



CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**Notice of Exemption**

To: ☒ Office of Land Use and Climate Innovation  
State Clearinghouse  
1400 Tenth Street, Room 113  
Sacramento, CA 95814

From: Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

☒ County Clerk, County of Contra Costa

**Project Title:** Modification and variance for an existing T-Mobile Telecommunications Facility, County File #CDLP23-02030

**Project Applicant:** Centerline Communications, 750 W Center Street, Ste. 301, West Bridgewater, MA 02379; c/o Melissa Franco, (562) 972-5161

**Project Location:** 4723 Suzanne Drive in the unincorporated Pittsburg area of Contra Costa County (APN: 089-050-056))

**Lead Agency:** Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

**Contact Person:** Syd Sotoodeh, [syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us), 925-655-2877

**Description of Nature, Purpose, and Beneficiaries of Project:** The applicant requests approval of a Land Use Permit modification of file #CDLP25-02008 to allow an expansion of the lease area and a Variance to allow an approximately 9-foot side yard (where 50 feet is the minimum) for a new approximately 74-square-foot lease area and new ground-level equipment for an existing T-Mobile telecommunications facility (County code section 88-24.406(d) Setback Requirements for wireless facilities). The existing facility consists of antennas, RRUs, cables, and other equipment installed on a PG&E lattice tower and a concrete pad in a 190-square-foot lease area beneath the tower. Proposed modifications include a new 25kVA transformer on a new concrete pad, 8 permanent bollards and 2 removable bollards up to 4 feet in height, approximately 34 feet of new conduit (underground) within a new 3-foot utility easement from the transformer to the existing facility, approximately 430 feet of 1/4" conduit (underground) within an existing 10-foot utility easement to the new transformer, relocating an existing 100-amp meter/main and panel pedestal, installing a new 200-amp meter/main disconnect per serving utility, a new 200-amp power protection cabinet (PPC), new feed conductors from new meter to new PPC through existing conduit, and a new H-frame, and reconnecting existing loads from removed AC panel onto new PPC panel.

**Name of Public Agency Approving Project:** Contra Costa County

**Name of Person or Agency Carrying Out Project:** Project applicant listed above.

**Exempt Status:**

☐ Ministerial Project (Sec. 21080[b][1]; 15268) ☒ Categorical Exemption (Sec. 15301(b) & 15303(d))

☐ Declared Emergency (Sec. 21080[b][3]; 15269[a]) ☐ General Rule of Applicability (Sec. 15061[b][3])

☐ Emergency Project (Sec. 21080[b][4]; 15269[b][c]) ☐ Other Statutory Exemption (Sec. )

**Reason why project is exempt:** The project is categorically exempt under CEQA Guidelines, Section 15301(b), regarding "Existing Facilities," which exempts the operation, repair, maintenance, and minor alteration of existing facilities of investor-owned utilities, and Section 15303(d) regarding "New Construction of Small Structures" which exempts utility extensions of reasonable length to serve such utility services as telecommunications facilities. The project consists of expanding the lease area of an existing wireless telecommunications facility by approximately 74 square feet, with minor equipment modifications at ground level within the new and the existing lease areas. None of the exceptions in CEQA Guidelines section 15300.2 apply.

**If filed by applicant:**

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syd Sotoodeh Title: Senior Planner Date: January 22, 2026

**Contra Costa County Department of Conservation and Development**

☒ Signed by Lead Agency ☐ Signed by Applicant

**Applicant**  
Centerline Communications  
750 W Center Street, Ste. 301  
West Bridgewater, MA 02379  
(562) 972-5161

**Department of Fish and Wildlife Fees Due**

☐ De Minimis Finding - \$0

☒ County Clerk - \$50

☒ Conservation and Development - \$25

Total Due: \_\_\_\_\_ Receipt #: \_\_\_\_\_