

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

**Kelli Zenn**  
Business Operations Manager

**September 22, 2020**

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

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Crown Castle Telecommunication – Fish Ranch Road Facility
- 2. County File Number:** Land Use Permit #LP20-2024
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Syd Sotoodeh, Planner II  
925-674-7815
- 5. Project Location:** A 5-acre parcel located at: 1000 Fish Ranch Road and Frontage Road in the Unincorporated Orinda area (APN: 265-180-016)
- 6. Applicant's Name, Address, and Phone Number:** Jason F. Osborne for Crown Castle  
3 Rovina Lane  
Petaluma, CA 94952  
(415) 529-8868

7. **Description of Project:** The applicant seeks approval of a Land Use Permit to allow the establishment of a new Crown Castle telecommunications facility. The facility will be located at 1000 Fish Ranch Road near the intersection of Fish Ranch Road and Frontage Road (an exit from westbound Highway 24). Access to the facility will be through an existing gravel access driveway from the existing edge of pavement of Frontage Road. No trees will be altered or removed as part of the project. If approved, the new facility will consolidate and replace two existing facilities for AT&T and T-Mobile located at 150 Old Tunnel Road, approximately 850 feet east of the subject property.

The proposed facility consists of the following elements:

- One (1) approximately 60-foot tall mono-pine antenna structure within an enclosed equipment compound approximately 1,200 square-feet in area
  - Nine (9) antennas (three per sector) for use by T-Mobile
  - Twelve (12) antennas (four per sector) for use by AT&T Wireless
  - Twelve (12) RRUs in three sectors (two per sector; six for each carrier)
  - One (1) AT&T Equipment Shelter
    - One (1) AT&T GPS Unit
    - One (1) AT&T Ice Bridge and COAX entry port
  - One (1) 180 square-foot T-Mobile Equipment Pad
    - One (1) Utility H-Frame
    - One (1) T-Mobile GPS Antenna
    - One (1) T-Mobile Telco Box
    - One (1) T-Mobile Tech Light with Timer
    - One (1) T-Mobile PPC with Generator Plug
    - Three (3) T-Mobile RBS and equipment cabinets
    - One (1) T-Mobile Ice Bridge
  - One (1) Surge Suppressor
  - One (1) 400-amp Multi-meter Bank
  - One (1) Utility Vault
  - A proposed 5-foot wide utility easement for a cable route ( $\pm 78$  linear feet) from the proposed Telco Vault to an existing Utility Pole
  - One (1) emergency backup generator with a 132-gallon diesel fuel tank
  - Miscellaneous small electrical equipment
8. **Surrounding Land Uses and Setting:** The subject property is an approximately 5-acre site located north of Fish Ranch Road and west of Frontage Road within a predominantly agricultural and open space area of unincorporated Orinda in Contra Costa County and outside of the Urban Limit Line. The subject property is approximately 250 feet west of State Highway 24 and the Caldecott Tunnel. Due to the relatively hilly topography of the surrounding area, the parcel is not visible from Highway 24. The subject property and the property to the south have a General Plan Land Use designation of Agricultural Lands (AL), with other surrounding properties to the north, south, east, and west in the Parks and Recreation (PR), Public-Semi-Public, or Watershed (WS) land use designations. The subject property and surrounding properties to the north, south, and east are zoned for General Agricultura (A-2), with most of the remaining surrounding properties within the Exclusive Agricultural (A-80) zoning district.

The subject property contains an existing single-family residence that has not been approved for habitation. a fenced pasture area, and accessory structures for agricultural uses. The antenna structure and equipment compound will be located approximately 265 feet southeast of the residential structure.

There are no other existing residences in the surrounding area. Existing wireless telecommunications facilities for T-Mobile, AT&T, Verizon, and Sprint are located approximately 850 feet east of the proposed site on the subject property, near the intersection of Fish Ranch Road and Old Tunnel Road. The purpose of the new facility on the subject property is to relocate T-Mobile and AT&T, whose leases at the existing facility will be coming to an end, in order to continue providing vital telecommunications services in this area of the County and Highway 24.

- 9. Determination:** The County has determined that the project may result in impacts to the environment, but those impacts will be less than significant with mitigations. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/initial study has been prepared. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any documents referenced in the index can be provided upon request by contacting the project planner.

**Public Comment Period** – The period for accepting comments on the adequacy of the environmental document will **begin September 23, 2020 and extend to 5:00 P.M., Friday, October 23, 2020**. Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Syd Sotoodeh**  
30 Muir Road  
Martinez, CA 94553

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Due to the COVID-19 shelter-in-place order, the hearing will be held remotely via phone/web. Hearing notices with instructions on how to join will be sent out prior to the finalized hearing date.

**Additional Information** – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at [syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us) or by telephone at (925) 674-7815.

Sincerely,



Syd Sotoodeh  
Planner II  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)  
Adjacent Occupants and Property Owners  
Notification List

attach: Project Vicinity Map & Site Plan

Vicinity Map



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 2,257



0.1 0 0.04 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

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SPACE RESERVED FOR PROFESSIONAL SEAL

**REVISION**

NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	CC	06/27/19
1	ESMNTS/TITLE	SL	09/17/19
2	REV. LEASE/ESMNTS	SL	11/14/19
3	REDLINES	SL	06/05/20

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DRAWN BY: CC  
CHECKED BY: DA  
DATE DRAWN: 6/27/19  
SMITHCO JOB #: 56-944

SITE NAME

**BUN #826713  
PL32 RT24-A**

SITE ADDRESS

**1000 FISH RANCH RD.  
ORINDA, CA 94563  
CONTRA COSTA COUNTY**

SHEET TITLE

**SITE SURVEY**

FOR EXAMINATION ONLY  
SHEET

**C-1**

**NOTES**

APN: 265-180-009  
OWNER(S): PAUL & TAMARA ATTARD

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. CRC-1397882-0, DATED JANUARY 18, 2019. WITHIN SAID TITLE REPORT THERE ARE FOURTEEN (14) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED AND MARKED BY GROUND PENETRATING RADAR SERVICES INC. AND FIELD LOCATED BY SMITHCO. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO.06013C PANEL NO. 0405F, DATED JUNE 16, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 37° 51' 41.93" N NAD 83  
LONG. 122° 12' 41.66" W NAD 83  
ELEV. 978.0' NAVD 88 (BASIS OF DRAWING)

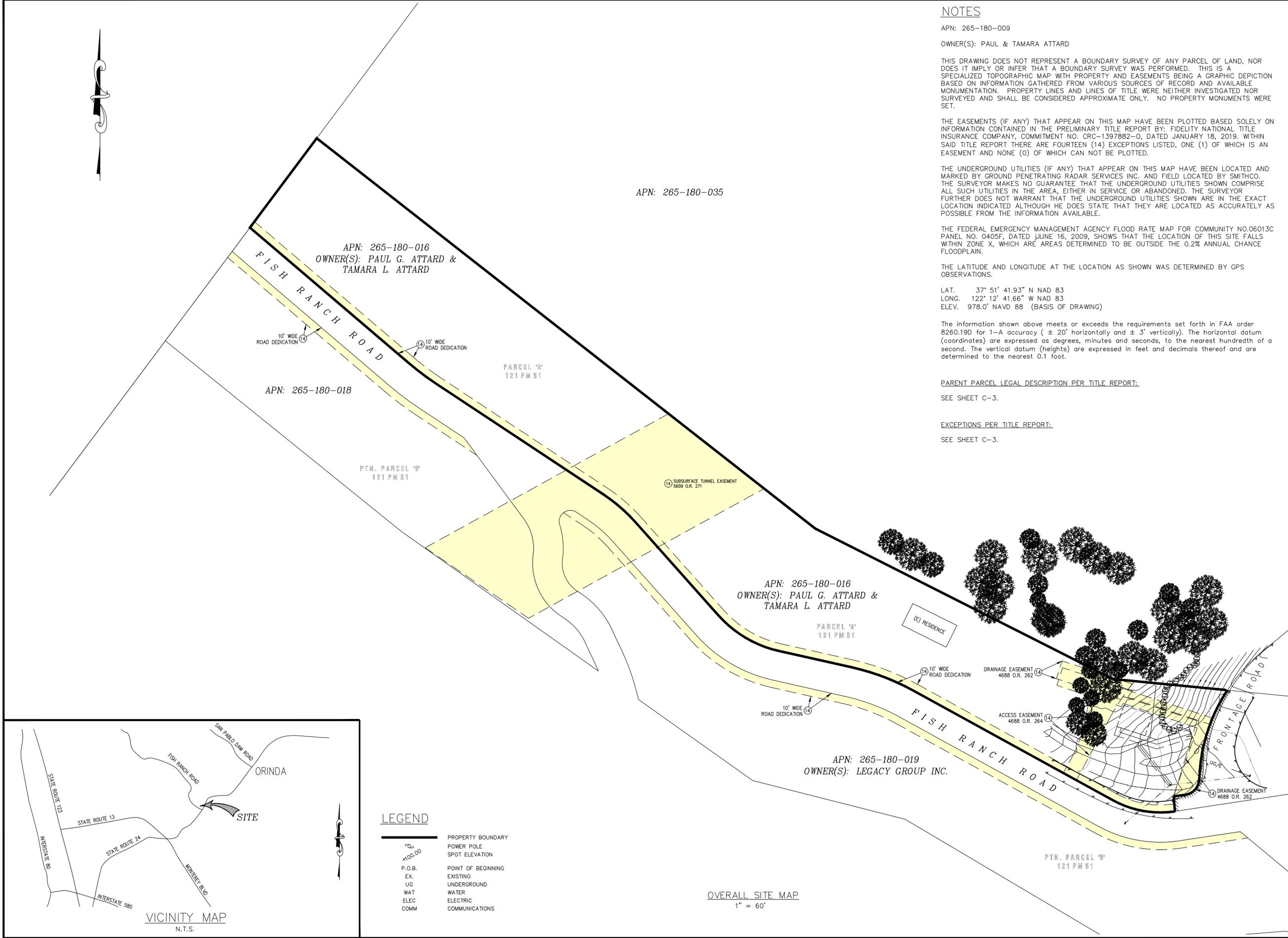
The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

PARENT PARCEL LEGAL DESCRIPTION PER TITLE REPORT:

SEE SHEET C-3.

EXCEPTIONS PER TITLE REPORT:

SEE SHEET C-3.



APN: 265-180-035

APN: 265-180-016  
OWNER(S): PAUL G. ATTARD & TAMARA L. ATTARD

FISH RANCH ROAD  
10' WIDE ROAD DEDICATION

APN: 265-180-018

PARCEL "A"  
121 PM 51

PTN. PARCEL "B"  
121 PM 51

10' SUBSURFACE TUNNEL EASEMENT  
5609 O.R. 271

APN: 265-180-016  
OWNER(S): PAUL G. ATTARD & TAMARA L. ATTARD

PARCEL "A"  
121 PM 51

(E) RESIDENCE

10' WIDE ROAD DEDICATION

10' WIDE ROAD DEDICATION

DRAINAGE EASEMENT  
4688 O.R. 262

ACCESS EASEMENT  
4688 O.R. 264

APN: 265-180-019  
OWNER(S): LEGACY GROUP INC.

FISH RANCH ROAD

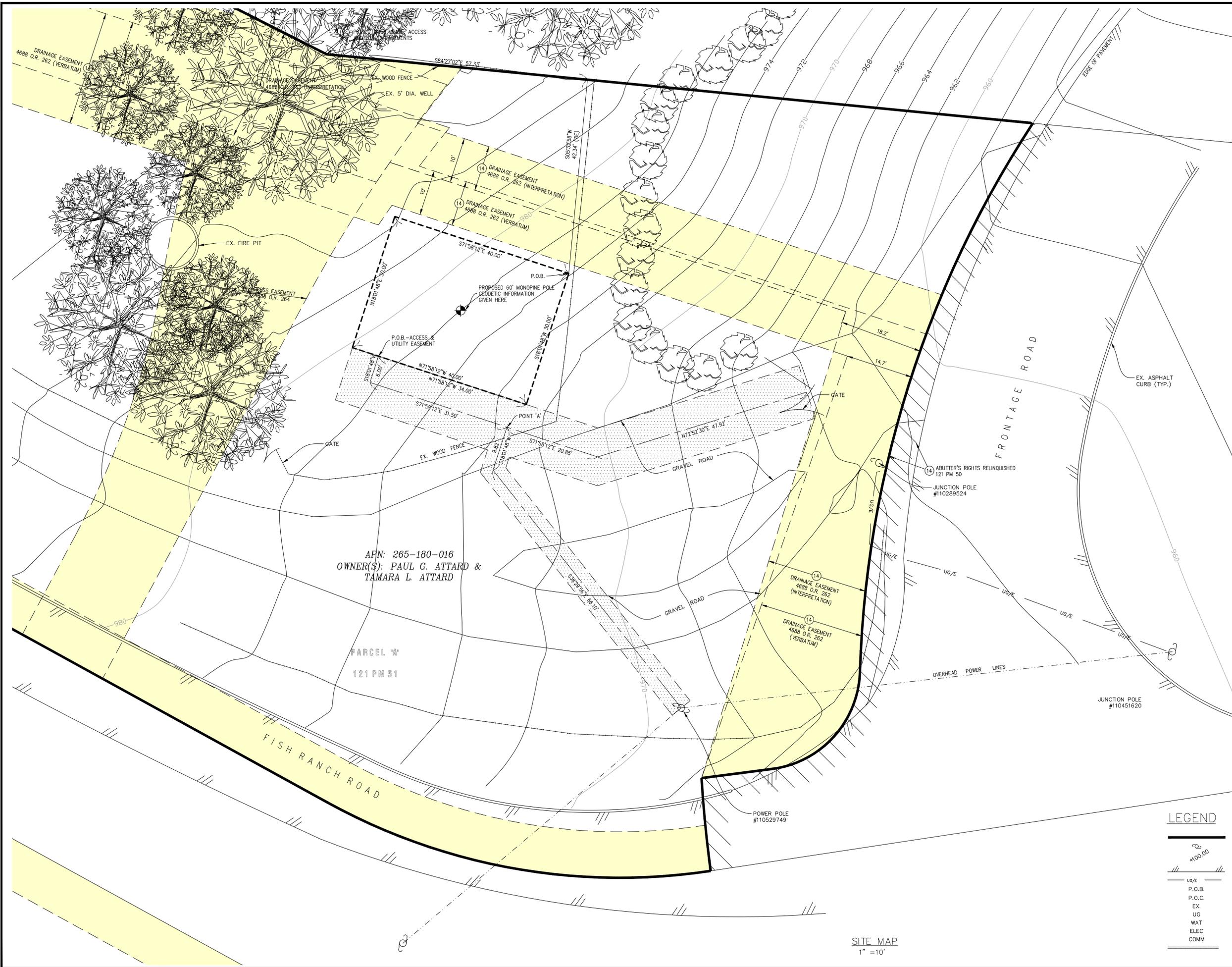
PTN. PARCEL "B"  
121 PM 51

**LEGEND**

- PROPERTY BOUNDARY
- POWER POLE
- SPOT ELEVATION
- P.O.B.
- EX.
- UG
- WAT
- ELEC
- COMM

OVERALL SITE MAP  
1" = 60'

VICINITY MAP  
N.T.S.



AFN: 265-180-016  
 OWNER(S): PAUL G. ATTARD &  
 TAMARA L. ATTARD

PARCEL "A"  
 121 PM 51

SITE MAP  
 1" = 10'

**LEGEND**

- PROPERTY BOUNDARY
- POWER POLE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- UNDERGROUND ELECTRICAL
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXISTING
- UNDERGROUND
- WATER
- ELECTRIC
- COMMUNICATIONS
- EX. ASPHALT CURBING



**BEACON  
 DEVELOPMENT**



P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

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DRAWN BY: CC  
 CHECKED BY: DA  
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 SMITHCO JOB #: 56-944

SITE NAME

**BUN #826913  
 PL32 - RT 24-A**

SITE ADDRESS

**1000 FISH RANCH RD.  
 ORINDA, CA 94563  
 CONTRA COSTA COUNTY**

SHEET TITLE

**SITE SURVEY**

FOR EXAMINATION ONLY  
 SHEET

**C-2**

## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** County File #LP20-2024  
Crown Castle Telecommunication – Fish Ranch Road Facility
2. **Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
30 Muir Rd.  
Martinez, CA 94553
3. **Contact Person and Phone Number:** Syd Sotoodeh, Planner II  
(925) 674-7815
4. **Project Location:** 1000 Fish Ranch Road in the unincorporated Orinda area  
(Assessor’s Parcel Number: 265-180-016)
5. **Project Sponsor's Name and Address:** Jason F. Osborne for Crown Castle  
3 Rovina Lane  
Petaluma, CA 94952
6. **General Plan Designation:** AL – Agricultural Lands
7. **Zoning:** A-2 – General Agricultural District
8. **Description of Project:** The applicant is seeking approval of a Land Use Permit to allow the establishment of a new Crown Castle telecommunications facility which will initially be used by T-Mobile and AT&T Wireless. The facility will be located at 1000 Fish Ranch Road near the intersection of Fish Ranch Road and Frontage Road (an exit from westbound Highway 24). Access to the facility will be through an existing gravel access driveway from the existing edge of pavement of Frontage Road. No trees will be altered or removed as part of the project. If approved, the new facility will consolidate and replace two existing facilities for AT&T and T-Mobile located at 150 Old Tunnel Road, approximately 850 feet east of the subject property.

The proposed facility consists of the following elements:

- One (1) approximately 60-foot tall mono-pine antenna structure within an enclosed equipment compound approximately 1,200 square-feet in area
- Nine (9) antennas (three per sector) for use by T-Mobile
- Twelve (12) antennas (four per sector) for use by AT&T Wireless
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- One (1) AT&T Equipment Shelter
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  - One (1) T-Mobile GPS Antenna
  - One (1) T-Mobile Telco Box
  - One (1) T-Mobile Tech Light with Timer

- One (1) T-Mobile PPC with Generator Plug
- Three (3) T-Mobile RBS and equipment cabinets
- One (1) T-Mobile Ice Bridge
- One (1) Surge Suppressor
- One (1) 400-amp Multi-meter Bank
- One (1) Utility Vault
- A proposed 5-foot wide utility easement for a cable route ( $\pm 78$  linear feet) from the proposed Telco Vault to an existing Utility Pole
- One (1) emergency backup generator with a 132-gallon diesel fuel tank
- Miscellaneous small electrical equipment

**9. Surrounding Land Uses and Setting:** The subject property is an approximately 5-acre site located north/northeast of Fish Ranch Road and west of Frontage Road within a predominantly agricultural and open space area of unincorporated Orinda in Contra Costa County and outside of the Urban Limit Line. The subject property is approximately 250 feet west of State Highway 24 and the Caldecott Tunnel. Due to the relatively hilly topography of the surrounding area, the parcel is not visible from Highway 24.

The subject property and the property to the south have a General Plan Land Use designation of Agricultural Lands (AL), with other surrounding properties to the north, south, east, and west in the Parks and Recreation (PR), Public-Semi-Public, or Watershed (WS) land use designations. The subject property and surrounding properties to the north, south, and east are zoned for General Agricultura (A-2), with most of the remaining surrounding properties within the Exclusive Agricultural (A-80) zoning district.

The subject property contains an existing single-family residence that has not been approved for habitation. The property also contains a fenced pasture area and accessory structures for agricultural uses. The antenna structure and equipment compound will be located approximately 265 feet southeast of the residential structure. There are no other existing residences in the surrounding area. Existing wireless telecommunications facilities for T-Mobile, AT&T, Verizon, and Sprint are located approximately 850 feet east of the proposed site on the subject property, near the intersection of Fish Ranch Road and Old Tunnel Road. The purpose of the new facility on the subject property is to relocate T-Mobile and AT&T, whose leases at the existing facility will be coming to an end, in order to continue providing vital telecommunications services in this area of the County and Highway 24.

**10. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement):**

- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- Moraga-Orinda Fire Protection District
- Federal Communications Commission
- Caltrans
- California Department of Fish & Wildlife

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

A Notice of Opportunity to Request Consultation was sent on September 1, 2020, to Wilton Rancheria. As of the writing of this Initial Study, Wilton Rancheria has not responded to the Opportunity to Request Consultation. Therefore, consultation with Native American tribes has not occurred in relation to this project. As a courtesy, the County will provide a copy of this environmental document for the Tribe's comments.

### Environmental Factors Potentially Affected

The environmental factors checked below would have been potentially affected by this project, but have been mitigated in a manner as to not result in a significant effect on the environment:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality               |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy                               |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials        |
| <input type="checkbox"/> Hydrology/Water Quality         | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                    |
| <input checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                     | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Services Systems      | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance   |

### Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Syd Sotoodeh  
Project Planner  
Contra Costa County  
Department of Conservation & Development

September 22, 2020

Date

## ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project have a substantial adverse effect on a scenic vista?*

**Less Than Significant With Mitigation:** Figure 9-1, Scenic Ridges & Waterways, of the Contra Costa County General Plan Open Space Element identifies the major scenic resources in the County. Views of these identified scenic resources are considered scenic vistas. The subject property is located near a portion of Grizzly Peak Boulevard which has been identified as a scenic ridge. In addition, the subject property is located approximately 250 feet west of Highway 24 which has been designated by the State and the County as a Scenic Route, and on Fish Ranch Road which has been designated by the County as a Scenic Route (Figure 5-4 of the County’s General Plan). Thus, Scenic Resources Policies 9-10 through 9-27 and Scenic Route Policies 5-47 through 5-56 are applicable to this project and the potential impacts of future development on this resource must be considered. Specifically, policies 9-17 through 9-24, 9-27, 5-47, 5-49, 5-50, and 5-55 apply directly to this project.

The facility site is located within a primarily hilly area that is fairly wooded with mature Coast Live Oak, California Bay, and eucalyptus trees, along with tall and dense coyote shrub, French broom, and fennel. Although the subject property is located near the Grizzly Peak Boulevard scenic ridge, the project site is more than 1,385 feet away from the top of the ridge. In addition, due to the hilly topography, neither the 60-foot mono-pine structure nor the equipment compound of the facility will be visible from Highway 24. However, the antenna tower and equipment compound will be visible from Fish Ranch Road. The 60-foot tower will be disguised as a faux pine tree intended to camouflage the antennas and other equipment that will be installed on it. Additionally, the faux pine antenna structure will be located within 50 feet of several mature Coast Live Oak and other trees. Although the antenna structure is not visible from Highway 24, and is

expected to blend in well with the hillside and surrounding mature trees in views from the nearby scenic ridge, it could potentially affect views of and from the surrounding Fish Ranch Road scenic route. Thus, the **following mitigation measures** shall be implemented to reduce the potentially significant impacts of the new antenna structure to less than significant levels:

**AES-1:** The antennas will be stealth within the foliage of the faux mono-pine structure in order to reduce its overall visual impact. Sufficient branches to ensure proper screening of the antennas are required. The antennas shall be covered by socks which match the adjacent foliage.

**AES-2:** All equipment will be required have a non-reflective finish. Paints with a reflectivity less than 55 percent are required. Those portions of the antennas not covered by socks shall be painted to match the adjacent portions of the tower and foliage. The fence and ground equipment shall be painted to match the tower or the surrounding landscape. Color photographs showing the as-built condition shall be submitted for review to the Department of Conservation and Development, Current Planning Division (CDD) staff to verify compliance with this Condition of Approval within 30 days of completing construction.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?*

**Less Than Significant Impact:** The ground equipment for the proposed wireless facility will be constructed in an undisturbed area of the property located adjacent to an existing dirt access road. The construction of the new wireless facility will not require the removal of any existing trees, rock outcroppings, or buildings, nor does it require work within the driplines of any trees. As discussed above, although the project is located on a property located adjacent to Highway 24, a state designated scenic highway, due to the hilly topography of the surrounding area, the mono-pine tower and associated equipment will not be visible from any state designated scenic highways. Therefore, the new wireless facility does not substantially damage scenic resources within a state scenic highway and will have a less than significant impact.

- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

**Less Than Significant Impact With Mitigation:** The subject property is a developed lot in a non-urbanized area of the County. The property has been developed with a non-habitable single-family residence, wooden and metal fences for the property and for horses and other animals, and sheds for agricultural uses. The equipment for the proposed facility will be located in the southeastern portion of the property, near, but not encroaching into, a grouping of trees. Photo simulations have been submitted showing the proposed facility in relation to two viewpoints off of Fish Ranch Road. The equipment cabinets will be surrounded by a 6-foot tall fence and will not be visible from the public area of Fish Ranch Road. The antenna structure will extend above the height of the existing, mature trees. However, the antenna structure will be disguised as a pine tree. As discussed above, Fish Ranch Road is a scenic route as shown in Figure 5-4 in the County's General Plan. The facility will be stealthed as an oak tree, and all metal components will be painted to blend in with their surroundings and reduce glare, which will in turn reduce any visual impacts.

As mitigated, the proposed wireless facility will have a less than significant impact with conflicts due to applicable zoning and other regulations governing scenic quality. Furthermore, implementation of mitigation measures *AES-1* and *AES-2* would reduce potential impacts to scenic quality to less than significant levels.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less Than Significant With Mitigation:** The proposed facility consists of a mono-pine design which will utilize materials and colors that will aid in mimicking a live pine tree. Therefore, materials and finishes in shades of brown, green, and other earth tones will be used, which reduces the potential for the proposed facility creating a significant source of glare due to reflection. One work light will be installed for the proposed lease area but will only be used when employees of the wireless carrier visit the facility for occasional maintenance activities and will utilize a timer for automatic shut off. The metal components of the facility could have potential to create light and glare during the daytime, and the work light proposed as part of the telecommunication facility may have the potential to impact nighttime views in the area if not designed and positioned correctly. Thus, in addition to mitigation measure *AES-2*, the **following mitigation measure** shall be implemented to reduce the potentially significant impacts of the new wireless facility to less than significant levels:

**AES-3:** All lighting for the proposed equipment shelter shall be deflected downward so as to focus illumination towards the lease area, and not to adjacent properties. All lights should have an on-off switch and be turned off when not in use.

**Sources of Information**

Contra Costa County General Plan. “Chapter 5: Transportation and Circulation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>.

Revised Site and Equipment Plans, received on 20 July 2020.

Staff Site Visit, 9 September 2020.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURAL AND FOREST RESOURCES – <i>Would the project:</i></b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

**No Impact:** As shown on the California Department of Conservation’s *California Important Farmland Finder* map, the subject property is not farmland designated “Prime”, “Unique”, or of “Statewide Importance”. Thus, future construction of a wireless telecommunication facility on the parcel would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**No Impact:** The project site is located within the A-2 General Agricultural District; however, the construction of communication facilities is determined to be a compatible use within an agricultural district with a land use permit. Additionally, the subject property is not under a Williamson Act contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

**No Impact:** The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. The property is located within a General Agricultural (A-2) zoning district and Agricultural Lands (AL) general plan designation. There is no conflict with any forestland nor

does the project propose rezoning of forest or timberland. Construction at the subject site would not result in the conversion or loss of forest resources.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact:** The project site is not considered forest land, as discussed above.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?*

**No Impact:** The project site is not currently used for agricultural production, and therefore, development of the project site would not involve changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non-agricultural use. Furthermore, the project site, which is located along Fish Ranch Road, west of Highway 24, is surrounded primarily by lands designated as open space (i.e., Parks and Recreation, Public-Semi-Public, and Watershed) to the east, west, and north. Thus, the proposed development would not contribute indirectly to the conversion of adjacent farmland.

**Sources of Information**

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2020.  
[https://library.municode.com/ca/contra\\_costa\\_county/codes/ordinance\\_code?nodeId=TIT8ZO](https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO).

California Department of Conservation. “California Important Farmland Finder.” Accessed in 2020.  
<https://maps.conservation.ca.gov/DLRP/CIFF/>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY – <i>Would the project:</i></b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**Less Than Significant Impact:** Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the

*Spare the Air, Cool the Climate Final 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The CEQA Guidelines support lead agencies in analyzing air quality impacts. If, after analysis, the project's air quality impacts are found to be below the significance thresholds, then the air quality impacts may be considered less than significant.

The proposed project consists of constructing a new wireless telecommunication facility. The only element of the proposed facility that has the potential for impacting air quality is the proposed diesel generator. However, the diesel generator is intended for use in emergency situations when electrical services are unavailable to run the facility. The generator will be tested once annually (1 hour) and once every month (15 minutes) to ensure that it continues to operate properly. This periodic testing of the generator will result in negligible emissions and would be well below the BAAQMD screening criteria for this type of development. Other potential impacts to air quality would be related to the construction portion of the project (e.g. the running of internal combustion engines) and would be temporary in nature. Thus, due to the relatively small scope of the project, the proposed project would not be in conflict with the Clean Air Plan or obstruct its implementation.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

**Less Than Significant Impact:** As mentioned in the response to question (a), the only element of the proposed facility that has the potential for impacting air quality is the proposed diesel generator. The generator will mainly be used in emergency situations and through periodic testing to ensure that it continues to operate properly. The emissions generated from these activities is negligible, and therefore there will be a less than significant impact on the air quality in the area. Other potential impacts to air quality would be temporary and related to the construction of the project. These impacts will be lessened by the implementation of typical best management practices. Therefore, the project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Less Than Significant With Mitigation Incorporated:** The construction of a wireless telecommunication facility on the subject property would not be expected to cause any localized emissions that could expose sensitive receptors (e.g., nearby residences, schools) to unhealthy long-term air pollutant levels. One single-family residential structure is located within the vicinity of the project site, approximately 265 feet from the equipment compound, however, due to code violations, the residential structure is currently uninhabitable as a dwelling. Although there are no other sensitive receptors within the area of the antenna and auxiliary equipment, construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to cyclists on Fish Ranch Road or hikers on Skyline Trail approximately 625 feet away from the project site.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines and motor vehicles used by the construction workers. Dust

would be generated during site clearing, grading, and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable and would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. The main portion of the project would be within the 1,200 square-foot lease area. There will also be approximately 76 linear feet of cable routing within a 5-foot underground utility easement connecting the antenna site to an existing power pole. Additionally, as conditioned by County Public Works, approximately 20 feet of the existing gravel road from the edge of Frontage Road would be paved to prevent dust, gravel, and debris from spilling on to Frontage Road. Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction. Consequently, the applicant is required to implement the following mitigation measures, which the BAAQMD recommends to reduce construction dust and exhaust impacts.

Thus, the following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans:

- AIR-1:** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- AIR-2:** All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- AIR-3:** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- AIR-4:** All vehicle speeds on unpaved roads shall be limited to 15 mph.
- AIR-5:** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- AIR-6:** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- AIR-7:** All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- AIR-8:** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

**Less Than Significant Impact:** The proposed project consists of the construction and operation of a new wireless telecommunication facility. The proposed facility is located approximately 265 feet from the nearest residential structure which is currently uninhabitable and is not expected to affect a substantial number of people. The only aspect of the project that has a potential to result in other emissions that impact air quality is the proposed diesel generator. This generator is intended to be used only during emergency situations as well as periodic testing to ensure its functionality. The resulting emissions from the periodic testing or infrequent emergency use, such as those resulting in odors, will be negligible, and therefore will have a less than significant impact on adversely affecting a substantial number of people. No other portion of the project is expected to result in emissions or odors.

**Sources of Information**

Bay Area Air Quality Management District. “California Environmental Quality Act, Air Quality Guidelines.” May 2017. [http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa\\_guidelines\\_may2017-pdf.pdf?la=en](http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en).

Bay Area Air Quality Management District. “Spare the Air, Cool the Climate Final, 2017 Clean Air Plan.” Adopted 19 April 2017. [http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a\\_-proposed-final-cap-vol-1-pdf.pdf?la=en](http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. <i>BIOLOGICAL RESOURCES – Would the project:</i></b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Less Than Significant Impact With Mitigation Incorporated:** A biological reconnaissance-level field survey and summary (Summary) was prepared by FirstCarbon Solutions (FCS) for the project site. This report included a review of pertinent literature on relevant background information and habitat characteristics of the project area. In addition, the summary identified the federally listed species that are known to occur within the project vicinity and for which suitable habitat may be present.

According to the Summary prepared by FCS, the potential for rare plants to occur is very low on the portions of the site that consist of imported fill substrate and/or are dominated entirely by dense invasive plant cover, or are otherwise severely disturbed. However, on portions of the site that have native soil substrate and robust native vegetation, there is potential for rare plants to occur. According to the California Native Diversity Database (CNDDDB), three rare plant species are known to occur in the direct vicinity of the site, of which Western leatherwood (*Dirca occidentalis*) may have the highest potential to occur. In order to rule out potential presence of rare plants, FCS recommends that a rare plant survey be performed during the appropriate blooming period.

In addition to rare plants, special-status animal species are known to occur in the vicinity of the site and for which suitable nesting habitat may be present. In addition, the trees and shrubs on and adjacent to the project site could provide nesting habitat for native and/or migratory birds. Native and/or migratory bird nests are protected by the Migratory Bird Treaty Act and Fish and Game Code. If the project were to be implemented during the nesting season, protection measures to avoid destruction or nest failure would have to be implemented. Several CNDDDB records exist for areas that are adjacent to the project site that are connected to the project site through contiguous vegetation cover. Most notably, Occurrence #146 consists of an Alameda whipsnake

record less than 300 feet north of the project site. Alameda whipsnake generally utilizes shrub habitat, which is present on and directly adjacent to the project site. Therefore, presence and potential project-related impacts to Alameda whipsnake cannot be ruled out. Alameda whipsnake is designated as threatened by both the federal and state government. It is recommended that the project implements avoidance and minimization measures to reduce potential impacts to individuals of this species; and that the appropriate state and federal incidental take permits be obtained before project implementation. No woodrat houses or trees with stick nests or large hollows or evidence of roosting bats were observed during the survey.

Thus, implementation of the following mitigation measures would bring potential project-related impacts on biological resources to less than significant levels:

- BIO-1:** If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) shall be conducted by a qualified biologist 14 days prior to the commencement of the site grading activities. The survey area (area of influence) shall include the project site and those adjacent areas within 200 feet to the north and west of the project site and within 120 feet to the south and east of the project site. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).
- BIO-2:** A qualified biologist should conduct a pre-construction survey for Alameda whipsnake at all suitable whipsnake habitat areas (shrub habitat) within the project area within 14 days prior to the beginning of project-related activities. If Alameda whipsnakes are discovered or if evidence of recent prior occupation is established, a buffer should be established around the nest/habitat site until the nest/habitat site is no longer active. If an active whipsnake nest/habitat needs to be removed as part of the proposed project, the project biologist would need to consult the California Department of Fish & Wildlife (CDFW) and the U.S. Fish & Wildlife Service (FWS) to determine appropriate methods for the removal of the roost. As part of CDFW's and/or FWS's approval, a new nest/habitat site may need to be created on the project site as mitigation.
- BIO-3:** If project construction-related activities take place during blooming periods (generally, late winter to mid-summer), preconstruction surveys for rare plants within the project site and adjacent areas shall be conducted by a qualified biologist at least 14 days prior to the commencement of site grading or construction activities. If any rare plant listed under the California Native Diversity Database (CNDDDB) is found to within the project site or within the area of influence, an adequate protective buffer zone shall be

established by a qualified biologist to protect the plant. The distance shall be determined by a County-appointed certified biologist based on the type of plants and site conditions. Once the blooming season for the rare plant has ended, the project can proceed without further regard to the plant site(s).

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Less Than Significant Impact With Mitigation Incorporated:** Pursuant to Figure 8-1 (Significant Ecological Area and Selected Locations of Protected Wildlife and Plans Species Areas) of the County General Plan, the subject property is located near the Siesta Valley significant resource area. This significant resource area may contain habitat for the Alameda whipsnake (as discussed above). In addition, there is a tributary of San Pablo Creek located on the property. However, more than 400 linear feet of the intermittent, seasonal creek at this location, including all of the portion located on the subject property in the vicinity of the project site, has been diverted underground and covered by an existing drainage easement. The nearest daylight (above ground) portion of the tributary of San Pablo Creek lies approximately 200 feet northwest of the project site. No evidence of a riparian habitat was provided in the biological Summary by FCS and no other perennial or intermittent streams, creeks or other riparian habitat is evident on the subject property. No wetlands or waters of the United States/State that are potentially jurisdictional under Section 404 of the Clean Water Act or the Porter-Cologne Act were identified at the subject property in the biological Summary prepared by FCS. Thus, while there is minimal potential for the proposed project to have a substantial impact on any riparian habitat, implementation the following mitigation measure and mitigation measures **BIO-1** through **BIO-3** would ensure that potential project-related impacts on riparian habitat or other sensitive natural community are less than significant.

**BIO-4:** Prior to any ground disturbance, a silt construction fence and/or straw bales, as appropriate, shall be installed around the construction site nearest the drainage easement and around the existing drainage inlet along Frontage Road.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**Less Than Significant Impact With Mitigation Incorporated:** The U.S. Army Corp of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) are two of the primary Federal agencies which enforce the Clean Water Act and administer the associated permitting program. As such, these agencies define wetland as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Based on the National Wetlands Inventory map, there is a Riverine habitat occurring along the north side of the project site that has been classified as an intermittent streambed with temporary presence of surface water (from a few days to a few weeks) with most of the water table laying well below ground surface for most of the season. The bulk of the project work will be occurring approximately 3 feet from and outside of the existing 20-foot drainage easement for the Riverine area of the tributary of San Pablo Creek. However, as previously mentioned, the

portion of the San Pablo Creek nearest the project site has been diverted underground. Based on the Summary provided by FCS, no jurisdictional wetland areas have been identified within the vicinity of the project site and none will be adversely affected by the proposed development. Thus, upon implementation of mitigation measure **BIO-4**, there will be a less than significant impact for the proposed project having an adverse effect on a federally protected wetland.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?*

**Less Than Significant Impact:** Pursuant to the biological Summary prepared by FCS, the project site includes native and non-native trees, shrubs, and annual grassland. Existing wildlife that currently move through the project site are urban-adapted species that would be able to continue to move through the site after project development. Typical urban wildlife that may move through the site include various birds, raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), black-tailed deer, and coyote. The field survey performed by FCS was conducted outside of the typical nesting season for birds and no evidence of roosting bats or bird rookeries were detected. However, the trees and shrubs on and adjacent to the project site could provide nesting habitat for native and/or migratory birds, and FCS recommended that protection measures be implemented to avoid destruction or nest failure if the project were to proceed during nesting season. The portion of San Pablo Creek which is adjacent to the project site has been diverted underground. Therefore, the proposed development is expected to have a less than significant impact on the movement of any native resident, migratory fish, or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of nursery sites. Furthermore, implementation of mitigation measures **BIO-1** and **BIO-2** would reduce potential impacts to scenic quality to less than significant levels.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**No Impact:** The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any property proposed for development approval, the Ordinance requires tree alteration or removal to be considered as part of the project application. The proposed project would not encroach within the driplines of any tree or require the removal of any protected trees. Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact:** There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. The proposed wireless telecommunications facility is not located within an area covered by the HCP/NCCP, and

therefore, would not conflict with the provision of the adopted HCP/NCCP or other approved local, regional, or state habitat conservation plan.

**Sources of Information**

California Department of Fish and Wildlife (CDFW). Website. Accessed in 2020. <https://wildlife.ca.gov/>.

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>.

National Wetlands Inventory, U.S. Fish and Wildlife Service (FWS). Website. Accessed in 2020. <https://www.fws.gov/wetlands/>.

East Contra Costa County Habitat Conservancy. “East Contra Costa County Habitat Conservancy Website.” Accessed 2020. <https://www.contracosta.ca.gov/depart/cd/water/HCP/>

FirstCarbon Solutions (FCS) (Bernhard Warzecha). “Bio Constraints Analysis for LP20-2024.” Dated 9 September 2020. Email.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

**No Impact:** The California Public Resources code defines a historical resource as a resource that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or identified as significant in a historical survey meeting the requirements of the Public Resources Code. Neither the subject property nor any of the existing structures located at the wireless facility are listed on Contra Costa County’s Historic Resources Inventory (updated through 2019).

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

**Less Than Significant With Mitigation Incorporated:** Pursuant to Figure 9-2 (Archaeological Sensitivity Map) of the Contra Costa County General Plan Open Space Element, the project vicinity was excluded from the archeological sensitivity survey, but it is noted that there are also significant archeological resources within this area. Since subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources, implementation of the following mitigation measures would reduce the potential impacts on archeological resources to less than significant levels:

**CUL 1:** If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations and to contact the Native American Tribe that requested consultation and/or demonstrated interest in the project. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

**CUL 2:** If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

**Less Than Significant With Mitigation Incorporated:** There is a possibility that human remains could be present and accidental discovery could occur. Thus, implementation of mitigation measures Cultural Resources 1, Cultural Resources 2, Cultural Resources 3, and Cultural Resources 4 would reduce the potential to disturb any human remains, including those outside of formal cemeteries, to a less than significant level.

**CUL-3:** If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

**Sources of Information**

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>.

Contra Costa County. “Historic Resources Inventory.” Revised 2019. Accessed in 2020. <https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation??*

**Less Than Significant Impact:** The project includes construction of an unmanned wireless telecommunications facility. Telecommunication facilities are not typically associated with unnecessary consumption of energy resources. As part of the construction phase of development, contractors will be required to comply with the CalGreen/Construction & Demolition Debris Recovery Program. The program requires at least 65% by weight of job site debris to be recycled, reused, or otherwise diverted from landfill disposal.

b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

**No Impact:** The County has adopted a Climate Action Plan which generally focuses on countywide policies rather than individual projects. In general, wireless telecommunication facilities are not typically associated with high energy uses. The project will receive power from Pacific Gas and Electric (PG&E), who contracts through MCE Clean Energy (MCE) to provide clean and renewable energy to residential and commercial properties. As this project would

receive power from PG&E, at least 60% of the energy provided will be from renewable sources, and therefore will not conflict with a state or local plan for renewable energy or energy efficiency.

**Sources of Information**

Contra Costa County. “CalGreen / Construction & Demolition (C&D) Debris Recovery Program.” Accessed in 2020. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->.

Contra Costa County. “Climate Action Plan.” Adopted by the Contra Costa County Board of Supervisors on 15 December 2015. <http://www.co.contra-costa.ca.us/DocumentCenter/View/39791/Contra-Costa-County-Climate-Action-Plan?bidId=>.

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>7. GEOLOGY AND SOILS – Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

**Less Than Significant Impact:** The subject property is not located within near proximity to a known earthquake fault, nor is it located within an identified Alquist-Priolo fault zone. The closest known Alquist-Priolo fault zone is the Hayward Fault zone, which is located approximately 1.3 miles southwest of the subject property.

ii) *Strong seismic ground shaking?*

**Less Than Significant Impact:** As mentioned in Section a.i above, the subject property is not located within a known Alquist-Priolo fault zone or within the vicinity of a known fault. In addition, there are no activities currently taking place at the subject property or in the surrounding area that result in strong seismic ground shaking. There may be some ground shaking associated with the use of heavy equipment for the construction phase of the proposed project. However, the proposed project will not require activities such as pile driving or significant grading which are known to cause substantial ground shaking. As such, the potential for exposing people or structures to substantial adverse effects because of ground shaking is less than significant.

iii) *Seismic-related ground failure, including liquefaction?*

**Less Than Significant Impact:** Figure 10-5, Liquefaction Potential Map, of the Contra Costa County General Plan Safety Element, divides the County into three categories: “generally high”, “generally moderate to low”, and “generally low”. According to the Liquefaction Potential Map, the subject property is in the “generally low” category. For project sites classified “generally low” liquefaction potential, the expectation for geotechnical evaluation of this hazard is minimal. Thus, the risk of liquefaction would be considered less than significant.

iv) *Landslides?*

**Less Than Significant Impact:** The Safety Element of the County’s General Plan includes a number of policies that require the evaluation of geological hazards for proposed land development projects in the areas of potential hazards. Figure 10-6 of the General Plan denotes Geologic (Landslide) Hazards within the County. The subject property is not in an area denoted to have a known landslide hazard. Thus, because no landslides on or near the proposed site have been identified, landslide risks are less than significant.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

**Less Than Significant Impact:** The equipment for the proposed wireless telecommunication facility will be located in an area of the property that has previously been disturbed. The proposed facility will not result in additional tilled or otherwise exposed soil that would potentially result

in substantial soil erosion or the loss of topsoil. Any areas that are disturbed during construction of the facility will be covered by the proposed improvements or will be re-finished to the original state after the underground utilities and antenna structures are installed. Since all areas of the property that will be disturbed will be covered by structures, equipment, or re-finished to its original state, the potential for soil erosion or loss of topsoil is less than significant.

- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

**Less Than Significant Impact:** As discussed in (a)(iii) above, the risk of liquefaction can be considered less than significant. Additionally, as discussed in (a)(iv) above, no landslides have been identified on or near the proposed site. In addition, structures can be safely constructed at the facility in a manner that is compliant with the applicable building code. The structures and equipment associated with the proposed project will be reviewed and permitted by the building department, require minimal ground disturbance, and are not likely to cause any significant impacts that would lead to soil instability. Thus, the project's location would not impact these concerns at a significant level.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

**Less Than Significant Impact:** Expansive soils expand when water is added and shrink when they dry out. This continuous change in soil volume can cause homes and other structures to move unevenly and crack. The County Building Inspection Division will require the proposed tower, foundations, and anchorages to be engineered according to building code standards. The engineering of the proposed structures pursuant to the applicable building code will ensure that any risks to life or property are reduced to a less than significant level.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

**No Impact:** The proposed facility will be unmanned and will not require sanitary services. Therefore, there is no potential for impacts regarding the soil's inability to support a septic tank or alternative waste disposal system.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less Than Significant Impact:** The antenna structure and associated equipment will be enclosed within a 1,200 square-foot lease area that will not disturb a significant portion of the property and is not expected to impact any paleontological resources or unique geologic features. Regardless, mitigation measures **CUL-1**, **CUL-2**, and **CUL-3** are included under the cultural resources section that would mitigate the potential discovery of paleontological resources during the project's construction period.

### Sources of Information

California Building Code, 2019.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSIONS – <i>Would the project:</i></b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Less Than Significant Impact:** The proposed wireless telecommunication facility will be unmanned and will not require staff to regularly travel to and from the facility. Personnel will only be required to visit the facility for emergency or maintenance purposes, and thus the potential for an increase in GHG emissions as a result of vehicle traffic for staff is less than significant. The proposed facility does consist of a backup generator that will be used to power the facility in emergency situations. The proposed generator includes a diesel engine which will be tested once annually for 1 hour and once each month for 15 minutes to ensure that it continues to operate properly. Due to the fact that the generator will only be used to power the facility in emergency situations and will be tested for short intervals, it is clear that the emissions from the generator will be far less than the 1,100 MT carbon dioxide threshold and will not result in significant levels of GHG that will impact the environment. Therefore, the proposed facility will have a less than significant impact on the generation of greenhouse gas emissions.

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less Than Significant Impact:** Due to the size and scope of the proposed telecommunications facility, and in accordance with the Contra Costa County Climate Action Plan, any impacts to the amount of greenhouse gas emissions in the County would be negligible. The facility will be unmanned and will not require regular staff travel to and from the facility. Additionally, the proposed emergency generator will only be used in emergency situations and during periodic testing to ensure functionality. The emissions generated as a result of these operational actions will be far less than the 1,100 MT carbon dioxide threshold and will not result in significant levels of GHG that will conflict with any applicable plan, policy, or regulation pertaining to the reduction of GHG. There may be some increase in greenhouse gases as a result of the project, but they would be considered less than significant due to the temporary nature of the construction phase of the project.

**Sources of Information**

Contra Costa County. “Climate Action Plan.” Adopted by the Contra Costa County Board of Supervisors on 15 December 2015. <http://www.co.contra-costa.ca.us/DocumentCenter/View/39791/Contra-Costa-County-Climate-Action-Plan?bidId=>.

Contra Costa County. “Municipal Climate Action Plan. Measures to Reduce Municipal Greenhouse Gas Emissions.” December 2008. <http://www.co.contra-costa.ca.us/DocumentCenter/View/2905/Municipal-Climate-Action-Plan-1208-Attachment-A?bidId=>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less Than Significant Impact:** Due to the initial construction of the proposed wireless facility, temporary transportation of fueling and other construction-related materials may cause less than significant impacts to the environment. The proposed facility itself does not generate, routinely transport, use, or dispose of hazardous materials.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?*

**Less Than Significant Impact:** The proposed facility itself does not consist of the generation, routine transport, use, or disposal of hazardous materials. The temporary transportation of fueling and other construction-related materials during the initial construction phase has a less than significant impact for the accidental release of hazardous materials into the environment.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Less Than Significant Impact:** The proposed project does not consist of the generation, routine transport, use, or disposal of hazardous materials. The proposed wireless facility is not located within one-quarter mile of an existing or proposed school, with the closest school being located approximately 1 mile from the subject property. The only aspect of the property with potential to use hazardous materials would be during the initial construction phase for the temporary transportation of fueling and other construction-related materials will occur. The impact on any schools within the vicinity of the project will be less than significant.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**No Impact:** Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC), the subject property is not identified as a hazardous materials site.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

**No Impact:** The project is not located within the vicinity of any public airport or public use airport and will not conflict with airport land use plan. The tower will be 60-feet above ground level, which is below the Federal Aviation Administration's (FAA) requirement of 200 feet for lighting or tower paint. Therefore, the proposed wireless facility will have no impact on safety or excessive noise for people residing in or working in the project area.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less Than Significant Impact:** The proposed wireless telecommunication facility will be located completely within the boundaries of the subject property, and will not interfere with transport or access along any roadways or waterways that may be part of an emergency response or evacuation plan. In addition, the proposed project does not include the removal or alteration of any existing

structures or other mediums of mass communication which may be utilized to execute an emergency response or evacuation plan. The proposed project includes the installation of a new wireless telecommunication facility that will increase the coverage, range, and efficiency of wireless communications within the County; and potentially benefits existing emergency response and/or evacuation plans by improving communications in the area.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**Less Than Significant Impact:** The project site is located in lands classified as very high fire hazard severity zone. In addition, the subject property is located within the service area of the Moraga-Orinda Fire Protection District. The Department of Conservation and Development, Community Development Division (CDD) generally refers requests for new land uses to the respective Fire District for review and comment to ensure that the proposed project meets applicable fire codes. Such was done for the proposed project, and there was no indication from the Fire District that the proposed project would pose a significant fire risk. The Fire District advised that plans submitted for building permit, including those for the proposed generator, would need to comply with the minimum code requirements related to fire and life safety. The applicant has begun working with the Fire District to meet the requirements. Thus, by complying with the requirements of the Fire District, any potential for exposure of people or structures to a significant risk of loss, injury or death involving wildland fires is reduced to a less than significant level.

#### Sources of Information

California Building Standards Commission. “2019 California Fire Code, California Code of Regulations, Title 24, Part 9.” Accessed in 2020. <https://codes.iccsafe.org/content/CAFC2019>.

California Department of Toxic Substances Control. “Hazardous Waste and Substances Site List (Cortese).” Accessed in 2020. [https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site\\_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29](https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29).

California State Geoportal. “California Fire Hazard Severity Zone Viewer.” Accessed in 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

Contra Costa County. “Airport Land Use Compatibility Plan.” 13 December 2000. <http://www.cccounty.us/DocumentCenter/View/851/Cover-Introduction-and-County-wide-Policies?bidId=>.

Contra Costa County General Plan. “Chapter 5: “Transportation and Circulation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

West Coast Code Consultants, Inc. on behalf of Moraga-Orinda Fire Protection District. “re: Plan Review: New Cellular Communications Facility, 1000 Fish Ranch Road, Orinda, CA” Dated 9 August 2020. Agency Comment Response Letter.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

**Less Than Significant Impact:** The proposed wireless telecommunication facility will not increase the waste discharge at the subject property. The daily operation of the proposed wireless telecommunication facility will not involve commercial, manufacturing, or processing activities which would have the potential for generating byproducts or other waste which would pose a significant risk for violating waste discharge requirements or impacting water quality at the property if not disposed of correctly.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

**Less Than Significant Impact:** The subject property is not located within the service area of any water service provider. There will be no interaction between the proposed facility and any groundwater table or aquifer that may exist at the subject site. The potential for the proposed project substantially depleting groundwater supplies or interfering with groundwater recharge is no impact.

- c) *Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- i) *Result in substantial erosion or siltation on- or off-site?*
  - ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site*
  - iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Less Than Significant Impact (i-iii):** Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

The subject property drains south towards Frontage Road. Drainage is collected by an existing drainage inlet along Frontage Road and conveyed through Caltrans drainage system, which discharges to a tributary of San Pablo Creek. The antenna structure and associated equipment have a relatively low footprint. There is no indication from the County Public Works Department that the proposed project will affect drainage or erosion in the area. No stream or river will be altered as a result of any element of the proposed project. The proposed project is not located within a flood plain or flood hazard area. Therefore, the potential for the proposed project significantly altering drainage patterns in a manner that would result in substantial erosion, flooding, or polluted runoff is less than significant.

- iv) *Impede or redirect flood flows?*

**No Impact (iv):** The proposed project is not located within a flood plain or flood hazard area. The antenna structure and associated equipment have a relatively low footprint and will not affect flood flows in the area.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

**No Impact:** Seiche, tsunami, and mudflow events are generally associated with large bodies or large flows of water. The subject property is not located near any of the County's large water bodies or natural water courses which would increase the potential for a seiche, tsunami, or mudflow event. There is also no proposal to remove or modify any existing dam, levee, or other infrastructure used to divert or otherwise control large volumes of water as part of the project. Therefore, the proposed project will have no impact to current exposures of people or structures to a significant risk of loss, injury, or death involving flooding, seiche, tsunami, or mudflow.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

**No Impact:** The proposed wireless telecommunications facility is small in scale. The antenna structure and associated equipment are unlikely to have an impact on drainage in the area. Based on the size and location of the project there will be no conflict with or obstruction in the implementation of a water quality control plan or sustainable groundwater management plan.

**Sources of Information**

California Department of Conservation. “Contra Costa County Tsunami Inundation Maps.” Accessed in 2020. <https://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/ContraCosta.aspx>.

Contra Costa County Public Works Department. “Land Use Permit LP20-2024 Staff Report & Conditions of Approval.” Received on 18 August 2020.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING – <i>Would the project:</i></b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project physically divide an established community?*

**No Impact:** The proposed telecommunications facility will be entirely located within the existing boundaries of the subject property. Therefore, the project will not physically divide any established communities.

- b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less Than Significant Impact:** The subject property is located within an area with a General Plan Land Use designation of Agricultural Lands (AL). The purpose of the AL designation is generally for agricultural properties. The proposed telecommunications facility will cover approximately 0.5% of the total area of the property and, therefore, will not cause a significant impact to the amount of property that is currently used or that has the capability of being used for agricultural purposes.

Additionally, as proposed and conditioned, the proposed project will not conflict with the intent and purpose of the Contra Costa County 2016 Telecommunications Ordinance (§88-24). Contra Costa County has an adopted ordinance that specifically relates to the establishment of wireless telecommunication facilities. The purpose of the Contra Costa County 2016 Telecommunication Ordinance is to establish development guidelines to regulate the placement and design of commercial wireless telecommunication facilities in order to preserve the unique visual character

of the County and are consistent with federal and state law related to the development of commercial wireless communication transmission facilities. Both the ordinance and the policy are intended to mitigate visual impacts of the project. This is consistent with the proposed design as the antennas will be stealthed as a faux pine tree. Mitigation Measures AES-1 through AES-3 are implemented to ensure that the project complies with the 2016 Telecommunication Ordinance. Also, if approved, the construction of the facility will result in the relocation of two wireless carriers with two separate, existing equipment lease areas from the nearby existing wireless facility located at 150 Old Tunnel Road at the corner of Fish Ranch Road. Additionally, being a colocation eligible facility will help mitigate any future carriers that wish to establish facilities in the area and will reduce the overall number of wireless telecommunication sites.

**Sources of Information**

Alternative Site Analysis for 150 Old Tunnel Road. Received on 4 April 2020.

Site Plan. Received on 7 July 2020.

Contra Costa County General Plan. “Chapter 3: Land Use Element.” 2005 – 2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=>.

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2020. [https://library.municode.com/ca/contra\\_costa\\_county/codes/ordinance\\_code?nodeId=TIT8ZO](https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

**No Impact:** According to Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan, the subject property is not located within an area identified as a significant mineral resource area. Additionally, staff is unaware of any prior studies done at the subject property that indicate the presence of mineral resources.

b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**No Impact:** The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

**Sources of Information**

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020.  
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. NOISE – Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Less Than Significant With Mitigation Incorporated:** The subject property is located approximately 250 feet west of Highway 24 and the Caldecott Tunnel within a General Agriculture (A-2) Zoning District and is generally surrounded by hilly terrain with lands designated for Exclusive Agricultural, or Parks and Recreation/Watershed uses, which, in this area of the County are typically preserved as open space for cattle grazing or wildlife habitat, and where trails for hiking, horseback riding, and cycling are found. The proposed facility is located in an area that has only one, single-family residential structure (currently uninhabitable) nearby and on the subject property.

According to Figure 11-5N of the County General Plan’s Noise Element, the subject property is within an area of the County where 2005 DNL and CNEL Noise Levels range between 65 and 75 decibels (dB). Additionally, Table 11-2 of the Noise Element indicates that the typical DNL noise level within 100 feet of Route 24 is 78dB and that the distance from Highway 24 to areas where

60 DNL is typically observed is approximately 2,000 feet. Figure 11-6 (Land Use Compatibility for Community Noise Environments) of the County General Plan's Noise Element indicates that noise exposure levels at or below 75 decibels are considered as "Normally Acceptable" for land uses that fall within the "Utilities" land use category. Any noise exposures above 75 decibels are generally considered as "Conditionally Acceptable". Also according to figure 11-6, the conditionally acceptable noise levels for agricultural land uses is 80 decibels, and normally acceptable up to 75 decibels. The County's threshold for residential uses is a DNL of 60dB.

Based on a noise statement provided by the applicant, the noise levels from the proposed generator is 61.7dBA at the northern property line and 58.6 dBA at the eastern property line. Based on the surrounding terrain, the distance to any residential structure, and the applicant's proposal to utilize a CMU wall on the north side of the equipment compound, it is not expected that the diesel generator will generate noise in excess of the standards established by the County General Plan. Additionally, it is not expected that the intermittent use of the generator during emergencies will generate noise in excess of the observed noise levels for the vicinity adjacent to Highway 24.

Any production of noise levels in excess of established standards would be associated with the construction phase of the proposed project, with the regular testing of the proposed generator, and if the generator were to be utilized during an emergency. However, the noise produced during these aspects of the proposed project would be temporary in nature. The applicant has indicated that they will make best efforts to minimize any noise related to the project. Therefore, substantial noise levels can be reduced to a less than significant level through the following mitigation measures:

**NOI-1:** The following construction restrictions shall be implemented during project construction and shall be included on all construction plans.

1. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
2. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except the hours are limited to 9:00 am to 4:00 pm.
3. All construction activities shall be limited to the hours of 8:00 am to 5:00 pm, Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:
  - New Year's Day (State and Federal)
  - Birthday of Martin Luther King, Jr. (State and Federal)
  - Washington's Birthday (Federal)
  - Lincoln's Birthday (State)
  - President's Day (State and Federal)
  - Cesar Chavez Day (State)
  - Memorial Day (State and Federal)
  - Independence Day (State and Federal)

- Labor Day (State and Federal)
- Columbus Day (State and Federal)
- Veterans Day (State and Federal)
- Thanksgiving Day (State and Federal)
- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

Implementation of this mitigation measure would reduce the impact of temporary ambient noise levels to a less than significant level.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

**Less Than Significant Impact:** The proposed wireless telecommunication facility is a static improvement and has very little chance for resulting in excessive ground borne vibration as a result of its daily use and operation. Any ground borne vibration or ground borne noise that may be created as part of the project would be produced during the construction phase. Therefore, any possible ground borne vibrations or noise would be temporary in nature and would be limited to the restricted construction hours as typically conditioned for development permits approved by the County. Thus, based on the nature of the proposed improvements and the limited hours and overall anticipated duration for the construction phase of the project, the probable for excessive ground borne vibration or ground borne noise levels is less than significant.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact:** The subject property is not located within two miles of a public airport or airstrip, nor is it located within an area covered by the County’s Airport Land Use Compatibility Plan. The nearest public airport is Buchanan Airport, which is located over 11 miles northeast of the subject property.

**Sources of Information**

Contra Costa County General Plan. “Chapter 11: Noise Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=>.

Correspondence from Applicant. Received 17 August 2020.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. POPULATION AND HOUSING – <i>Would the project:</i></b>				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*

**No Impact:** The proposed project consists of constructing a new wireless telecommunication facility that is intended to replace an existing, nearby facility for the relocation of two wireless carriers. Thus, the proposed wireless facility is not an improvement of a nature that will directly or indirectly cause a substantial increase in population. Additionally, the project will be small in scale (1,200 square-foot lease area) and will not displace any existing housing in the area.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No Impact:** The proposed project consists of constructing a new wireless telecommunication facility on a parcel of land that is primarily used for agriculture. Additionally, the facility is not an improvement of a nature that will directly or indirectly displace any existing housing, nor necessitate the construction of replacement housing elsewhere.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. PUBLIC SERVICES – <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></b>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a) *Fire Protection?*

**Less Than Significant Impact:** The proposed project consists of establishing a wireless telecommunications facility on an existing agricultural property. Compliance with the applicable Building and Fire Codes implies that any construction or operation of the wireless telecommunications facility would result in a Less Than Significant Impact related to increased fire protection needs stemming from the proposed diesel generator.

b) *Police Protection?*

**No Impact:** The proposed facility will be unmanned and will only require a power source for operation. The project does not include the establishment of uses that require the services of any police facility. Therefore, there is no potential for the need to add new police facilities or to modify any existing police facilities.

c) *Schools?*

**No Impact:** The proposed facility will be unmanned and will only require a power source for operation. The project does not include the establishment of uses that require the services of any school facility. Therefore, there is no potential for the need to add new school facilities or to modify any existing school facilities.

d) *Parks?*

**No Impact:** The proposed facility will be unmanned and will only require a power source for operation. The project does not include the establishment of uses that require the services of any park facility. Therefore, there is no potential for the need to add new park facilities or to modify any existing park facilities.

e) *Other public facilities?*

Libraries/Health Facilities: **No Impact:** The proposed facility will be unmanned and will only require a power source for operation. The project does not include the establishment of uses that require the services of any library or health facility. Therefore, there is no potential for the need to add new libraries or health facilities, or to modify any existing libraries or health facilities.

**Sources of Information**

West Coast Code Consultants, Inc. on behalf of Moraga-Orinda Fire Protection District. “re: Plan Review: New Cellular Communications Facility, 1000 Fish Ranch Road, Orinda, CA” Dated 9 August 2020. Agency Comment Response Letter.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**No Impact:** The deterioration, daily use, and demand for neighborhood parks and other recreational resources is largely dependent on the number of people in the surrounding area and the frequency in which they utilize those resources. As discussed in the Population and Housing Section of this study, the proposed project will not result in a population increase in the County. In addition, the proposed land use is not of the type that would otherwise result in the increased use of recreational areas within the County. Therefore, there is no potential for the proposed project causing substantial physical deterioration in a manner that would have an adverse physical effect on the environment.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

**No Impact:** The proposed project consists of constructing a new wireless telecommunication facility on a parcel of land that is primarily used for agriculture. The project does not include the construction or the expansion of recreational facilities. Thus, there is no potential for the proposed project causing an adverse physical effect on the environment through the construction or expansion of recreational facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

**Less Than Significant Impact:** The proposed wireless telecommunication facility does not require personnel for its daily operation and thus will be unmanned. Employees of the wireless carrier will only need to visit the facility for occasional maintenance activities. The increase in trips to and from the property as a result of the wireless telecommunication facility will be negligible. Thus, the proposed project has a less than significant potential for exceeding the capacity of the existing circulation system or conflicting with an applicable congestion management program.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?*

**Less Than Significant Impact:** CEQA provides guidelines for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. The Governor’s Office of Planning and Research has provided the following guidance on evaluating such impacts for small projects: “Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact”. Additionally, projects of 10,000 square feet or less of non-residential space can be expected to cause a less-than-significant impact and would not require further VMT analysis. The proposed 1,200 square-foot wireless telecommunication facility will be unmanned as it does not require personnel for its daily operation and there would be a negligible number of vehicle trips per month. Since there is no reasonable expectation that a project of this scale could exceed 110 daily vehicle trips, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Less Than Significant Impact:** The proposed telecommunication facility will be located entirely on private property and will not encroach into the public right-of-way. The project would utilize the existing public roadway and utility improvements. The project does not require the alteration of Fish Ranch Road (a County maintained road). However, in order to allow vehicles to pull completely off of the roadway from Frontage Road (a Caltrans maintained road) to the existing access driveway while preventing dust, gravel, and debris from spilling on to Frontage Road, the

applicant is required to obtain approval or an encroachment permit from Caltrans to pave the first 20 feet minimum from the existing edge of pavement of Frontage Road. Additionally, Caltrans approval is required to allow access across the eastern property line where Abutter’s Rights have been relinquished (parcel map 121PM50). Approval from Caltrans to make these improvements would ensure that the project will have a less than significant impact regarding increased hazards due to potential geometric design features.

d) *Would the project result in inadequate emergency access?*

**No Impact:** The project was referred to the Moraga-Orinda Fire Protection District for agency comments. No concerns with the adequacy of existing emergency vehicle access were identified within their response dated August 9, 2020. All construction plans will be subject to the applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that the proposed project has no potential for adversely impacting existing emergency access to the subject property or other properties within the County.

**Sources of Information**

California Office of Planning and Research. “Technical Advisory on Evaluating Transportation Impacts in CEQA”. Accessed in 2020. [http://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf).

Contra Costa County Conservation and Development Department and Public Works Department. “Transportation Analysis Guidelines.” 23 June 2020. <https://www.contracosta.ca.gov/DocumentCenter/View/68026/FINAL-CCC-Transportation-Analysis-Guidelines?bidId=>

West Coast Code Consultants, Inc. on behalf of Moraga-Orinda Fire Protection District. “re: Plan Review: New Cellular Communications Facility, 1000 Fish Ranch Road, Orinda, CA” Dated 9 August 2020. Agency Comment Response Letter.

Contra Costa County Public Works Department. “Land Use Permit LP20-2024 Staff Report & Conditions of Approval.” Received on 18 August 2020.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. TRIBAL CULTURAL RESOURCES – <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

**Less Than Significant With Mitigation (a-b):** As discussed in Section 5 (Cultural Resources), neither the subject property nor any of the existing buildings or structures at the project site are listed on Contra Costa County’s Historic Resources Inventory, on California’s Register of Historical Resources, or the National Register of Historic places. Nor is there any building or structure that qualifies to be listed. Additionally, there is no indication that this property holds any cultural value to a California Native American tribe. The Tribes were contacted for an opportunity to request consultation, but they did not request any consultation with our department. Regardless, there is a possibility of cultural resources to be found within the vicinity of the project and through the following mitigation measure, impacts to tribal cultural resources will be less than significant.

**TRI-1:** The implementation of mitigation measures **CUL-1** through **CUL-3** (identified previously within the Cultural Resources Section of this report) will ensure that project impacts to tribal resources will be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?*

**No Impact:** The proposed project consists of establishing an unmanned wireless telecommunications facility. The project will not require the establishment of any water, wastewater, or any other utility. The project will utilize existing electric power utilities. The proposed use is not one that will produce solid or liquid waste as a byproduct of the facility's operation. Therefore, there will be no need for new or expanded utility services.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

**No Impact:** The proposed project consists of establishing an unmanned wireless telecommunications facility. As an unmanned facility, there is no need for water supplies to service the facility. Therefore, there will be no need for new or expanded water services.

- c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**No Impact:** As the proposed telecommunications facility is unmanned, there will be no increase in the creation of wastewater. Therefore, there will be no need for new or expanded wastewater services.

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

**Less Than Significant Impact:** The proposed wireless telecommunications facility is unmanned and will not require the construction or expansion of solid waste infrastructure. The facility will not be generating any solid waste as a result of the facility’s operation.

The proposed project would generate construction solid waste. Construction at the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although future development would incrementally increase construction waste in Contra Costa County, the administration of the CalGreen program ensures that the impact of the project-related increase would be less than significant.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

**Less Than Significant Impact:** As mentioned above, construction at the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. The project as proposed is an unmanned telecommunications facility that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would comply with applicable federal, state, and local laws related to solid waste.

**Sources of Information**

Contra Costa County. “CalGreen / Construction & Demolition (C&D) Debris Recovery Program.” Accessed in 2020. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

*If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

**Less Than Significant Impact:** Wireless telecommunications facilities are not typically associated with an elevated risk of fire. There is no proposal to alter infrastructure, including fire hydrants, or communications as part of this project. The project was routed to the Moraga-Orinda Fire District, who did not indicate any concerns with an elevated fire risk for the site. The implementation of an emergency response or evacuation plan will not be affected by the installation of the wireless telecommunications facility.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**Less Than Significant Impact:** Although the project site is within lands classified as very high fire hazard severity zones, the telecommunications facility will be unmanned and will not have any occupants. The project site is clear of vegetation and is not within proximity to any canopy of trees. The utility lines will be located underground within a 5-foot utility easement for connection to an existing utility pole that is not located near any trees. The structures will undergo a structural review as part of obtaining a building permit and will be periodically inspected throughout the building permit process. The facility will be designed and constructed to avoid exacerbating wildfire risks and is unlikely to fall due to high winds and slope. Therefore, the impact of the facility to exacerbate wildfire risks and expose occupants to pollutant concentrations from a wildfire is less than significant.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

**Less Than Significant Impact:** The proposed project may require the installation or maintenance of infrastructure for emergency services. The preliminary plan review by West Coast Code Consultants, Inc. on behalf of the Moraga-Orinda Fire District indicates that a fire hydrant is

required within 400 feet of the exterior walls of the building. All other infrastructure (such as roads and power lines) for the site and emergency services is existing, and no new extensions are required to support the project. Therefore, the proposed project will have a less than significant impact on the exacerbation of fire risk.

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**Less Than Significant Impact:** A portion of the proposed telecommunications facility will be built on an already disturbed area of the property, and the antenna structures will have a small footprint. There will be less than significant impacts on downstream flooding, or landslides due to post-fire downslope instability, runoff, or drainage changes.

**Sources of Information**

California State Geoportal. “California Fire Hazard Severity Zone Viewer.” Accessed in 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

West Coast Code Consultants, Inc. on behalf of Moraga-Orinda Fire Protection District. “re: Plan Review: New Cellular Communications Facility, 1000 Fish Ranch Road, Orinda, CA” Dated 9 August 2020. Agency Comment Response Letter.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

**Less Than Significant Impact With Mitigation:** The proposed project would be constructed on a 1,200 square-foot portion of the approximately 5-acre subject property. The project would not substantially degrade the quality of the natural environment because the potentially significant impacts regarding aesthetics, air quality, biological resources, cultural resources, and noise, as identified throughout this initial study, can be mitigated to less than significant levels. Incorporation of the already identified mitigation measures would preserve the natural environment and protect the habitat of the sensitive wildlife that surrounds the project site.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

**Less Than Significant Impact With Mitigation Incorporated:** As described above, potential temporary impacts that would occur as a result of construction activities would be mitigated at the project level. No long-term adverse impacts are anticipated to occur, and as such, the incremental effects of the project would not be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. At the time this initial study was drafted, there were no concurrent project proposals for the subject property that would have a cumulative considerable impact in connection with this proposed telecommunications facility. With the implementation of the mitigations described in the sections above, the proposed project would not result in cumulatively considerable impacts on the environment.

- c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less Than Significant Impact With Mitigation Incorporated:** The proposed wireless telecommunication facility will generate radio waves used for wireless telecommunication services in the area. As of the date of this initial study, staff is unaware of any studies which have made conclusive findings to indicate that the use of radio waves causes significant impacts to humans. That being said, a radio frequency (RF) electromagnetic fields report was completed to determine if the RF exposure produced by the proposed facility would be in compliance with levels allowed by the Federal Communications Commission. The January 24, 2020 report by William F. Hammett, P.E. of Hammett & Edison, Inc. found that the proposed facility will not exceed the maximum permitted exposure (MPE) limits as monitored by the Federal Communications Commission, and thus the facility will not have an adverse impact on human beings.

## **REFERENCES**

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the above cited references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted.

## **ATTACHMENTS**

- 1) Aerial Views of Subject Property/Vicinity and Proposed Project Site
- 2) Photosimulations of Facility
- 3) Project Plans



Legend

-  City Limits
- Unincorporated
-  Highways
-  Highways Bay Area
-  Streets
-  County Boundary
-  Bay Area Counties
-  Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 2,257



0.1 0 0.04 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Aerial View: Proposed Project Site



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 564

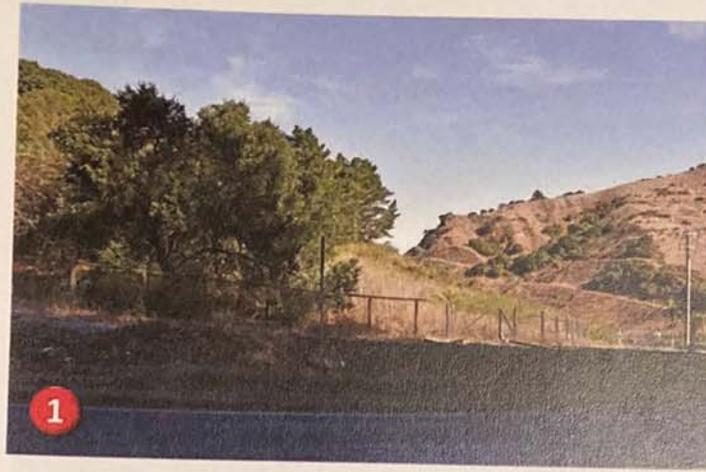


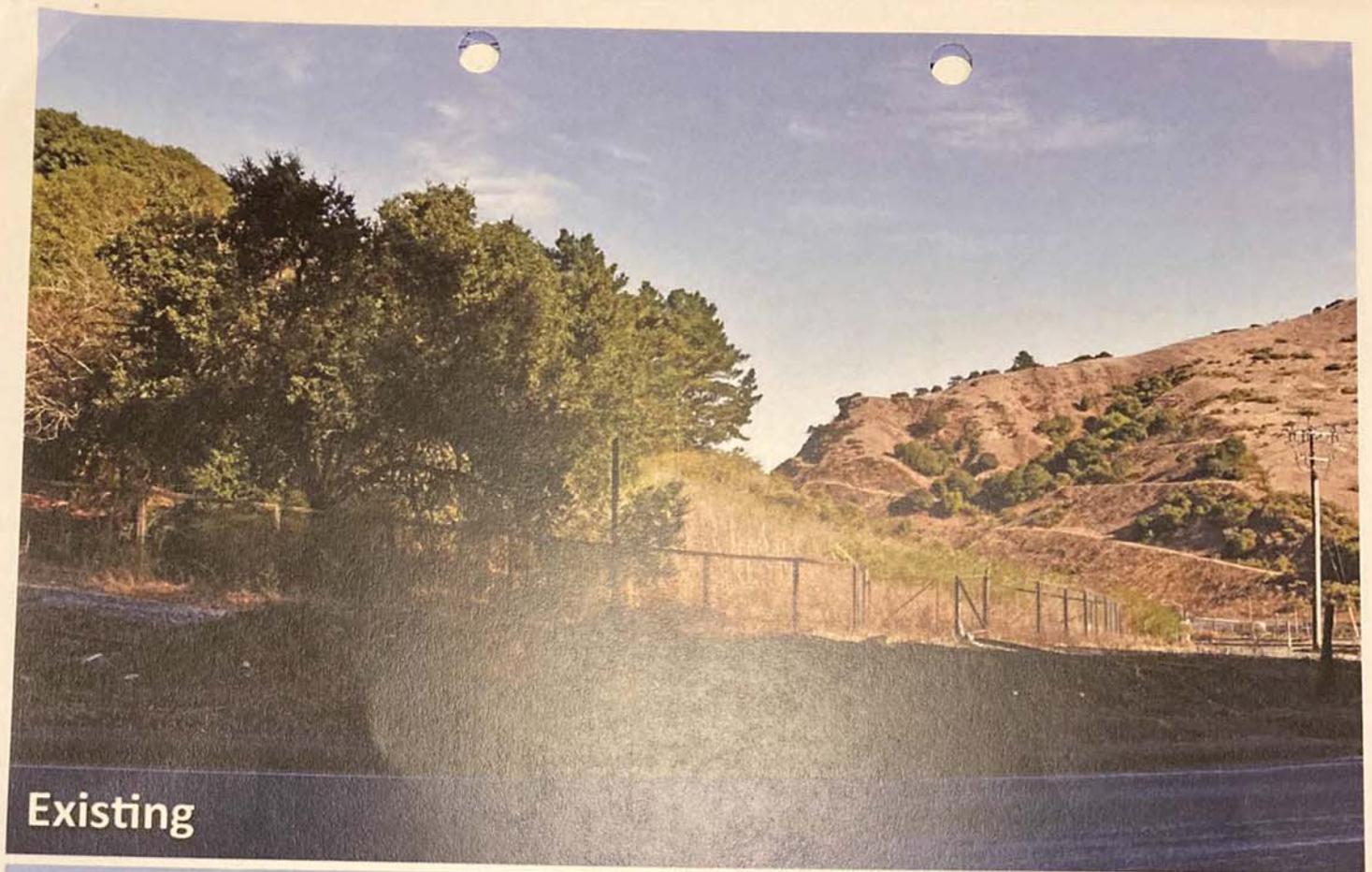
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

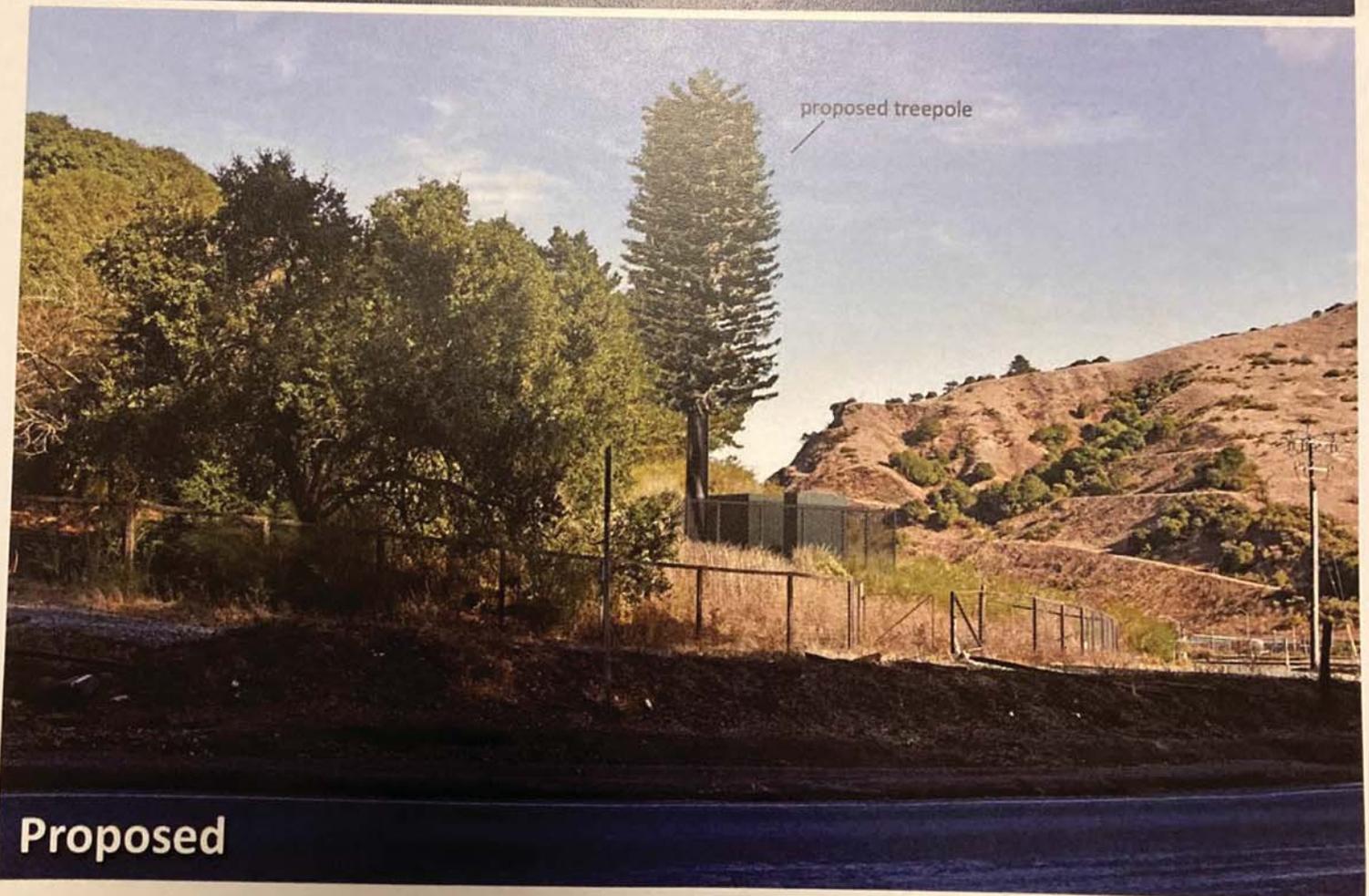
Notes

LP20-2024  
CONTRA COSTA  
2020 APR 21 PM 2:39





Existing



proposed treepole

Proposed



Existing



Proposed



12/2/19

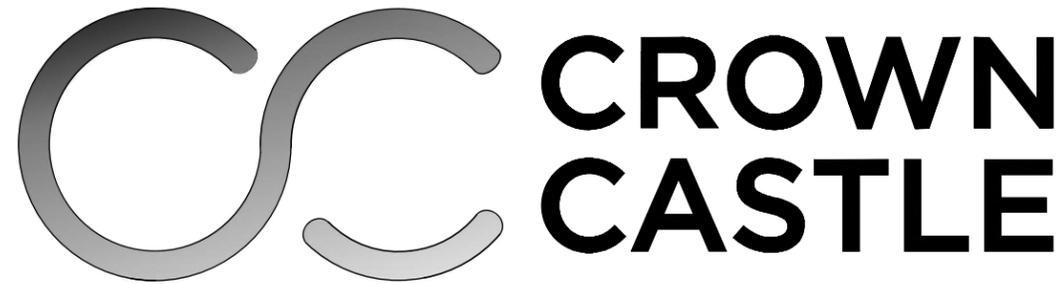
Orinda Site # 826713

1000 Fish Ranch Rd.  
Orinda, CA

Looking Northwest from Fish Ranch Rd.

View #2

insight photosim (707) 315-1585



ORINDA  
1000 FISH RANCH RD  
ORINDA, CA 94563  
826713



ORINDA

826713  
1000 FISH RANCH RD  
ORINDA, CA 94563

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/11/19	ZD 90%	Z.P.
	11/15/19	ZD 100%	Z.P.
	06/18/20	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: Z. PITNER

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 06/18/20

PROJECT DESCRIPTION

- A (P) UNMANNED CROWN CASTLE TELECOMMUNICATION FACILITY CONSISTING OF:
- INSTALLING (P) CROWN CASTLE 1200 SQFT MULTI-CARRIER LEASE AREA
  - INSTALLING (P) CROWN CASTLE 60' MULTI-CARRIER MONO-PINE
  - INSTALLING (P) 400A METERBANK & UTILITY H-FRAME
  - INSTALLING (P) AT&T EQUIPMENT SHELTER
  - INSTALLING (P) 12'-0"x15'-0" T-MOBILE EQUIPMENT PAD

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

PROJECT INFORMATION

SITE NAME:	ORINDA	SITE #:	826713
COUNTY:	CONTRA COSTA	JURISDICTION:	CITY OF ORINDA
APN:	265-180-016	POWER:	PG&E
SITE ADDRESS:	1000 FISH RANCH RD ORINDA, CA 94563	TELEPHONE:	AT&T
CURRENT ZONING:	A-2 GENERAL AGRICULTURAL		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	PAUL G & TAMARA L ATTARD 296 CAMINO SOBRANTE ORINDA, CA 94563		
	PAUL ATTARD PAUL@NAPAMOUNTAIN.COM (925) 323-1333		
APPLICANT:	CROWN CASTLE 1 PARK PLACE, SUITE 300 DUBLIN, CA 95833		
LEASING CONTACT:	ATTN: JASON F. OSBORNE (415) 529-8868 JASON@BEACONDEV.NET		
ZONING CONTACT:	ATTN: JASON F. OSBORNE (415) 529-8868 JASON@BEACONDEV.NET		
CONSTRUCTION CONTACT:	ATTN: JASON S. KIDD (707) 567-6994 JASON.KIDD@CROWNCastle.COM		
LATITUDE:	N 37° 51' 42.70" NAD 83		
LONGITUDE:	W 121° 12' 41.90" NAD 83		

DRIVING DIRECTIONS

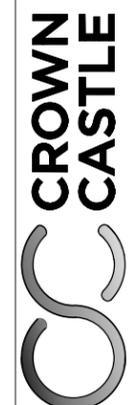
- FROM: 1 PARK PLACE, SUITE 300, DUBLIN, CA 94568  
TO: 1000 FISH RANCH RD, ORINDA, CA 94563
1. HEAD SOUTH ON PARK PL TOWARD DUBLIN BLVD 180 FT
  2. TURN LEFT ONTO DUBLIN BLVD 0.1 MI
  3. TURN RIGHT ONTO HACIENDA DR 0.2 MI
  4. TAKE THE INTERSTATE 580 W RAMP TO OAKLAND 0.2 MI
  5. MERGE ONTO I-580 W 1.4 MI
  6. TAKE THE EXIT TOWARD SACRAMENTO 0.5 MI
  7. MERGE ONTO I-680 N 15.2 MI
  8. TAKE EXIT 46A FOR STATE ROUTE 24 TOWARD OAKLAND/LAFAYETTE 1.1 MI
  9. CONTINUE ONTO CA-24 W 7.9 MI
  10. TAKE EXIT 7A TOWARD FISH RANCH RD 0.4 MI
  11. TURN RIGHT ONTO FISH RANCH RD 0.2 MI
- END AT: 1000 FISH RANCH RD, ORINDA, CA 94563  
ESTIMATED TIME: 0 HOUR 27 MINUTES ESTIMATED DISTANCE: 27.3 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	SITE SURVEY	-
C-2	SITE SURVEY	-
A-1	SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAIL	-
A-4	ANTENNA PLANS & DETAIL	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T



1 PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1

**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghton Phone: 916-275-4160  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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CONSTRUCTION

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S4469

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SPACE RESERVED FOR PROFESSIONAL SEAL

**REVISION**

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	CC	06/27/19
2	ESMNTS/TITLE	SL	09/17/19
3	REV. LEASE/ESMNTS	SL	11/14/19
4	REDLINES	SL	06/05/20
5			
6			
7			

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DRAWN BY: CC  
CHECKED BY: DA  
DATE DRAWN: 6/27/19  
SMITHCO JOB #: 56-944

SITE NAME

**BUN #826713  
PL32 RT24-A**

SITE ADDRESS

**1000 FISH RANCH RD.  
ORINDA, CA 94563  
CONTRA COSTA COUNTY**

SHEET TITLE

**SITE SURVEY**

FOR EXAMINATION ONLY  
SHEET

**C-1**

**NOTES**

APN: 265-180-009

OWNER(S): PAUL & TAMARA ATTARD

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. CRC-1397882-0, DATED JANUARY 18, 2019. WITHIN SAID TITLE REPORT THERE ARE FOURTEEN (14) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED AND MARKED BY GROUND PENETRATING RADAR SERVICES INC. AND FIELD LOCATED BY SMITHCO. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO.06013C PANEL NO. 0405F, DATED JUNE 16, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 37° 51' 41.93" N NAD 83  
LONG. 122° 12' 41.66" W NAD 83  
ELEV. 978.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

PARENT PARCEL LEGAL DESCRIPTION PER TITLE REPORT:

SEE SHEET C-3.

EXCEPTIONS PER TITLE REPORT:

SEE SHEET C-3.

APN: 265-180-035

APN: 265-180-016  
OWNER(S): PAUL G. ATTARD & TAMARA L. ATTARD

FISH RANCH ROAD  
10' WIDE ROAD DEDICATION  
10' WIDE ROAD DEDICATION

APN: 265-180-018

PTN. PARCEL "B"  
121 PM 51

PARCEL "A"  
121 PM 51

11 SUBSURFACE TUNNEL EASEMENT  
5609 O.R. 271

APN: 265-180-016  
OWNER(S): PAUL G. ATTARD & TAMARA L. ATTARD

PARCEL "A"  
121 PM 51

(E) RESIDENCE

10' WIDE ROAD DEDICATION

APN: 265-180-019  
OWNER(S): LEGACY GROUP INC.

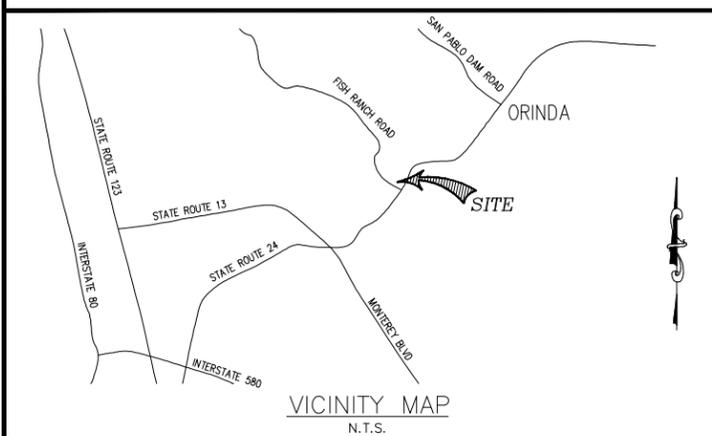
FISH RANCH ROAD  
10' WIDE ROAD DEDICATION  
DRAINAGE EASEMENT 4688 O.R. 262  
ACCESS EASEMENT 4688 O.R. 264  
DRAINAGE EASEMENT 4688 O.R. 262

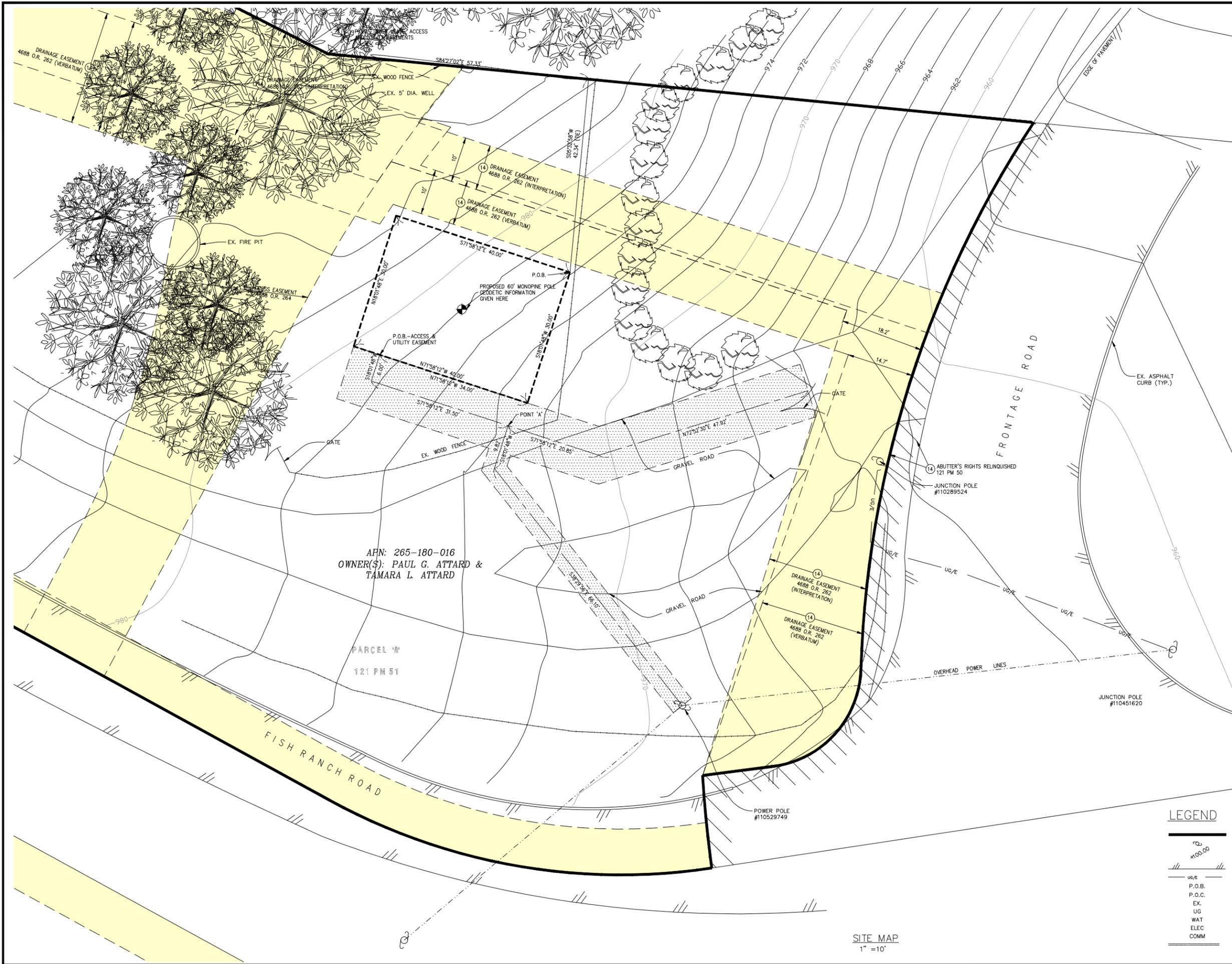
PTN. PARCEL "B"  
121 PM 51

OVERALL SITE MAP  
1" = 60'

**LEGEND**

- PROPERTY BOUNDARY
- POWER POLE
- SPOT ELEVATION
- P.O.B.
- EX.
- UG
- WAT
- ELEC
- COMM
- POINT OF BEGINNING
- EXISTING
- UNDERGROUND
- WATER
- ELECTRIC
- COMMUNICATIONS





APN: 265-180-016  
 OWNER(S): PAUL G. ATTARD &  
 TAMARA L. ATTARD

PARCEL 'A'  
 121 PM 51

SITE MAP  
 1" = 10'

**LEGEND**

- PROPERTY BOUNDARY
- POWER POLE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- UNDERGROUND ELECTRICAL
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXISTING
- UNDERGROUND
- WATER
- ELECTRIC
- COMMUNICATIONS
- EX. ASPHALT CURBING



BEACON  
 DEVELOPMENT



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**REVISION**

NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	CC	06/27/19
1	ESMNTS/TITLE	SL	09/17/19
2	REV. LEASE/ESMNTS	SL	11/14/19
3	REDLINES	SL	06/05/20

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DRAWN BY: CC  
 CHECKED BY: DA  
 DATE DRAWN: 6/27/19  
 SMITHCO JOB #: 56-944

SITE NAME

**BUN #826913  
 PL32 - RT 24-A**

SITE ADDRESS

**1000 FISH RANCH RD.  
 ORINDA, CA 94563  
 CONTRA COSTA COUNTY**

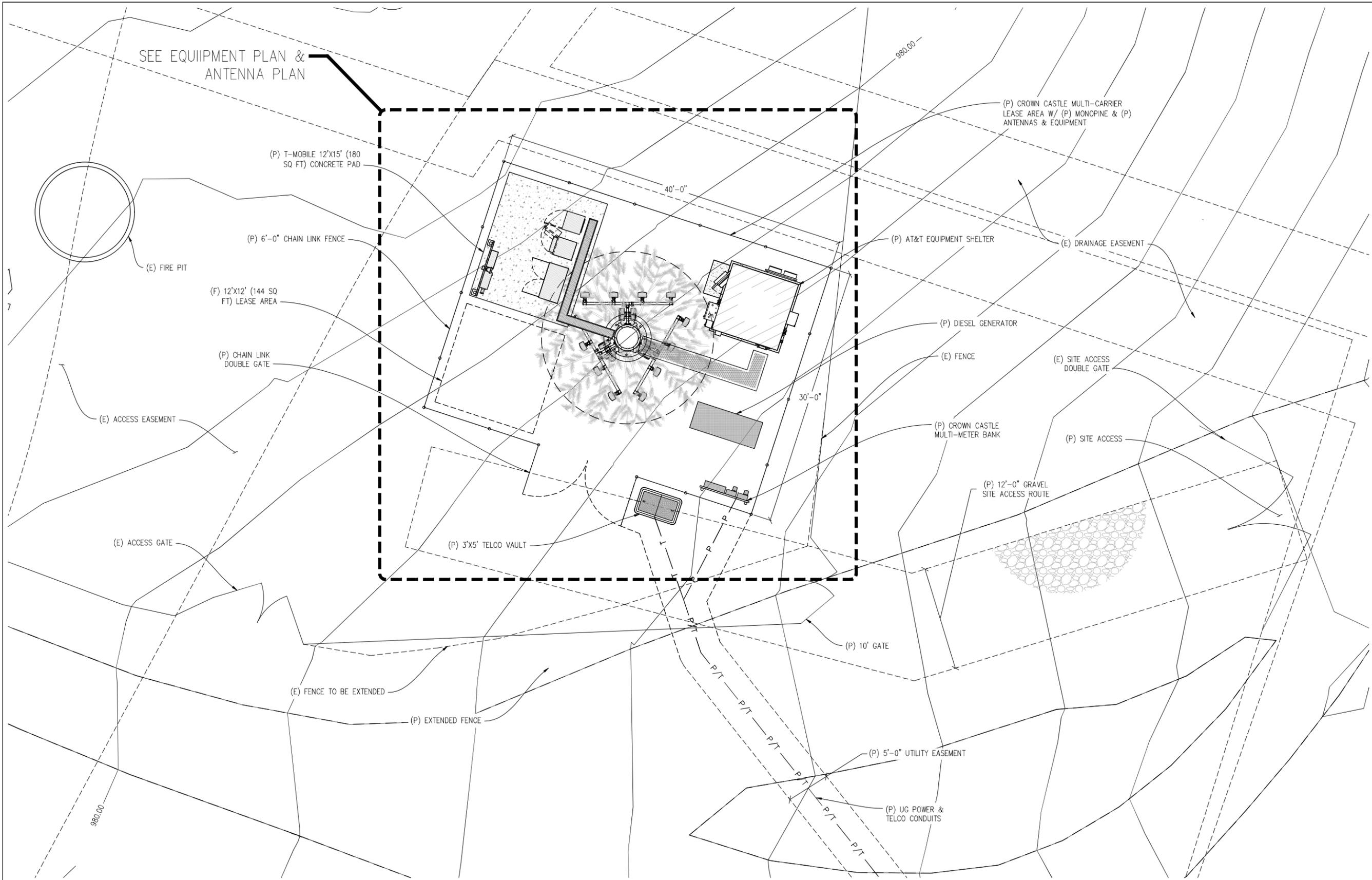
SHEET TITLE

**SITE SURVEY**

FOR EXAMINATION ONLY

SHEET





**ENLARGED SITE PLAN**

1"=5'-0"



**ORINDA**

826713  
1000 FISH RANCH RD  
ORINDA, CA 94563

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	11/11/19	ZD 90%	Z.P.
	11/15/19	ZD 100%	Z.P.
	06/18/20	CLIENT REV	D.G.
	-	-	-
	-	-	-

DRAWN BY: Z. PITNER

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 06/18/20

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghton Phone: 916-275-4190  
E-Mail: Larry@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:  
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CONSTRUCTION

KEVIN R. SORENSEN  
S4469

**CROWN CASTLE**

1 PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:  
ENLARGED SITE PLAN

SHEET NUMBER:  
**A-2**

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/11/19	ZD 90%	Z.P.
	11/15/19	ZD 100%	Z.P.
	06/18/20	CLIENT REV	D.G.
	-	-	-
	-	-	-

DRAWN BY: Z. PITNER

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 06/18/20

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4190  
E-Mail: Larry.Houghtby@streamlineeng.com Fax: 916-660-1941

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KEVIN R. SORENSEN  
S4469



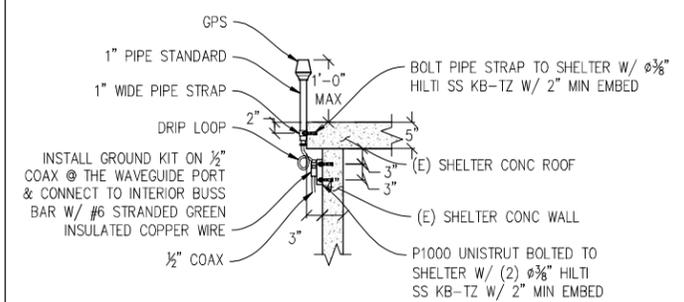
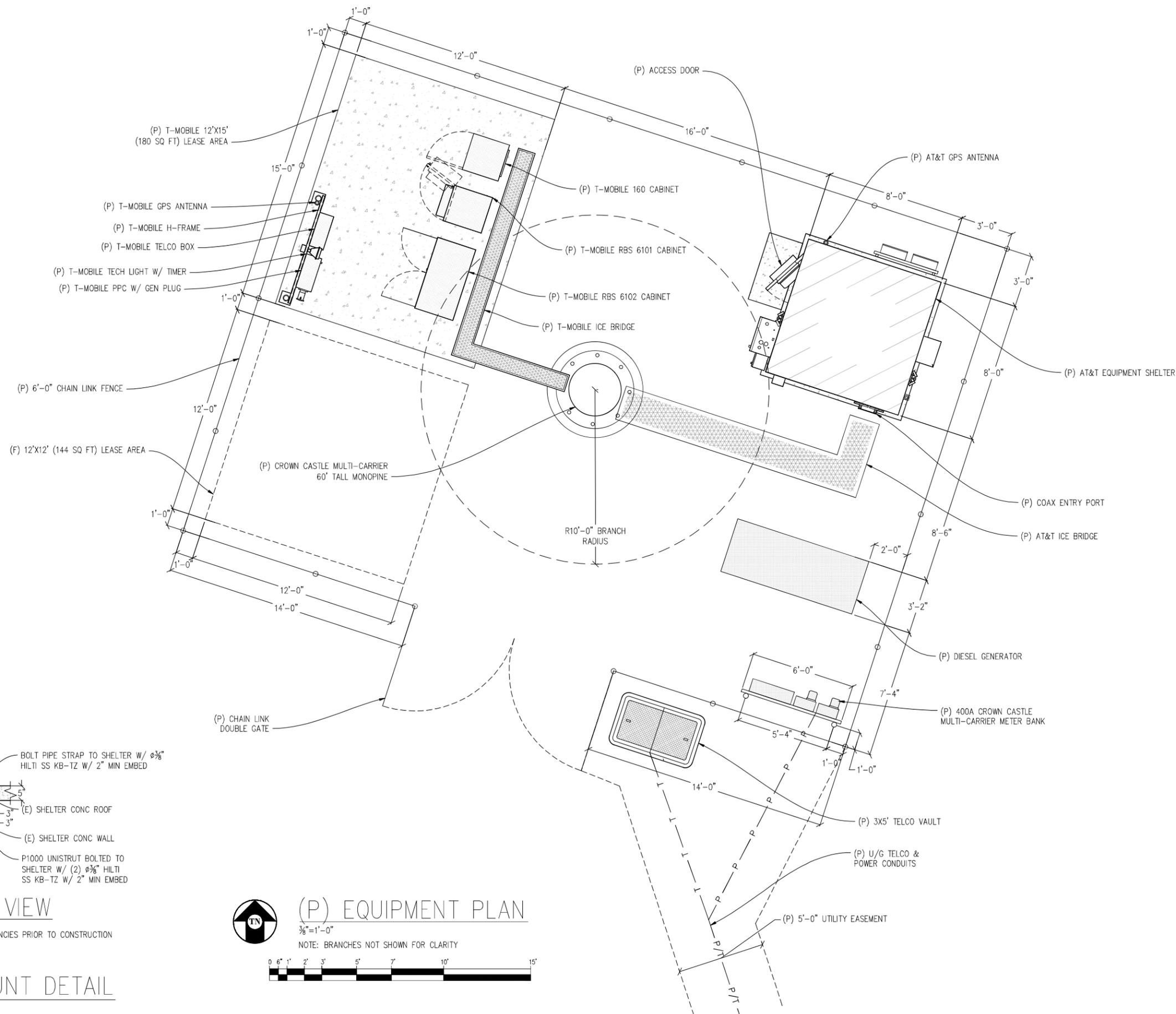
1 PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

EQUIPMENT PLAN  
& DETAIL

SHEET NUMBER:

A-3



SIDE VIEW

NOTIFY EOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION



(P) EQUIPMENT PLAN

3/8" = 1'-0"  
NOTE: BRANCHES NOT SHOWN FOR CLARITY



1 GPS MOUNT DETAIL  
3/4" = 1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/11/19	ZD 90%	Z.P.
	11/15/19	ZD 100%	Z.P.
	06/18/20	CLIENT REV	D.G.
	-	-	-
	-	-	-

DRAWN BY: Z. PITNER

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 06/18/20

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4190  
E-Mail: Larry@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:  
NOT FOR  
CONSTRUCTION

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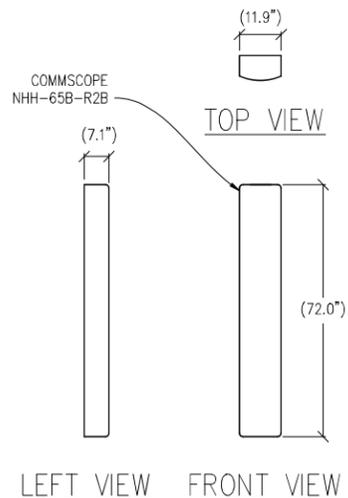
1 PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

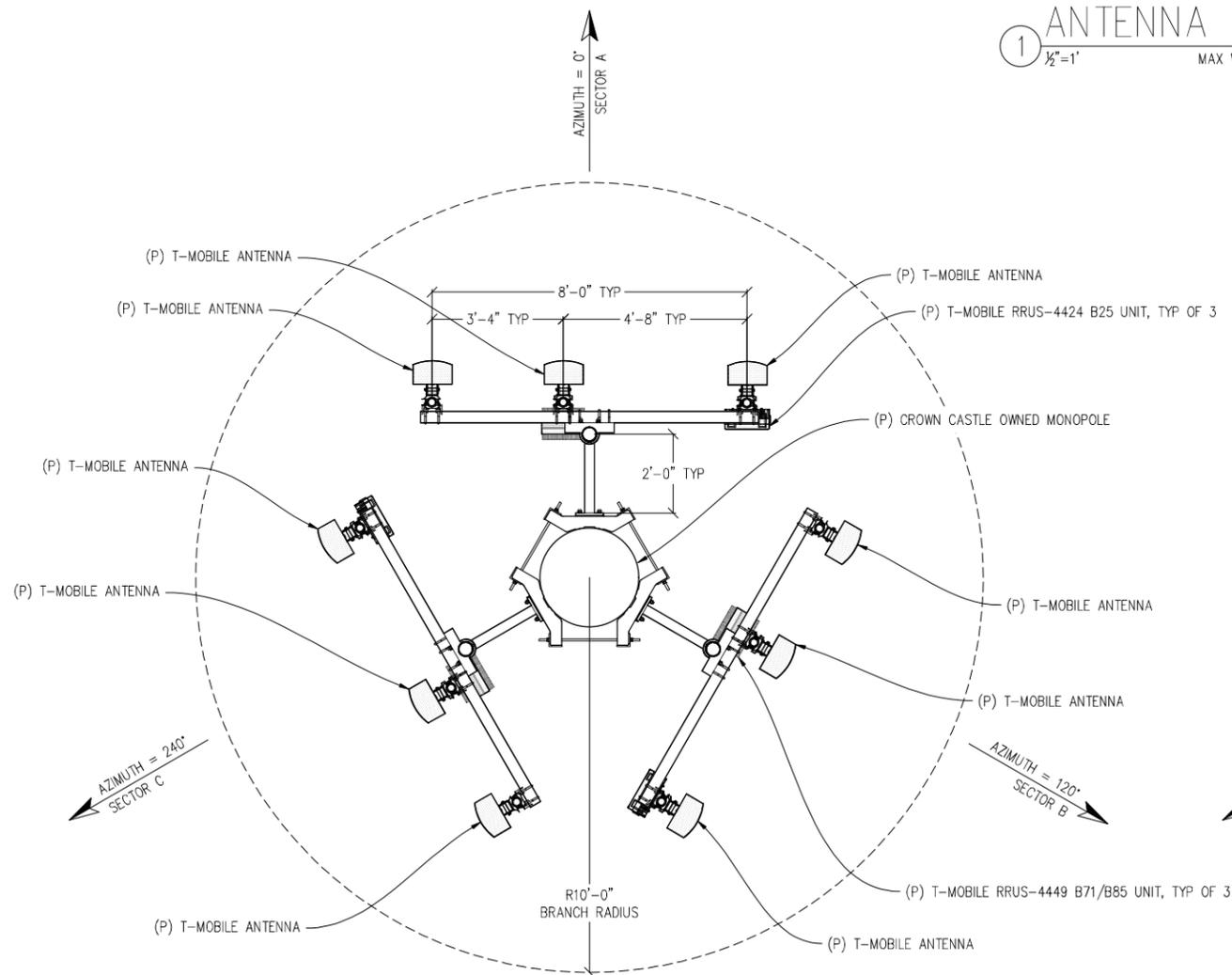
ANTENNA PLANS  
& DETAIL

SHEET NUMBER:

A-4



1 ANTENNA DETAIL  
1/2"=1' MAX WEIGHT: 43.7 LBS

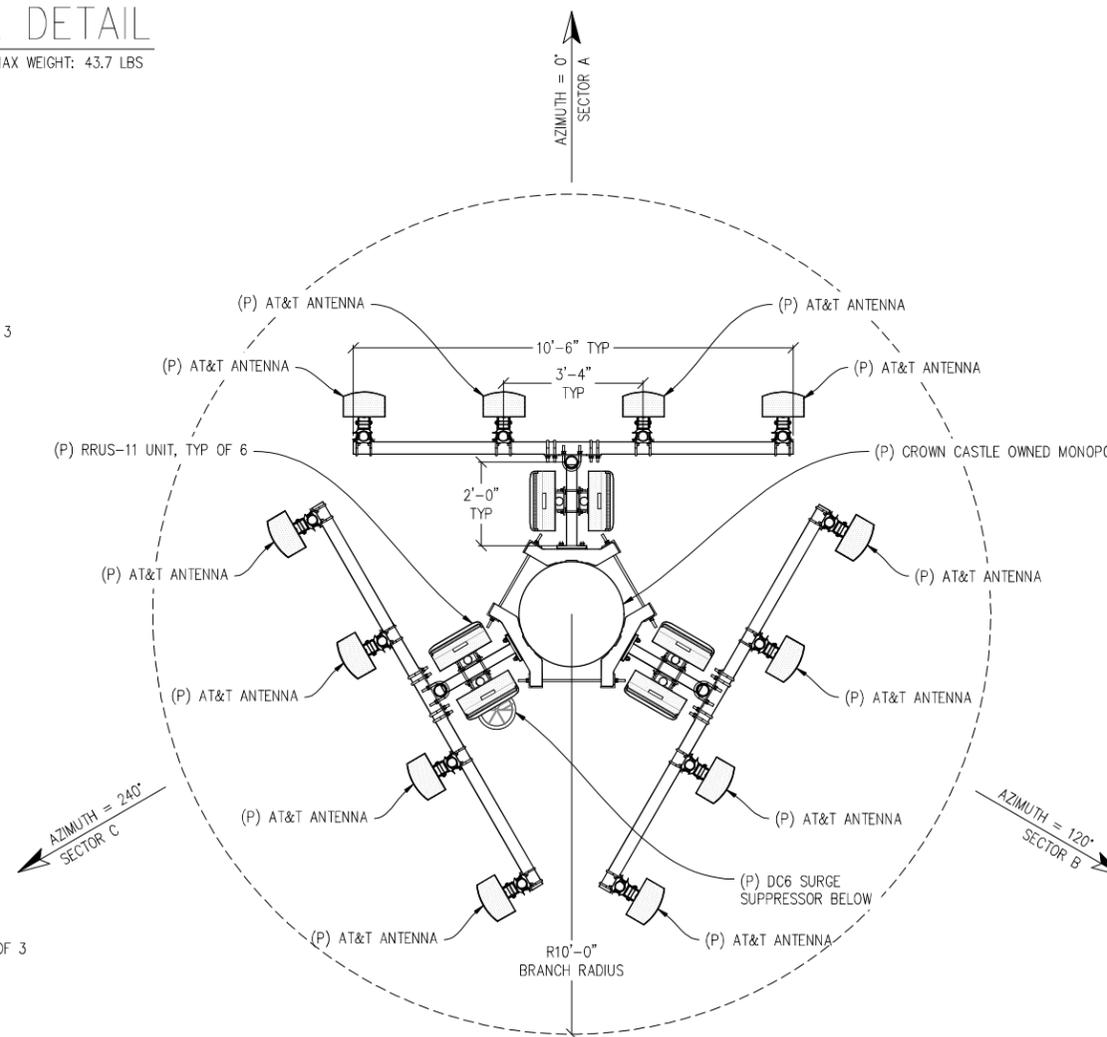


(P) T-MOBILE ANTENNA PLAN

1/2"=1'-0"

NOTE: BRANCHES NOT SHOWN FOR CLARITY

NOTE: (P) ANTENNAS &  
EQUIPMENT TO BE PAINTED TO  
MATCH & FITTED W/ PINE SOCKS



(P) AT&T ANTENNA PLAN

1/2"=1'-0"

NOTE: BRANCHES NOT SHOWN FOR CLARITY

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/11/19	ZD 90%	Z.P.
	11/15/19	ZD 100%	Z.P.
	06/18/20	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: Z. PITNER

CHECKED BY: S. SAVIG

APPROVED BY: -

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PRELIMINARY:  
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KEVIN R. SORENSEN  
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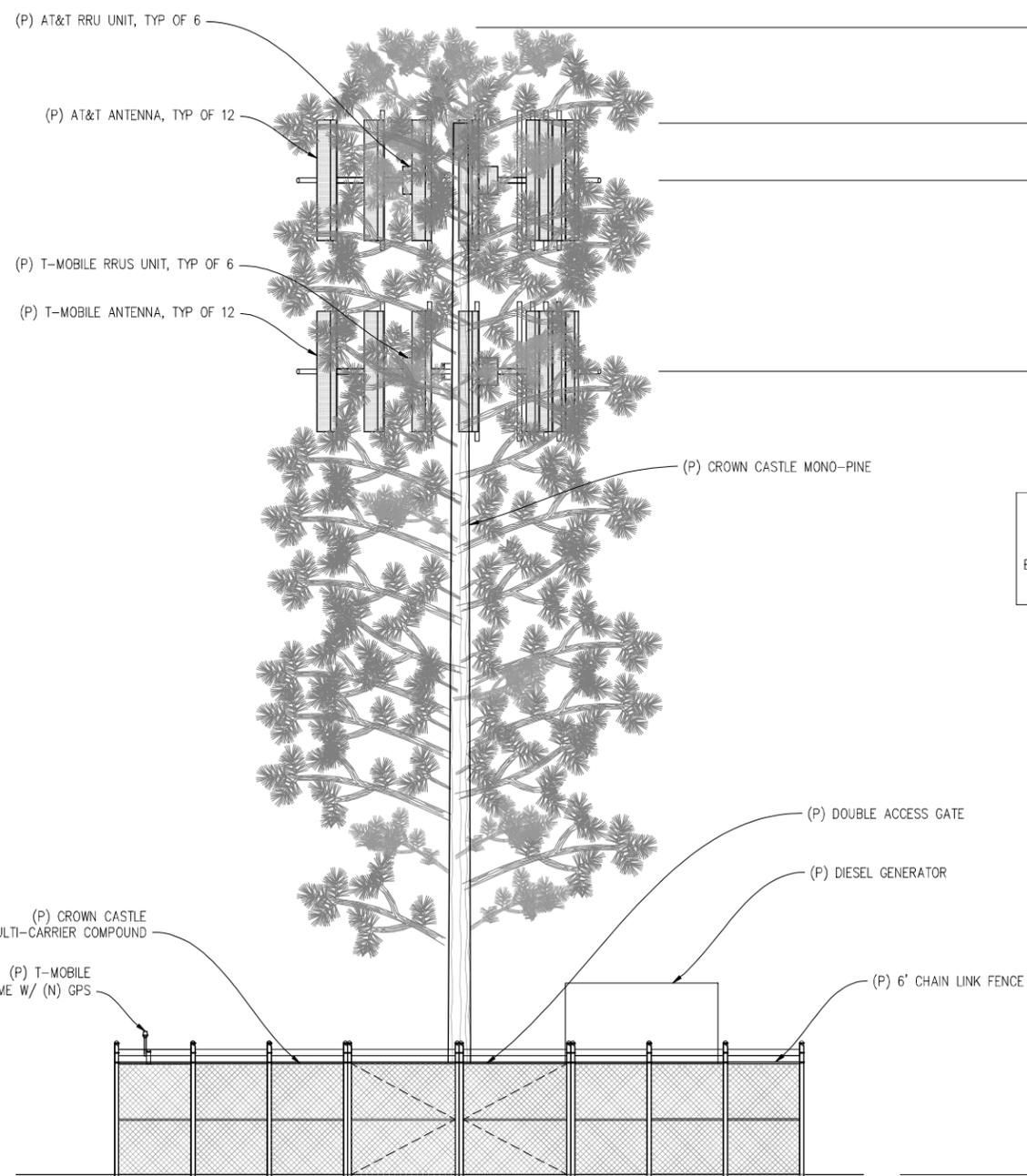
1 PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

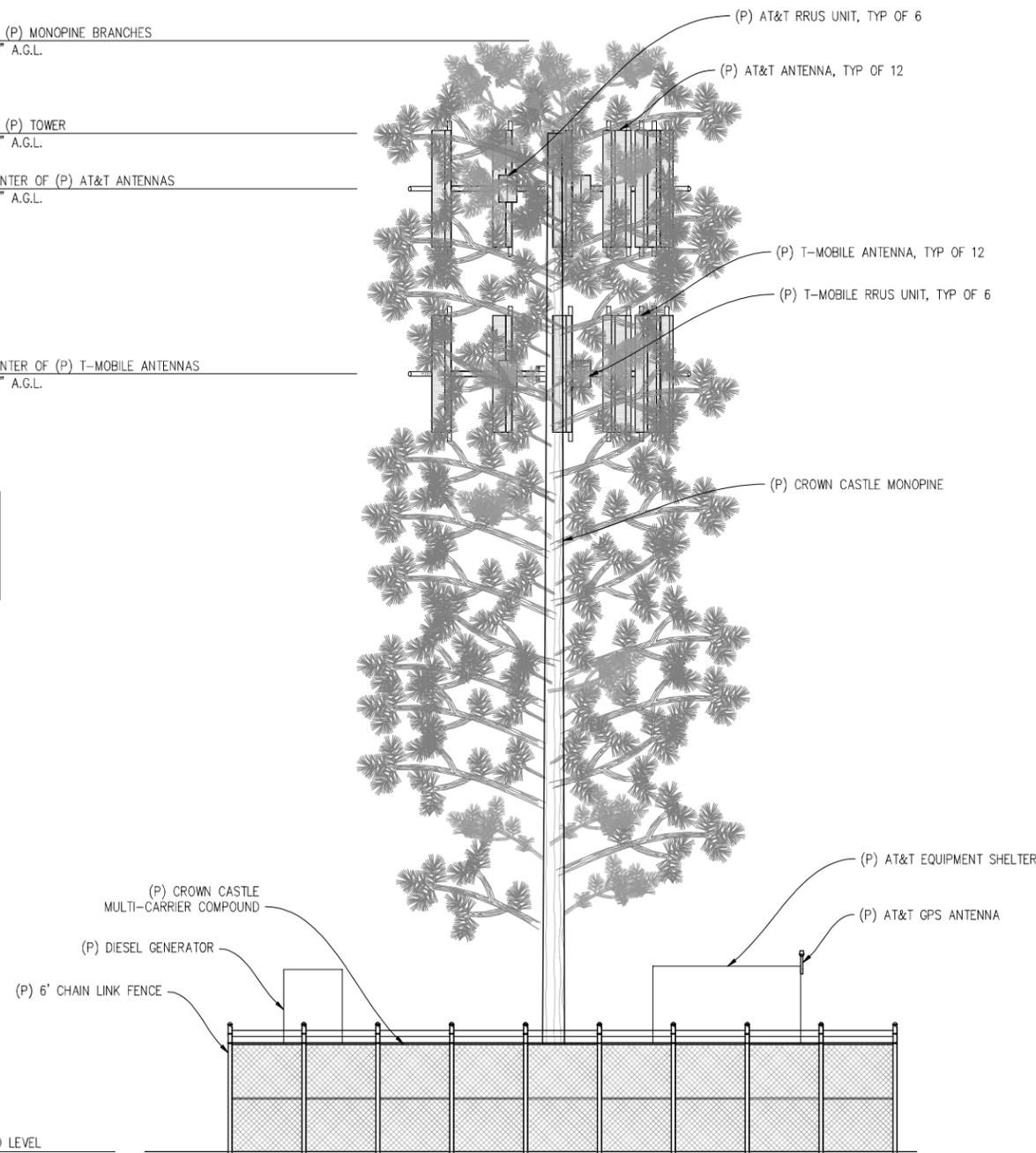


- TOP OF (P) MONOPINE BRANCHES  
±60'-0" A.G.L.
- TOP OF (P) TOWER  
±55'-0" A.G.L.
- RAD CENTER OF (P) AT&T ANTENNAS  
±52'-0" A.G.L.
- RAD CENTER OF (P) T-MOBILE ANTENNAS  
±42'-0" A.G.L.

NOTE:  
(P) ANTENNA & EQUIPMENT TO  
BE PAINTED TO MATCH & FITTED  
W/ PINE SOCKS

● GROUND LEVEL  
0'-0"

SOUTH ELEVATION  
1/4"=1'-0"



EAST ELEVATION  
1/4"=1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/11/19	ZD 90%	Z.P.
	11/15/19	ZD 100%	Z.P.
	06/18/20	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: Z. PITNER

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 06/18/20

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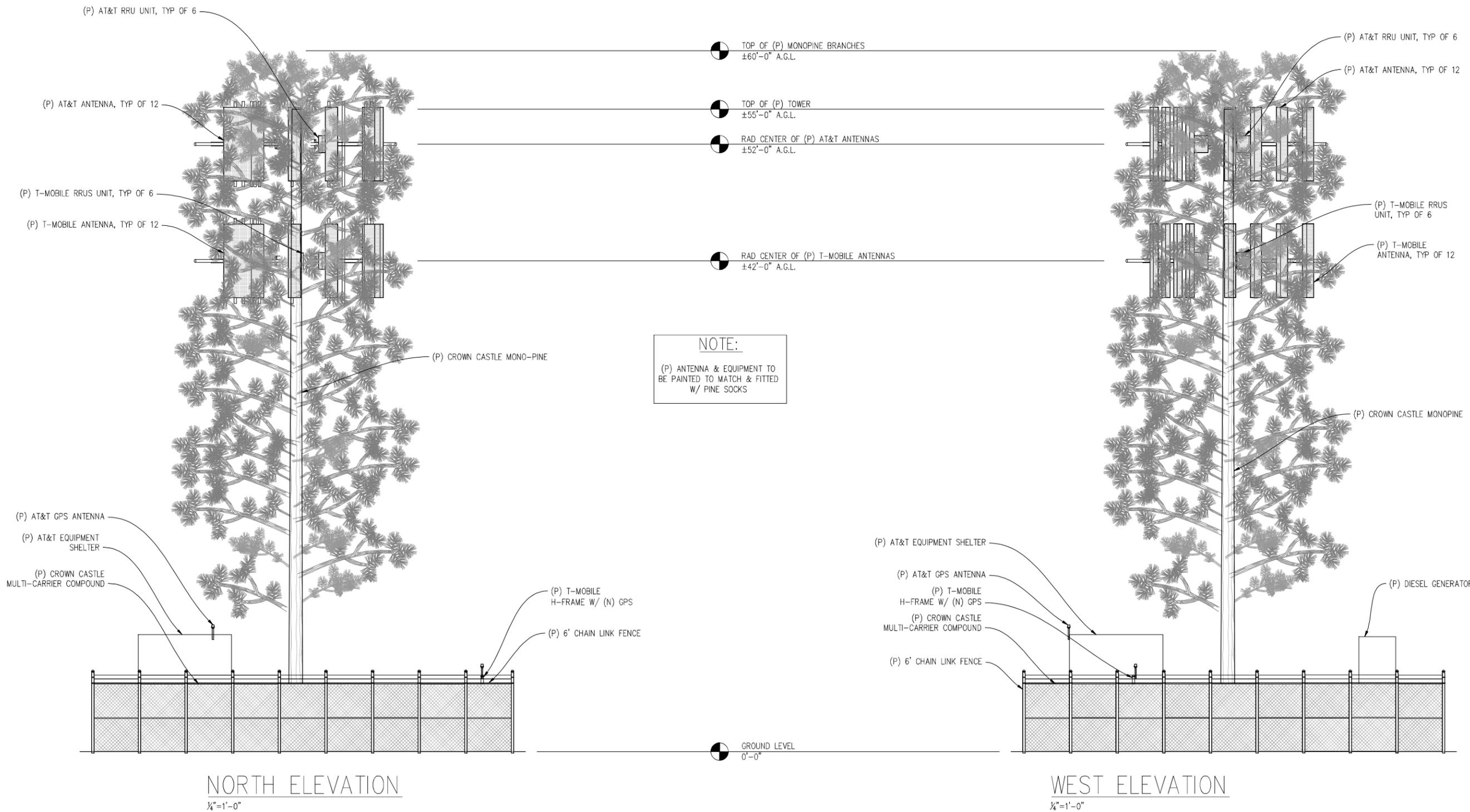
1 PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-6



**Mitigation Monitoring and Reporting Program  
County File #LP20-2024  
Crown Castle Telecommunication – Fish Ranch Road Facility**

**1000 Fish Ranch Road  
Orinda, CA 94563**

**September 22, 2020**

## SECTION 1: AESTHETICS

**Potentially Significant Impacts:** *The future construction of a new, 60-foot antenna structure within a fenced, 1,200 square-foot lease area would introduce new structural elements into the general landscape and new potential sources of visual intrusion into the existing scenic vista, both from a scenic ridge and a scenic roadway (Fish Ranch Road). The proposed project would add outdoor lighting for occasional maintenance activities that would be an additional source of light and glare.*

### Mitigation Measures(s):

**AES-1:** The antennas will be stealth within the foliage of the faux mono-pine structure in order to reduce its overall visual impact. Sufficient branches to ensure proper screening of the antennas are required. The antennas shall be covered by socks which match the adjacent foliage.

**AES-2:** All equipment will be required have a non-reflective finish. Paints with a reflectivity less than 55 percent are required. Those portions of the antennas not covered by socks shall be painted to match the adjacent portions of the tower and foliage. The fence and ground equipment shall be painted to match the tower or the surrounding landscape. Color photographs showing the as-built condition shall be submitted for review to the Department of Conservation and Development, Current Planning Division (CDD) staff to verify compliance with this Condition of Approval within 30 days of completing construction.

**AES-3:** All lighting for the proposed equipment shelter shall be deflected downward so as to focus illumination towards the lease area, and not to adjacent properties. All lights should have an on-off switch and be turned off when not in use.

Implementing Action:

COA

Timing of Verification:

Prior to CDD approval of construction documents and throughout construction-related activity.

Party Responsible for Verification:

Project proponent and CDD staff.

Compliance Verification:

Review of Construction Drawings.

## SECTION 2: BIOLOGICAL RESOURCES

**Potentially Significant Impacts:** *Future construction on the project site has the potential to impact nesting birds, whipsnake habitat areas (i.e, shrub habitat), and rare plants within the project site and adjacent areas. If grading or construction would occur during the nesting season, February through August, nesting birds could be disturbed. The project, as currently proposed, does not propose to impact any "core" whipsnake habitat; that is, shrub-type habitats. Any construction of the wireless telecommunication facility may, however, result in impacts to this snake since the project site contains shrub habitat. If construction-related activities take place*

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*during blooming periods (generally, late winter to mid-summer), rare plants and their seeds could be disturbed or removed.*

**Mitigation Measure(s):**

**BIO-1:** If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) shall be conducted by a qualified biologist 14 days prior to the commencement of the site grading activities. The survey area (area of influence) shall include the project site and those adjacent areas within 200 feet to the north and west of the project site and within 120 feet to the south and east of the project site. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

**BIO-2:** A qualified biologist should conduct a pre-construction survey for Alameda whipsnake at all suitable whipsnake habitat areas (shrub habitat) within the project area within 14 days prior to the beginning of project-related activities. If Alameda whipsnakes are discovered or if evidence of recent prior occupation is established, a buffer should be established around the nest/habitat site until the nest/habitat site is no longer active. If an active whipsnake nest/habitat needs to be removed as part of the proposed project, the project biologist would need to consult the California Department of Fish & Wildlife (CDFW) and the U.S. Fish & Wildlife Service (FWS) to determine appropriate methods for the removal of the roost. As part of CDFW's and/or FWS's approval, a new nest/habitat site may need to be created on the project site as mitigation.

**BIO-3:** If project construction-related activities take place during blooming periods (generally, late winter to mid-summer), preconstruction surveys for rare plants within the project site and adjacent areas shall be conducted by a qualified biologist at least 14 days prior to the commencement of site grading or construction activities. If any rare plant listed under the California Native Diversity Database (CNDDDB) is found to within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the plant. The distance shall be determined by a County-appointed certified biologist based on the type of plants and site conditions. Once the

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blooming season for the rare plant has ended, the project can proceed without further regard to the plant site(s).

Implementing Action:	COA
Timing of Verification:	Prior to earthmoving activity
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Biologist.
Compliance Verification:	Review of Biologist's report.

**SECTION 3: CULTURAL RESOURCES**

**Potentially Significant Impacts:** *Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains. The following mitigation measures will ensure that, in the event cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level.*

**Mitigation Measure(s):**

**CUL 1:** If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations and to contact the Native American Tribe that requested consultation and/or demonstrated interest in the project. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

**CUL 2:** If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

**CUL-3:** If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist

should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Archaeologist.
Compliance Verification:	Review of archaeologist's report.

**SECTION 5: NOISE**

**Potentially Significant Impacts:** *During construction of the proposed telecommunications facility, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the applicant is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:*

**Mitigation Measure(s):**

**NOI-1:** The following construction restrictions shall be implemented during project construction and shall be included on all construction plans.

1. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

2. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except the hours are limited to 9:00 am to 4:00 pm.
3. All construction activities shall be limited to the hours of 8:00 am to 5:00 pm, Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:
  - New Year's Day (State and Federal)
  - Birthday of Martin Luther King, Jr. (State and Federal)
  - Washington's Birthday (Federal)
  - Lincoln's Birthday (State)
  - President's Day (State and Federal)
  - Cesar Chavez Day (State)
  - Memorial Day (State and Federal)
  - Independence Day (State and Federal)
  - Labor Day (State and Federal)
  - Columbus Day (State and Federal)
  - Veterans Day (State and Federal)
  - Thanksgiving Day (State and Federal)
  - Day after Thanksgiving (State)
  - Christmas Day (State and Federal)

Implementation of this mitigation measure would reduce the impact of temporary ambient noise levels to a less than significant level.

Implementing Action:	COA
Timing of Verification:	Throughout all phases of construction (noise reduction) and upon receipt of noise complaint(s).
Party Responsible for Verification:	Project proponent and CDD staff.
Compliance Verification:	<ul style="list-style-type: none"> <li>• Review of Construction Drawings (for inclusion of Noise Mitigation # 1 within project data).</li> <li>• Field Investigation (in the event of a noise complaint).</li> </ul>

## SECTION 6: TRIBAL CULTURAL RESOURCES

**Potentially Significant Impacts:** *Construction activities requiring excavation or earth movement could uncover previously unrecorded significant tribal cultural resources and/or human remains. The following mitigation measures will ensure that, in the event tribal cultural resources are*

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*discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level.*

**Mitigation Measure(s):**

**TRI-1:** The implementation of mitigation measures CUL-1 through CUL-3 (identified previously within the Cultural Resources Section of this report) will ensure that project impacts to tribal resources will be less than significant.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Archaeologist.
Compliance Verification:	Review of archaeologist's report.

Abbreviations:

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