



CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: [X] 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

[X] County Clerk, County of Contra Costa

Project Title: Continued Operation of an Existing T-Mobile Wireless Telecommunications Facility Land Use Permit, County File #CDLP25-02030

Project Applicant: Isabel Chavez, Network Connex for T-Mobile, 655 North Central Avenue, Glendale, CA 91203, (951) 496-2452

Project Location: 111 Manor Drive, Bay Point, CA 94565 (APN: 093-072-004)

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

Contact Person: Allison Seoane, (925) 655-2871, Allison.seoane@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: Land Use Permit and Development Plan combination to renew active Land Use Permit CDLP15-02053 for the continued operation of an existing T-Mobile wireless telecommunications facility that was originally established under Land Use Permit CDLP00-02087 and request a deviation to allow the lease area to maintain a 4-foot, 4-inch rear yard where 15-feet is the minimum required. No modifications of the wireless facility are proposed.

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out Project: Isabel Chavez, Network Connex for T-Mobile

Exempt Status:

- Ministerial Project (Sec. 21080[b][1]; 15268)
Declared Emergency (Sec. 21080[b][3]; 15269[a])
Emergency Project (Sec. 21080[b][4]; 15269[b][c])
Categorical Exemption (Sec. 15301(b))
General Rule of Applicability (Sec. 15061[b][3])
Other Statutory Exemption (Sec. )

Reason why project is exempt: The proposed project is exempt under 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.

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: Allison Seoane Title: Planner I Date: 02/19/2026

Contra Costa County Department of Conservation and Development

[X] Signed by Lead Agency [ ] Signed by Applicant

Applicant

Isabel Chavez
Network Connex for T-Mobile
655 North Central Avenue
Glendale, CA 91203
(951) 496-2452

Department of Fish and Wildlife Fees Due

- De Minimis Finding - \$0
County Clerk - \$50
Conservation and Development - \$25

Total Due: Receipt #: