



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: Continuing Operation of an Existing American Tower Telecommunications Facility, County File #CDLP26-02004

Project Applicant: John Merritt, ATC Sequoia LLC on behalf of American Tower
10 Presidential Way, Woburn, MA 01801, (805) 771-0123

Project Location: 5480 Sellers Avenue, Oakley, CA 94561 (APN: 020-050-006)

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

Contact Person: Chloe Partain, (925) 655-2857, chloe.partain@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: Land Use permit, approved July 6, 2026 by the Contra Costa County Zoning Administrator, authorizing the continuing operation of an existing American Tower wireless telecommunications facility currently in use by Verizon with no proposed equipment modifications.

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out Project: John Merritt, ATC Sequoia LLC

Exempt Status:

- ☐ Ministerial Project (Sec. 21080[b][1]; 15268) ☒ Categorical Exemption (Sec. 15301(b))
- ☐ 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 involves the continued operation of an existing wireless facility, with no modifications. Therefore, the project is exempt under CEQA Guidelines, Section 15301(b), regarding "Existing Facilities," which specifies that the continued operation of investor and publicly owned utilities, involving negligible or no expansion of the existing or former use, are categorically exempt from CEQA review. 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.

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: Chloe Partain Title: Planner I Date: 07/06/2026

Contra Costa County Department of Conservation and Development

☒ Signed by Lead Agency ☐ Signed by Applicant

Applicant

John Merritt, ATC Sequoia LLC on behalf of American
Tower
10 Presidential Way
Woburn, MA 01801
(805) 771-0123

Department of Fish and Wildlife Fees Due

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

Total Due: _____ Receipt #: _____