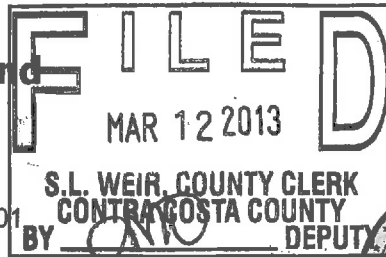


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626



**Contra
Costa
County**



Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

(925) 674-7783

March 12, 2013

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED
NEGATIVE DECLARATION**

County File No. ZT13-0001

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Conservation and Development of Contra Costa County has prepared an initial study for the following project:

PROJECT NAME: Wireless Facility Ordinance County File #ZT13-0001

APPLICANT: Contra Costa County Department of Conservation
and Development

PROJECT SPONSOR: Contra Costa County Department of Conservation and
Development Community Development Division 30 Muir Road,
Martinez, CA 94553

LOCATION: Countywide, unincorporated Contra Costa County.

DESCRIPTION: Background: In order to support the fast-paced improvements in broadband technology, the wireless industry has been updating its equipment and infrastructure at a very fast pace. For this same reason, the Department of Conservation and Development is experiencing a large amount of applications for not only upgrade of existing facilities but applications for new facilities. There are parts of the County where this proliferation has been smaller in scale and other areas such as the South County, San Ramon area, and other underserved areas of the East County, where proliferation has been most predominant.

The County currently does not have a wireless facility ordinance. The existing Telecommunications Policy was approved by the Board of Supervisors in July of 1998. Due to the extensive time since the adoption of this Policy, the existing County Telecommunication Policy is not in its entirety consistent with current state and federal laws. In addition, this new Ordinance will allow for more specific requirements/conditions

to be imposed on wireless facilities currently not provided in the Policy, and at the same time, provide consistency with current state and federal regulations.

Purpose of this Initial Study: The purpose of this Initial Study is to discuss how the proposed Wireless Facility Ordinance would establish criteria for the location and design of wireless facilities in the County. While this Initial Study briefly illustrates the potential impacts that facilities may generate, it is not the intent of this Initial Study to conclude how the erection and maintenance of wireless facilities will cause impact in the environment because the specific location, existing surroundings, size, height, and design of a facility is unknown at this point.

The proposed Ordinance would allow wireless facilities in all County general plan designation and all zoning districts; however, facilities which are considered to be high-visibility and towers, would be prohibited in, or within 100 feet of, a single-family residential (R-), two-family residential (D-1), multiple-family residential (M-), water recreational (F-1), mobile home/manufactured home park (T-1), or Kensington combining (-K) zoning district.

High-visibility facilities will also be prohibited between the face of a building and a public street, bikeway, trail, or park. Additionally, no new tower may be located within 1,000 feet of an existing tower, unless the Zoning Administrator finds that the tower will have less than significant impacts and also that collocation was not possible.

The Ordinance would also allow review of facilities through a land use permit and ministerial reviews. In conformance with state law, a ministerial review is applicable for facilities that have been through prior discretionary approval. Typically, collocation and upgrade of an existing facility will be reviewed ministerial and a new facility will be processed through a land use permit. However, even if a facility is undergoing ministerial review, it still needs to meet the required design/development requirements of the proposed Ordinance.

SURROUNDING USE/SETTINGS: All areas that allow the establishment of a wireless facility in unincorporated Contra Costa County would be affected by this zoning text amendment, including private properties, public properties and properties within the public right-of-ways (ROWS).


ENVIRONMENTAL EFFECTS:

The adoption of this Ordinance will not result in significant environmental impacts. A copy of the Initial Study/Negative Declaration and all documents referenced in the Negative Declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, and Application and Permit Center at 30 Muir Road, Martinez. You may also find a copy of this Initial Study/Negative Declaration document at the County's webpage: <http://www.co.contra-costa.ca.us/> Go to Department of Conservation and Development, Community Development Division, Forms and Documents, and click on Negative Declarations.

Public Comment Period- The Period for accepting comments on the adequacy of the environmental documents extends to **Thursday, April 11, 2013, at 5:00 P.M.** Any comments should be in writing and submitted via email and/or to the following address:

Name: Telma B. Moreira, Principal Planner
(925) 674-77-83
Department of Conservation and Development
Community Development Division
Contra Costa County
30 Muir Road
Martinez, CA 94553
email: telma.moreira@dcd.cccounty.us

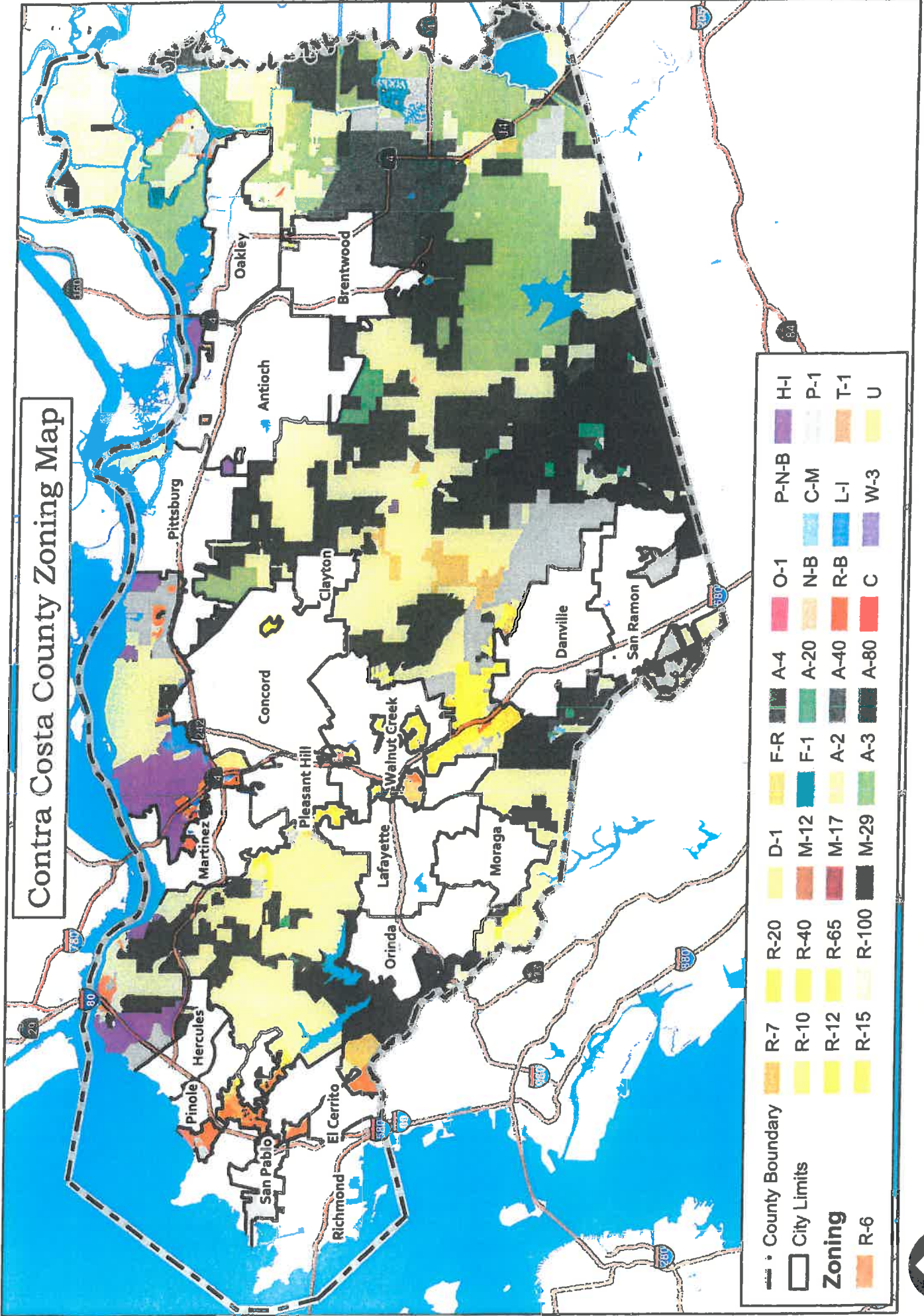
It is anticipated that the proposed Negative Declaration will be considered for recommendation at a meeting of the County Planning Commission in April 2013 (meeting and date to be scheduled). The hearing is anticipated to be held at the 30 Muir Road, Martinez.

A handwritten signature in cursive script that reads "Telma B. Moreira". The signature is written in black ink and is positioned above a horizontal line.

Telma B. Moreira
Principal Planner

cc: County Clerk's Office (2 copies)

Contra Costa County Zoning Map



	County Boundary		R-7		R-20		F-R		A-4		O-1		H-I
	City Limits		R-10		R-40		F-1		A-20		N-B		P-1
Zoning			R-12		R-65		A-2		A-40		R-B		T-1
			R-15		R-100		M-29		A-80		C		U
											W-3		



This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered, it may be reproduced in any form without the written permission of the County of Contra Costa except the County of Contra Costa disclaimer of liability for geographic information.

Map Created 09/2012
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:56:41.061N 122:07:03.756W

