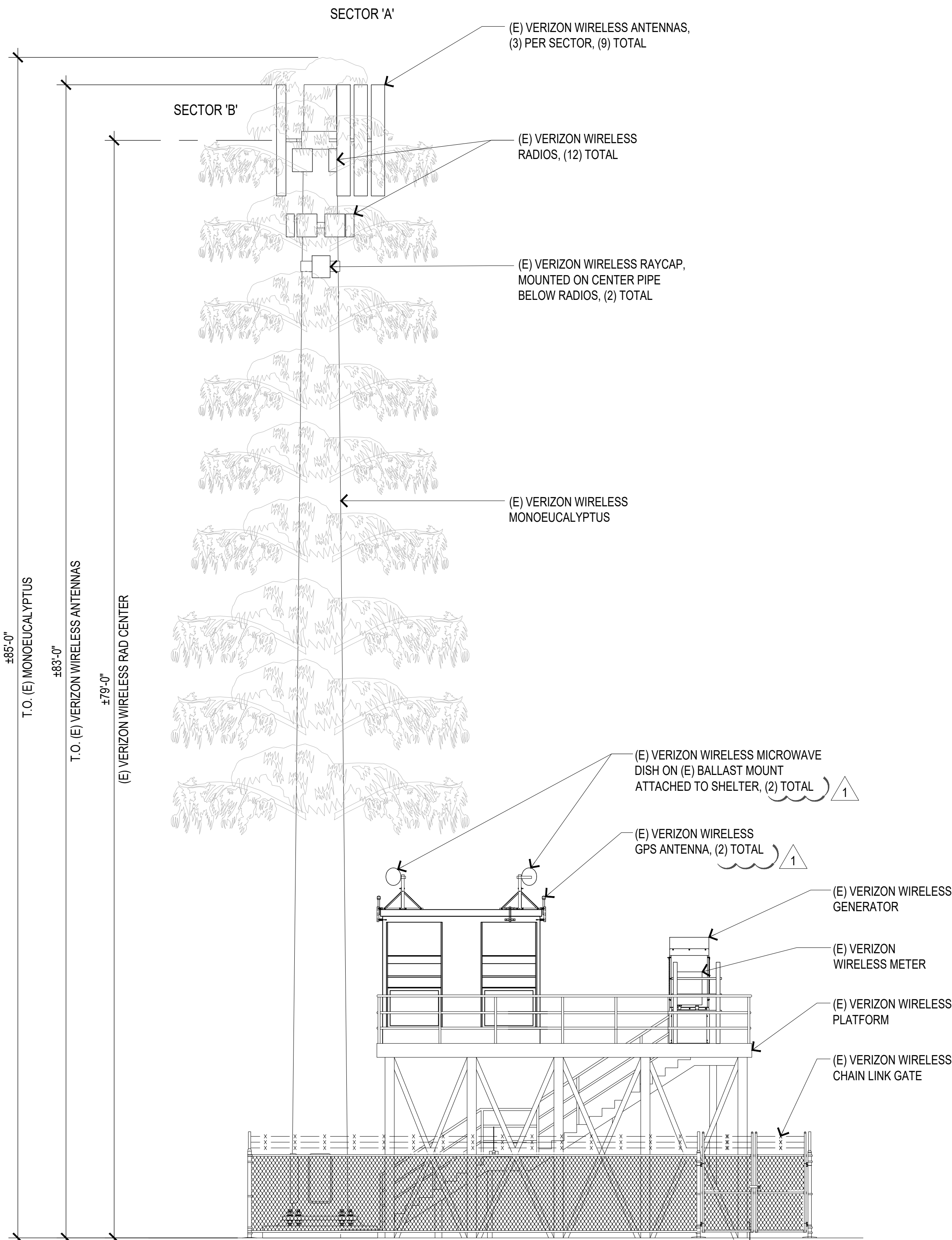
EXISTING
ELEVATIONS

SHEET NUMBER: REVISION:

A-3

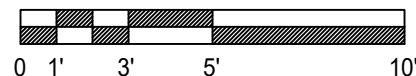
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US-CA-7487



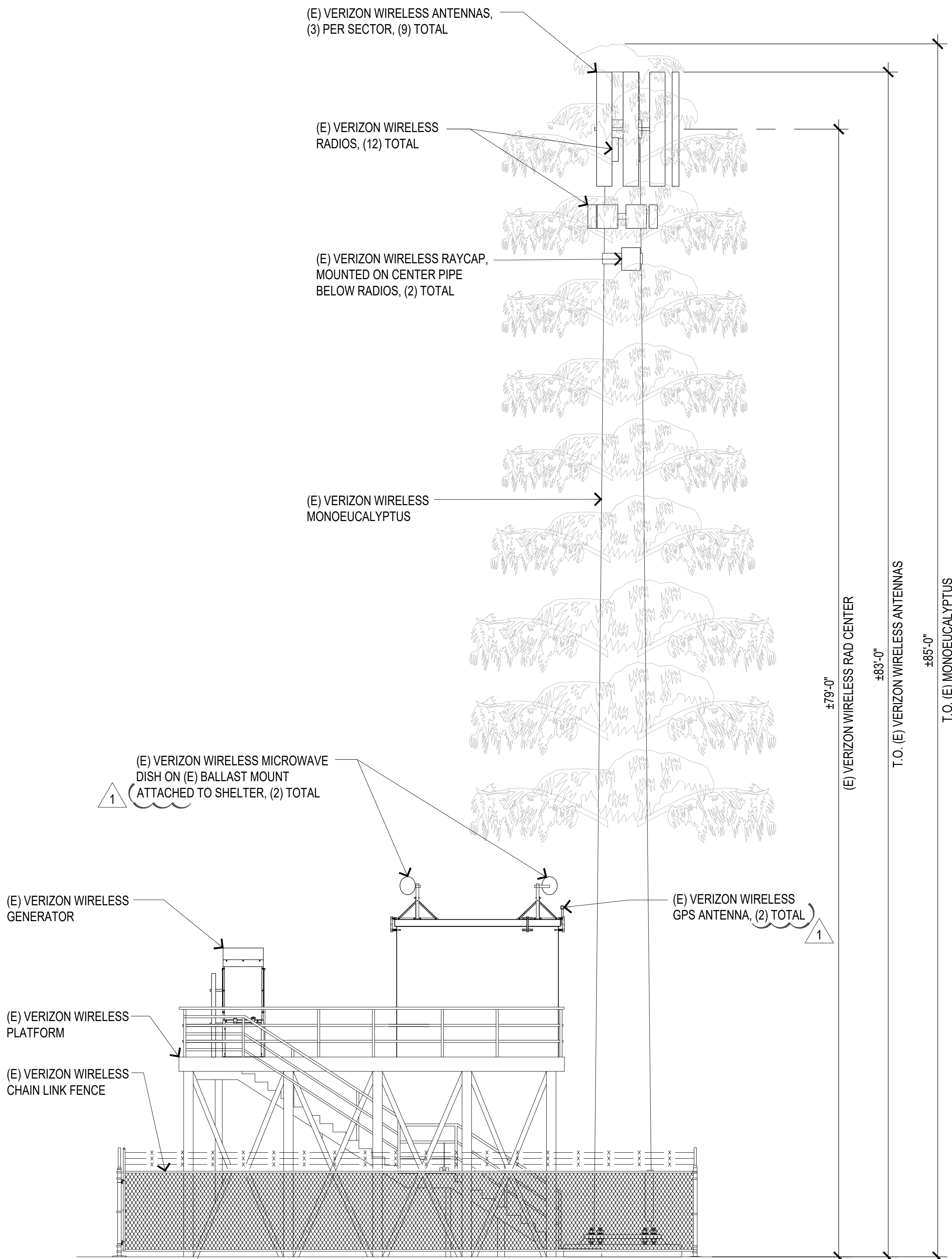
EXISTING EAST ELEVATION

SCALE:
3/16"=1'-0"

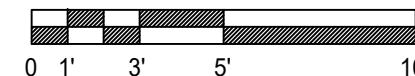


2

EXISTING WEST ELEVATION



SCALE:
3/16"=1'-0"



1