

NOTICE OF EXEMPTION

TO: County Clerk's Office
Contra Costa County
555 Escobar Street
Martinez, CA 94553-1105



FROM: City of San Ramon
Planning Services Division
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560

PROJECT TITLE: Wireless Telecommunications Facility for Verizon Wireless
(LUP 2022-0028 and AR 2022-0003)

PROJECT LOCATION: 2590 San Ramon Valley Blvd., San Ramon, CA 94583
Contra Costa County (APNs: 213-030-024)

PROJECT APPLICANT: Norman LoPatin, Ridge Communications
12919 Alcosta Blvd. #1
San Ramon, CA 94583
248-790-7770; norman.lopatin@ridgecommunicate.com

PROPERTY OWNER: Public Storage Properties VIII
2590 San Ramon Valley Blvd
San Ramon, CA 94583

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Land Use Permit and Architecture Review applications will establish a new Wireless Telecommunications Facility at 2590 San Ramon Valley Blvd. The project site currently contains Public Storage as well as an office park. The proposed telecommunications facility is 50 ft. tall tower designed as a faux Eucalyptus tree with 12 antennas, 6 RRUs, a 30 KW Diesel Generator, and other equipment located within a 406 sq. ft. lease area enclosed by an 8ft. tall CMU wall.

EXEMPT STATUS: (*check one*)

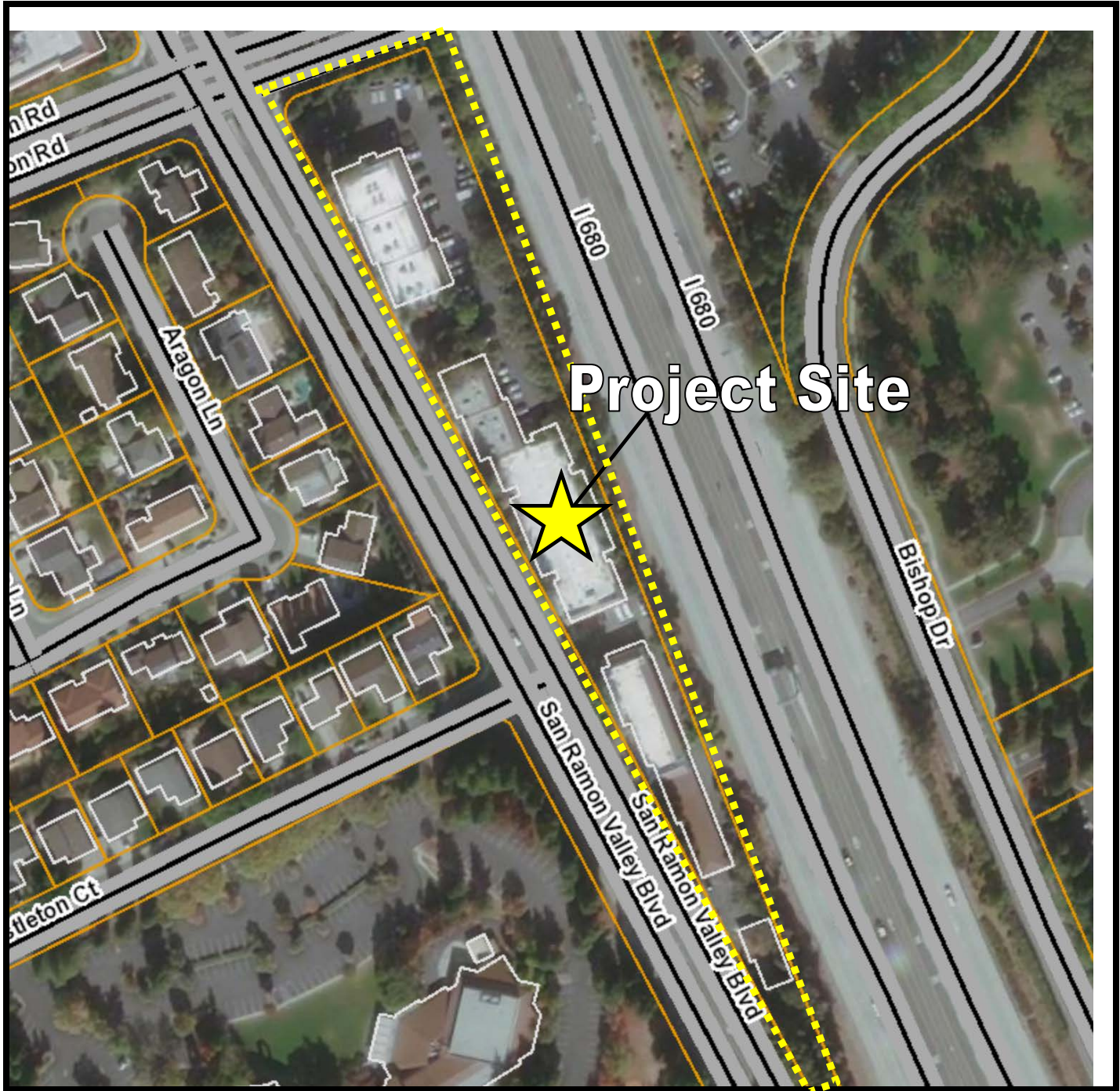
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption;
- ☐ Common Sense Exemption (Sec. 15061(b)(3));

REASONS WHY PROJECT IS EXEMPT: The project is exempt under Section 15303 of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended because it meets the conditions for a new, small facility or construction. The proposed unmanned telecommunications facility is contained within a 406 sq. ft. lease area and the land use is accessory to the primary use on-site. The proposed facility is a small facility with no expected significant effect on the environment, and therefore is not subject to CEQA.

CONTACT: Salmana Shah, Assistant Planner at (925) 973-2571 or sshah@sanramon.ca.gov

Signature: Salmana Shah

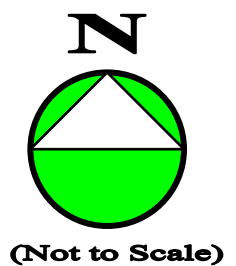
Date: September 22, 2022



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



LUP 2022-0003 & AR 2022-0028
Verizon Telecommunications Facility
2590 San Ramon Valley Blvd
(Public Storage)
(APN: 213-030-024)







VERIZON WIRELESS EQUIPMENT ENGINEER: _____ SIGNATURE DATE	VERIZON WIRELESS REAL ESTATE: _____ SIGNATURE DATE
VERIZON WIRELESS CONSTRUCTION: _____ SIGNATURE DATE	VERIZON WIRELESS RF ENGINEER: _____ SIGNATURE DATE
PROPERTY OWNER: _____ SIGNATURE DATE	RIDGE COMMUNICATIONS – LEASING _____ SIGNATURE DATE
RIDGE COMMUNICATIONS – CONSTRUCTION _____ SIGNATURE DATE	RIDGE COMMUNICATIONS – ZONING _____ SIGNATURE DATE

279846
2590 SAN RAMON VALLEY BLVD
SAN RAMON, CA 94583



T-1

PROPERTY INFORMATION

OWNER: PUBLIC STORAGE PROPERTIES VIII
ADDRESS: PO BOX 25025
GLENDALE CA 91221-5025

SITE: SAN RAMON VALLEY BLVD
2590 SAN RAMON VALLEY BLVD
SAN RAMON CA. 94583

ASSESSOR'S PARCEL NUMBER: APN: 213-030-024-3
EXISTING GROUND ELEVATION: CENTER OF SECTORS=491.5' AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

11/25/19
7/19/20 (2)

TITLE REPORT

TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER:5026900-6073450, DATED: OCTOBER 18, 2019.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, RECORDED AUGUST 28, 2004, IN DOCUMENT T162PM14 PCL B.

NO EASEMENTS DESCRIBED ON SAID DOCUMENT CONFLICT WITH THE PROPOSED PROJECT AREA.

LEGEND

- GRD

TFC

R/W

EP

D/W

PS

SW

PAR

ROOF

OH
- GROUND SHOT

TOP FACE OF CURB

RIGHT OF WAY

EDGE OF PAVEMENT

ACCESS DRIVEWAY

PARKING SPACE

SIDEWALK

TOP OF PARAPET

TOP OF ROOF

OVERHANG
- GEODETIC COORDINATES

SPOT ELEVATION

DISH ANTENNA
- WATER CONTROL VALVE

FIRE HYDRANT

GUY CONDUCTOR

FOUND AS NOTED

POWER POLE

LIGHT POLE

ELECTRICAL TRANSFORMER

AIR CONDITIONING UNIT

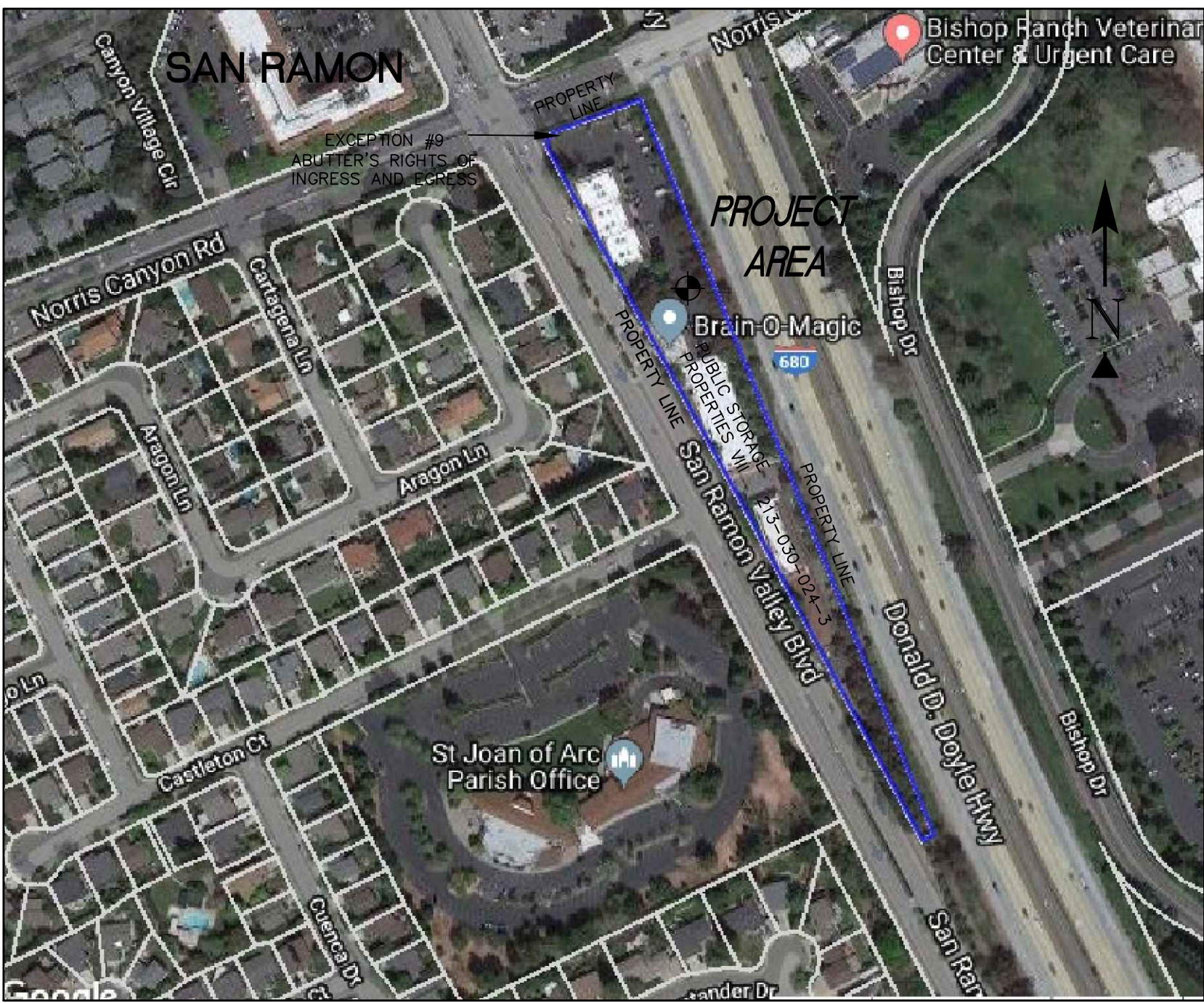
TELEPHONE PEDESTAL

TELEPHONE VAULT

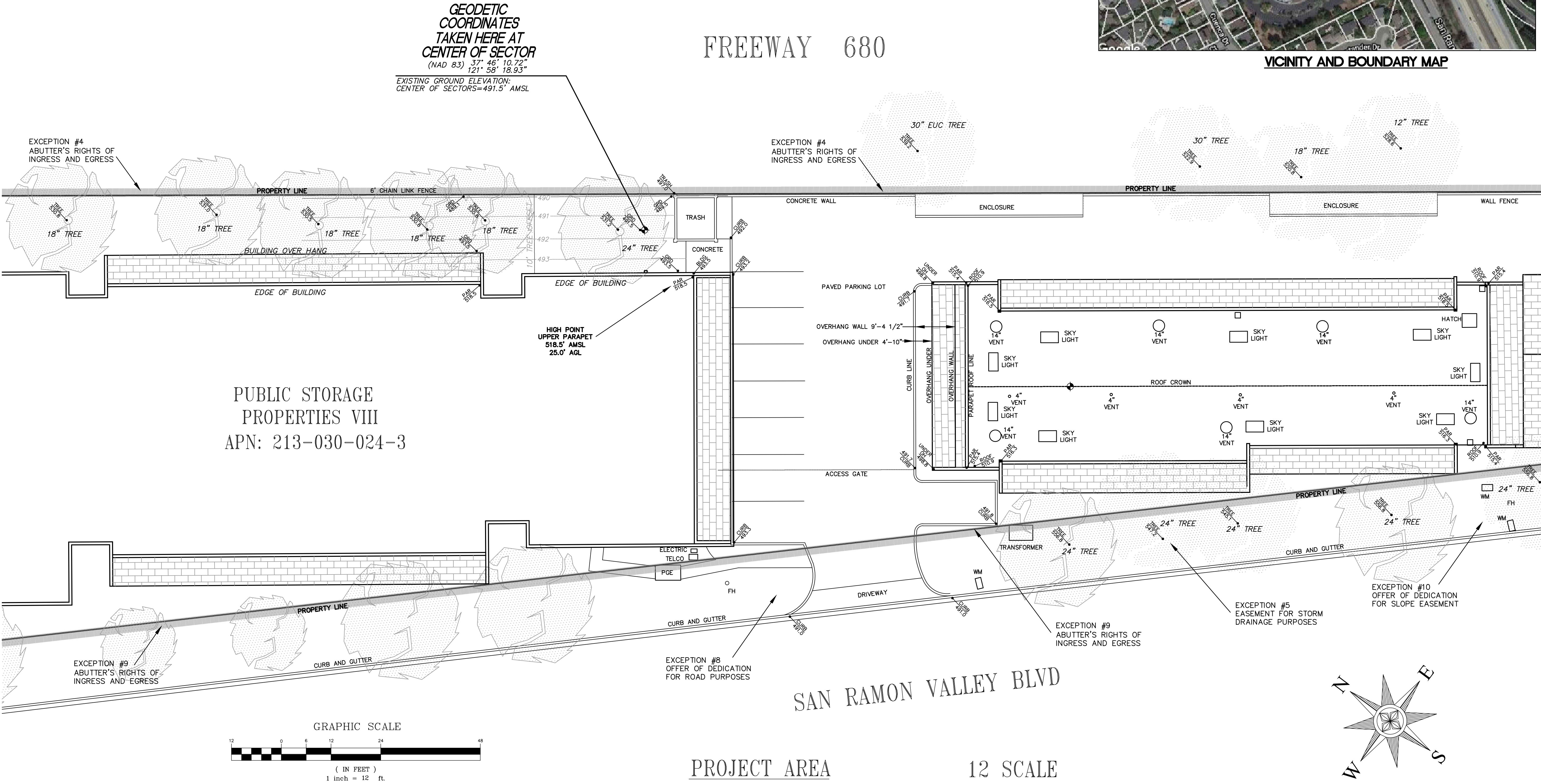
TELEPHONE MANHOLE

GAS VALVE

GAS METER
- PROPERTY LINE



VICINITY AND BOUNDARY MAP



ISSUE STATUS

DATE	DESCRIPTION	REV.
11/25/2019	SITE PLAN	1
7/20/2020	REVISED PROJECT AREA	2
10/01/2020	AE DESIGN	3



HAYES
Land Surveying
And Mapping
2830 MADRIGAN COURT
CONCORD, CA 94518



verizon

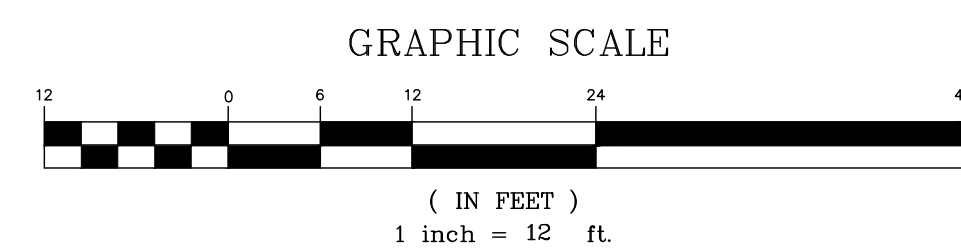
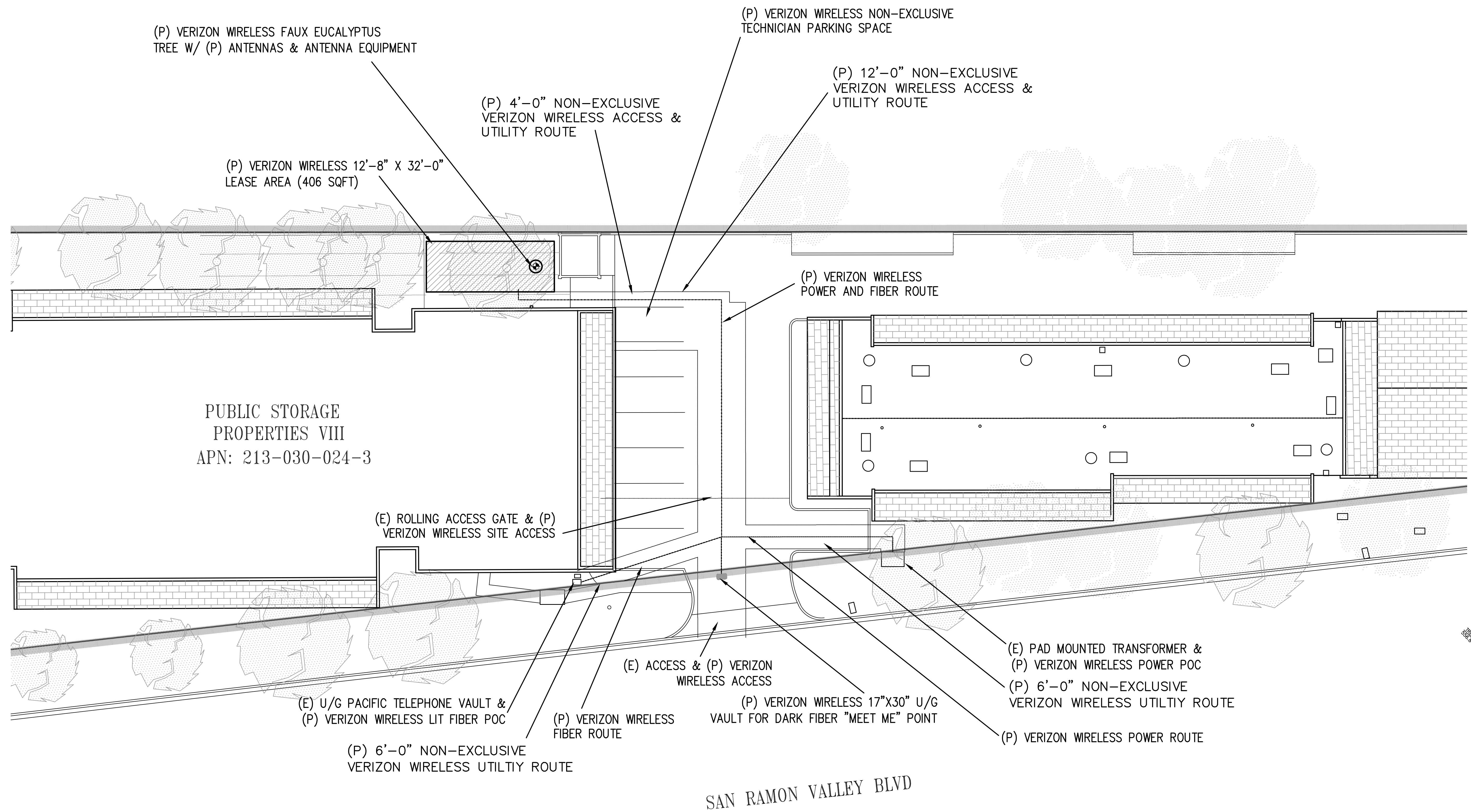
2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
OFFICE: 925-279-6000
(925) 279-6333

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

ID: 279846
SAN RAMON VALLEY BLVD
2590 SAN RAMON VALLEY BLVD
SAN RAMON CA. 94583

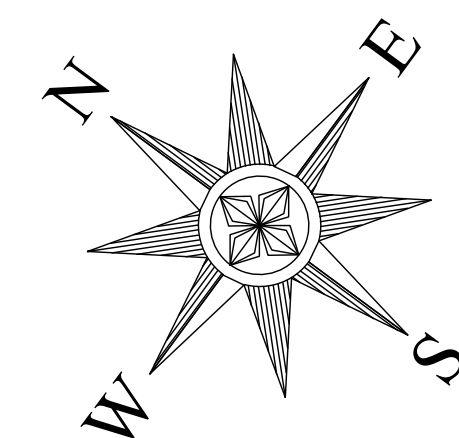
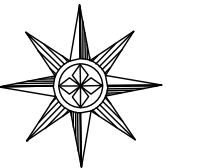
C-1
SHEET 1 of 2

FREEWAY 680

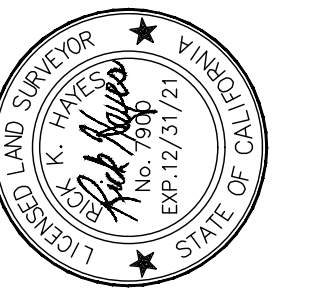


PROJECT AREA

12 SCALE

[illegible]

HAYES
Land Surveying
And Mapping
2830 MADIGAN COURT
CONCORD, CA 94518



2783 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
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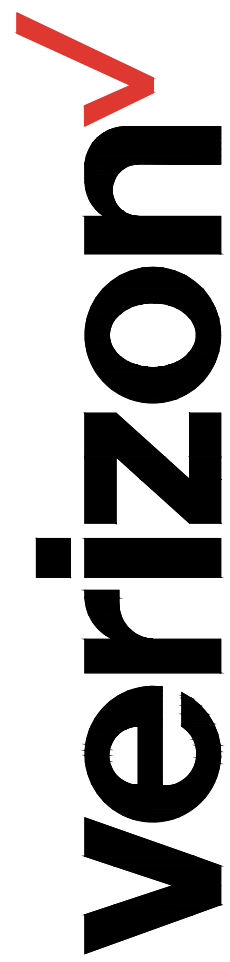
TOPOGRAPHIC SURVEY EXISTING CONDITIONS

SAN RAMON VALLEY BLVD
5900 SAN RAMON VALLEY BLVD
SAN RAMON CA. 94583

C-2
SHEET 2 of 2

SAN RAMON
VALLEY BLVD

279846
2590 SAN RAMON VALLEY BLVD
SAN RAMON, CA 94583



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	08/19/20	ZD 90%	I.M.
	10/01/20	CSR REDLINES	I.M.
	10/15/20	ZD 100%	D.G.
	08/16/21	CLIENT REV	C.T.C
	05/23/22	PLANNING COMM	T.S.
	07/05/22	PLANNING COMM	S.V.

DRAWN BY: I. MAY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 07/05/2022

SHEET TITLE:

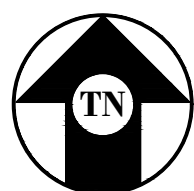
OVERALL
SITE PLAN

SHEET NUMBER:

A-1

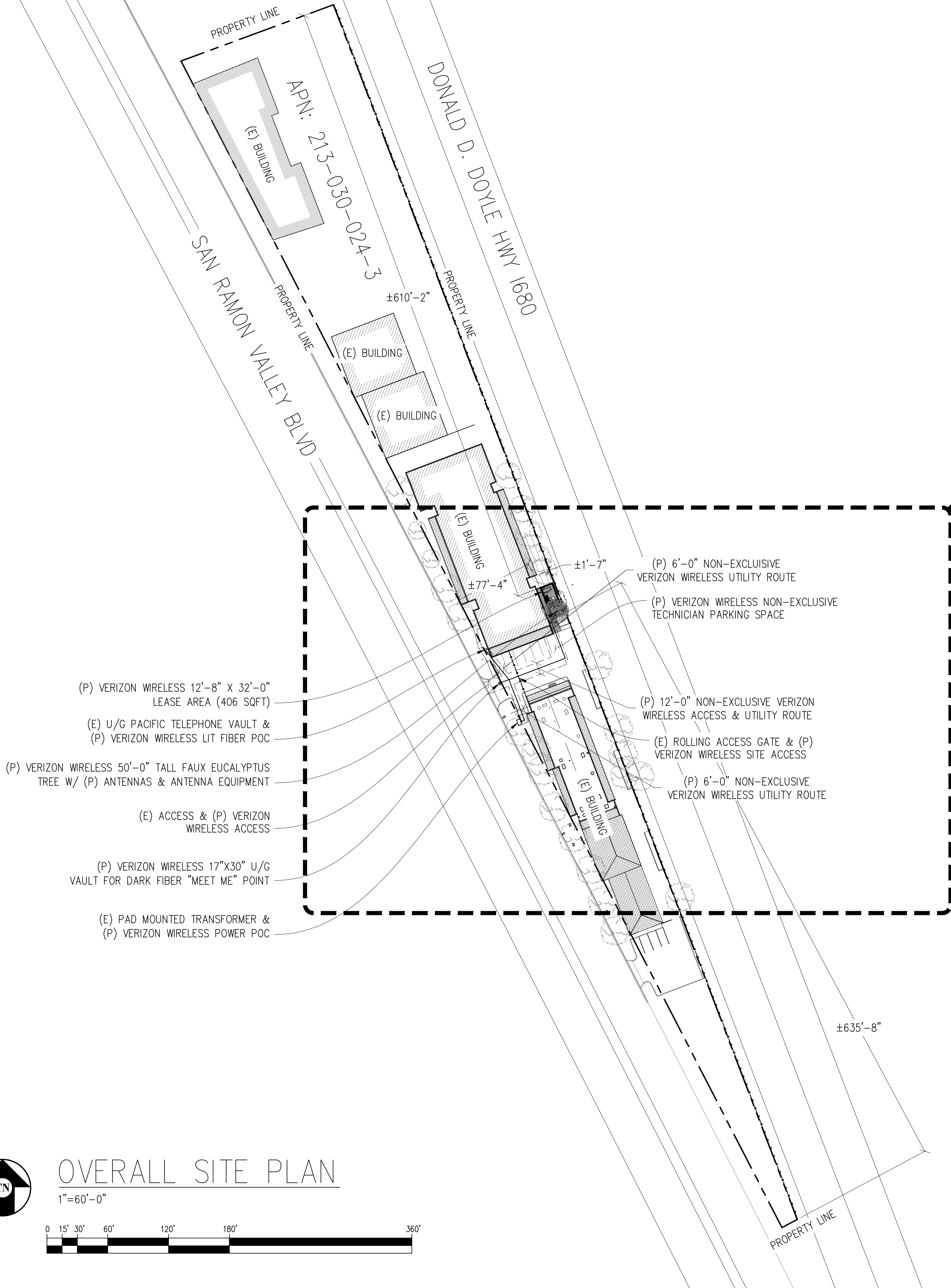
NOTES:

- ALL (P) VERIZON WIRELESS ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) FAUX EUCALYPTUS TREE & BE FULLY WITHIN THE BRANCH RADIUS.
- ALL (P) VERIZON WIRELESS ANTENNAS TO BE COVERED IN FAUX EUCALYPTUS TREE SOCKS.



OVERALL SITE PLAN

1"=60'-0"



SEE SITE PLAN

SAN RAMON VALLEY BLVD

279846
2590 SAN RAMON VALLEY BLVD
SAN RAMON, CA 94583

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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and Design, Inc.

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SHEET TITLE:

SITE PLAN

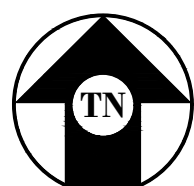
SHEET NUMBER:

A-2

NOTES:

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2. ALL (P) VERIZON WIRELESS ANTENNAS TO BE COVERED IN FAUX EUCALYPTUS TREE SOCKS.



SITE PLAN

1"=20'-0"



SEE ENLARGED SITE PLAN

APN: 213-030-024-3

DONALD D. DOYLE HWY 1680

SAN RAMON VALLEY BLVD

EXCEPTION #9 ABUTTER'S RIGHTS
OF INGRESS & EGRESS

(E) BUILDING

TO (E) PROPERTY LINE

±610'-2"

EXCEPTION #4 ABUTTER'S RIGHTS
OF INGRESS & EGRESS

±1'-7"

(P) VERIZON WIRELESS 12'-8" X 32'-0"
LEASE AREA (406 SQFT)

(P) VERIZON WIRELESS 50'-0" TALL FAUX EUCALYPTUS
TREE W/ (P) ANTENNAS & ANTENNA EQUIPMENT

(P) VERIZON WIRELESS NON-EXCLUSIVE
TECHNICIAN PARKING SPACE

EXCEPTION #4 ABUTTER'S RIGHTS
OF INGRESS & EGRESS

(E) U/G PACIFIC TELEPHONE VAULT &
(P) VERIZON WIRELESS LIT FIBER POC

EXCEPTION #8 OFFER OF
DEDICATION FOR ROAD PURPOSES

(P) 6'-0" NON-EXCLUSIVE
VERIZON WIRELESS UTILITY ROUTE

(E) ACCESS & (P) VERIZON
WIRELESS ACCESS

(P) VERIZON WIRELESS 17"X30" U/G
VAULT FOR DARK FIBER "MEET ME" POINT

(E) ROLLING ACCESS GATE & (P)
VERIZON WIRELESS SITE ACCESS

(P) 12'-0" NON-EXCLUSIVE VERIZON
WIRELESS ACCESS & UTILITY ROUTE

(P) 6'-0" NON-EXCLUSIVE
VERIZON WIRELESS UTILITY ROUTE

(E) PAD MOUNTED TRANSFORMER &
(P) VERIZON WIRELESS POWER POC

EXCEPTION #9 ABUTTER'S RIGHTS
OF INGRESS & EGRESS

EXCEPTION #5 EASEMENT FOR
STORM DRAINAGE PURPOSES

EXCEPTION #10 OFFER OF
DEDICATION FOR SLOPE EASEMENT

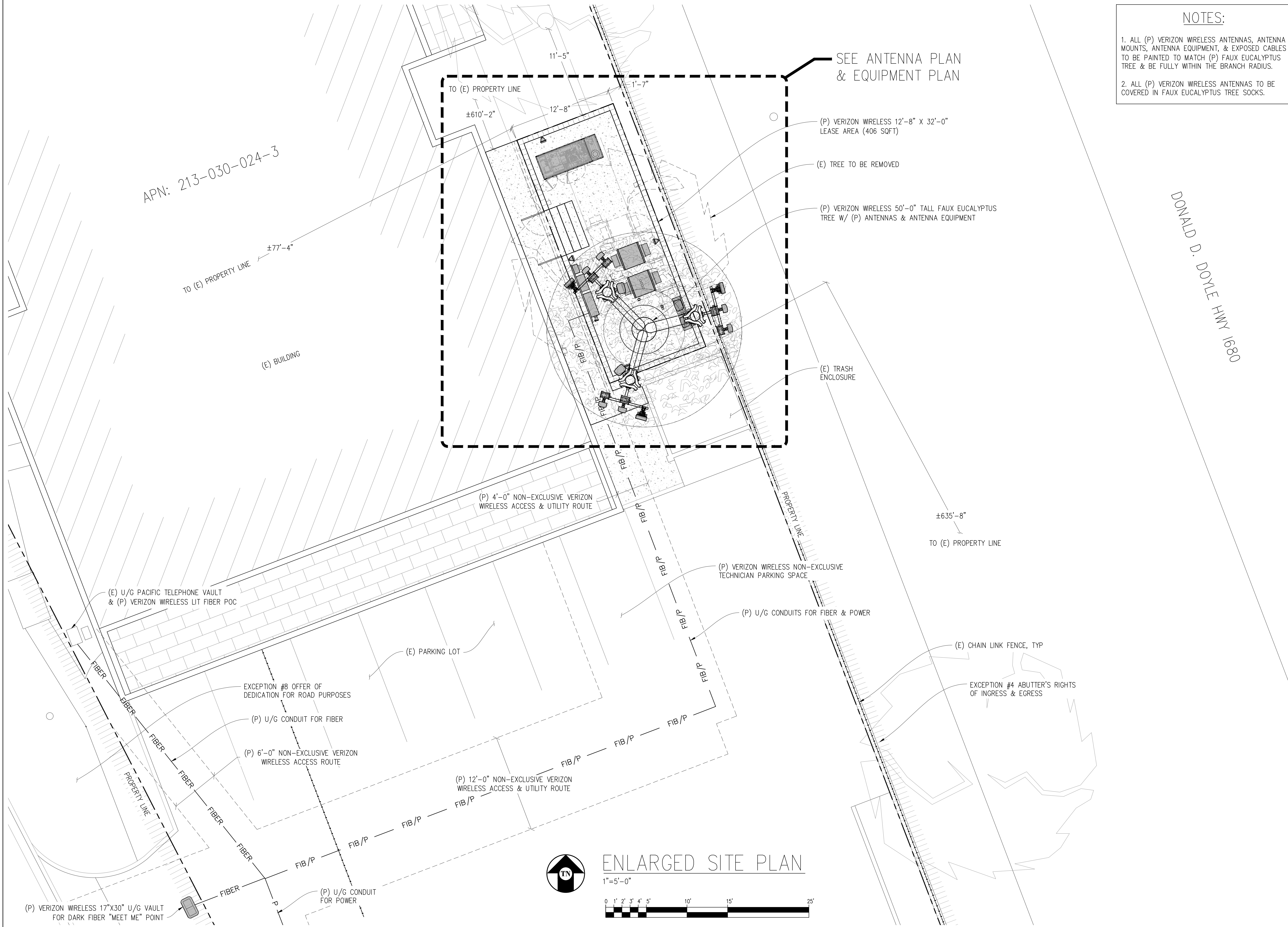
(E) BUILDING

(E) BUILDING

(E) BUILDING

(E) ROLLING
GATE ACCESS

(E) PARKING
SPACE



- NOTES:
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verizon

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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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	05/23/22	PLANNING COMM	T.S.
	07/05/22	PLANNING COMM	S.V.

DRAWN BY: I. MAY

CHECKED BY: J. GRAY

APPROVED BY: -

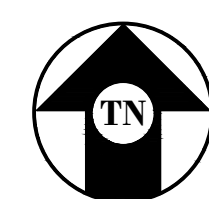
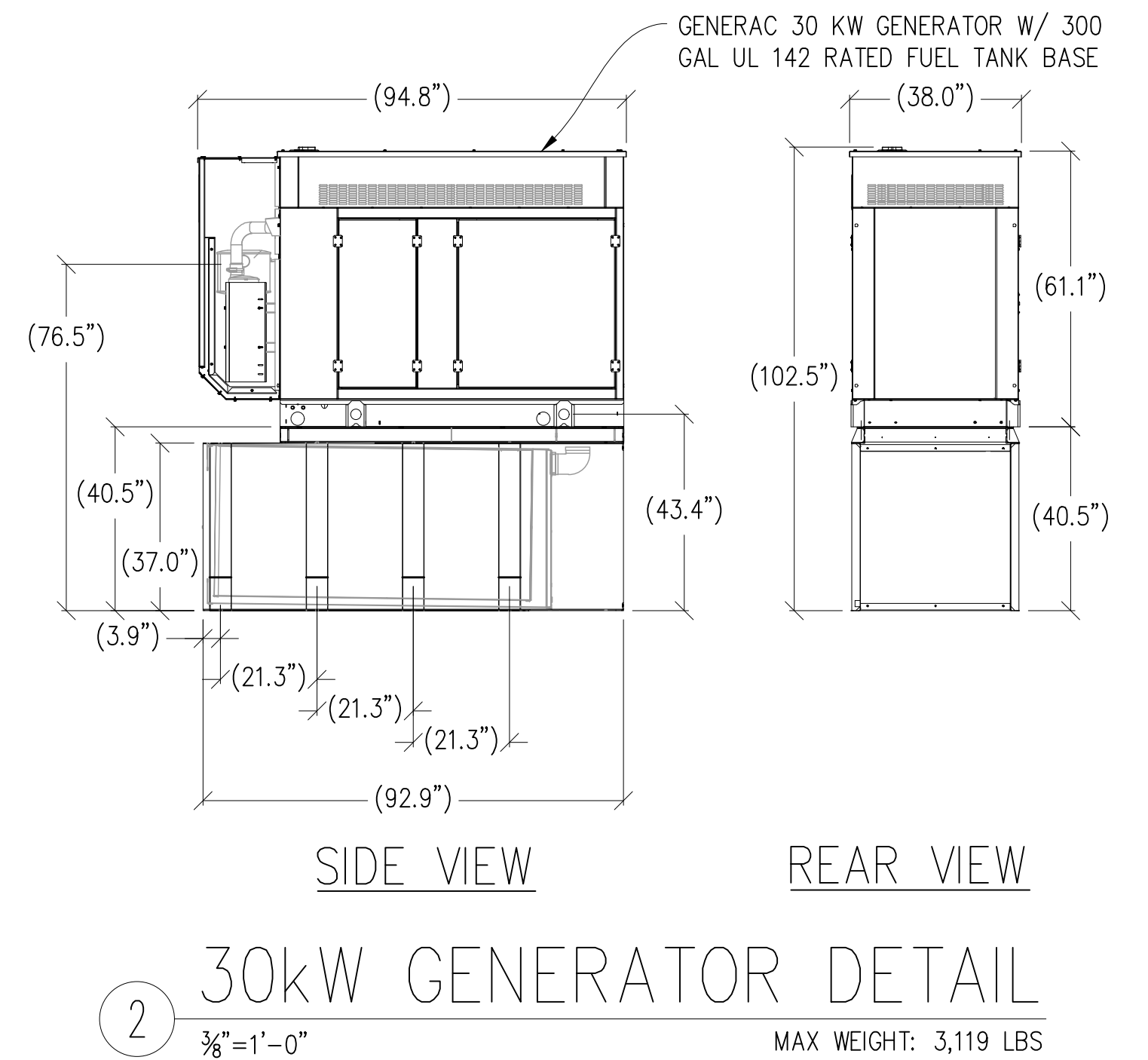
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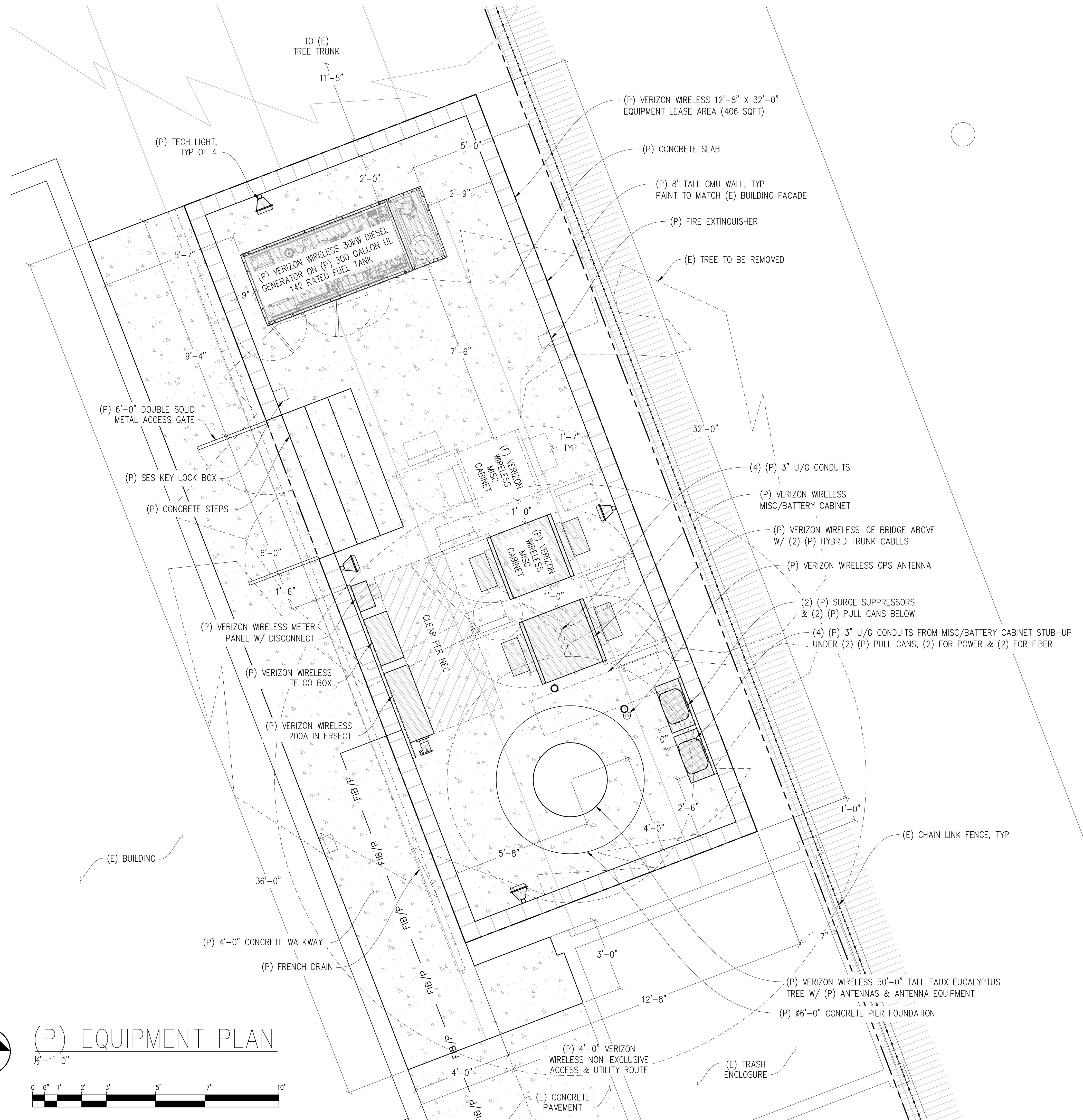
ENLARGED SITE PLAN

SHEET NUMBER:

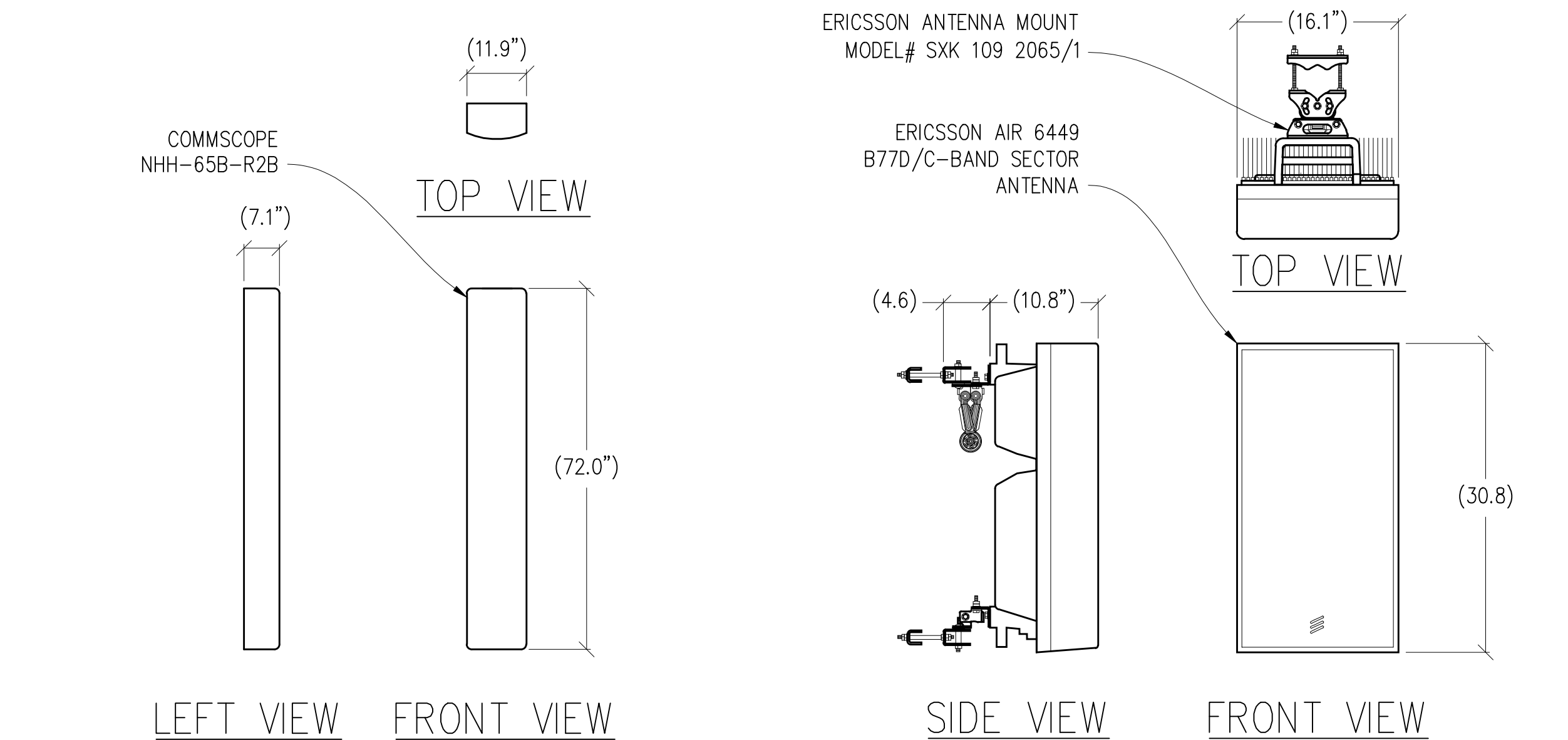
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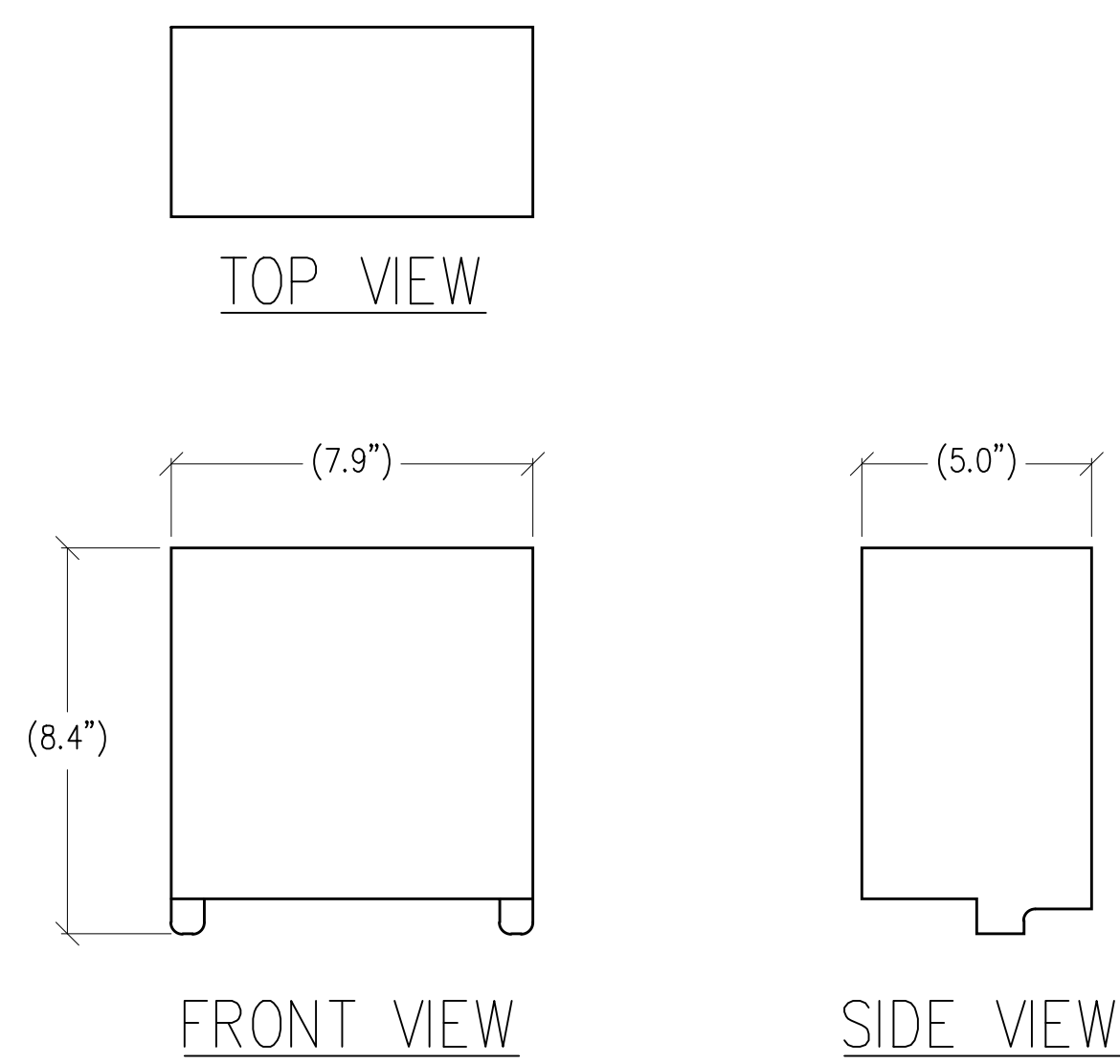
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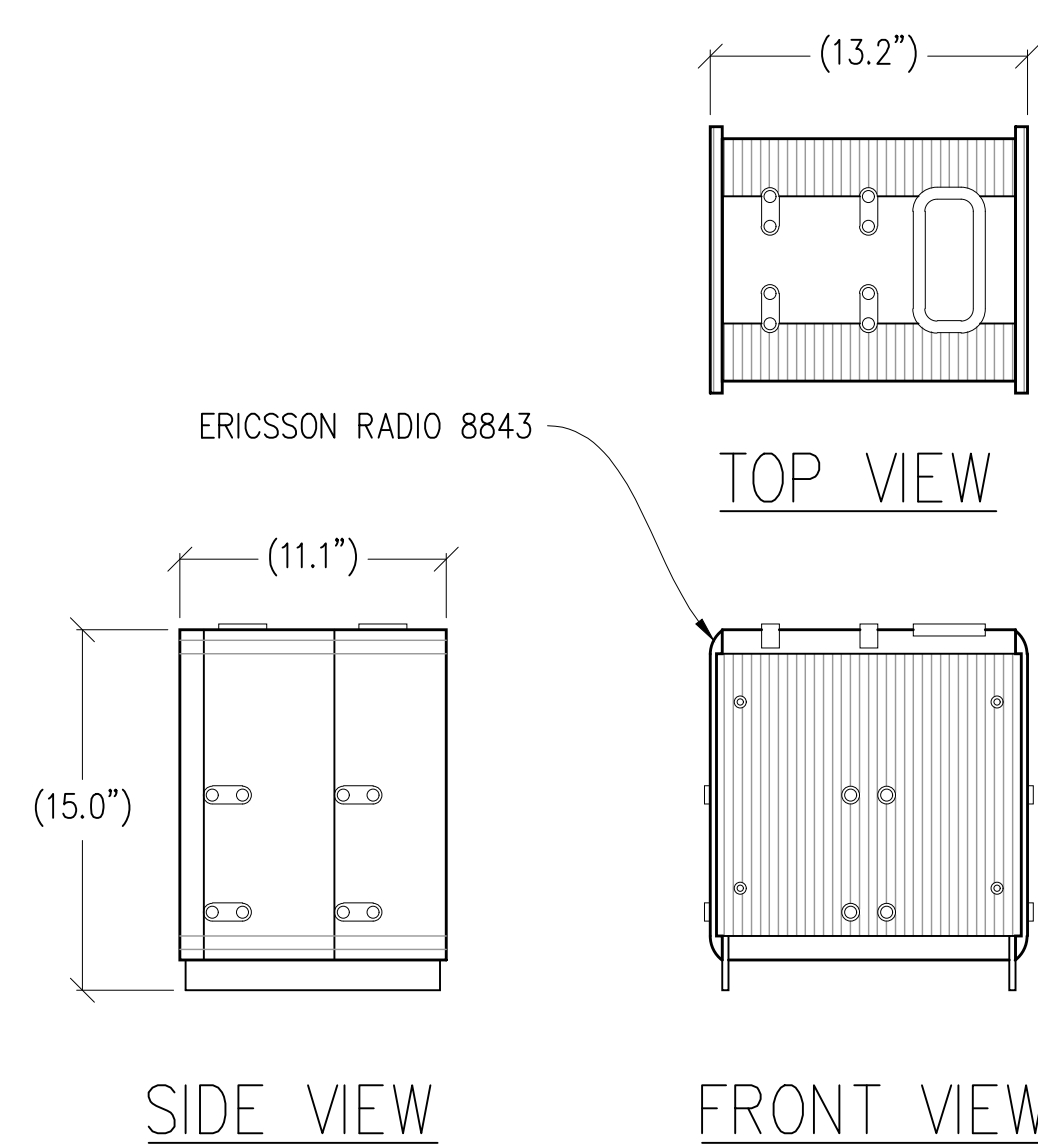
A-4



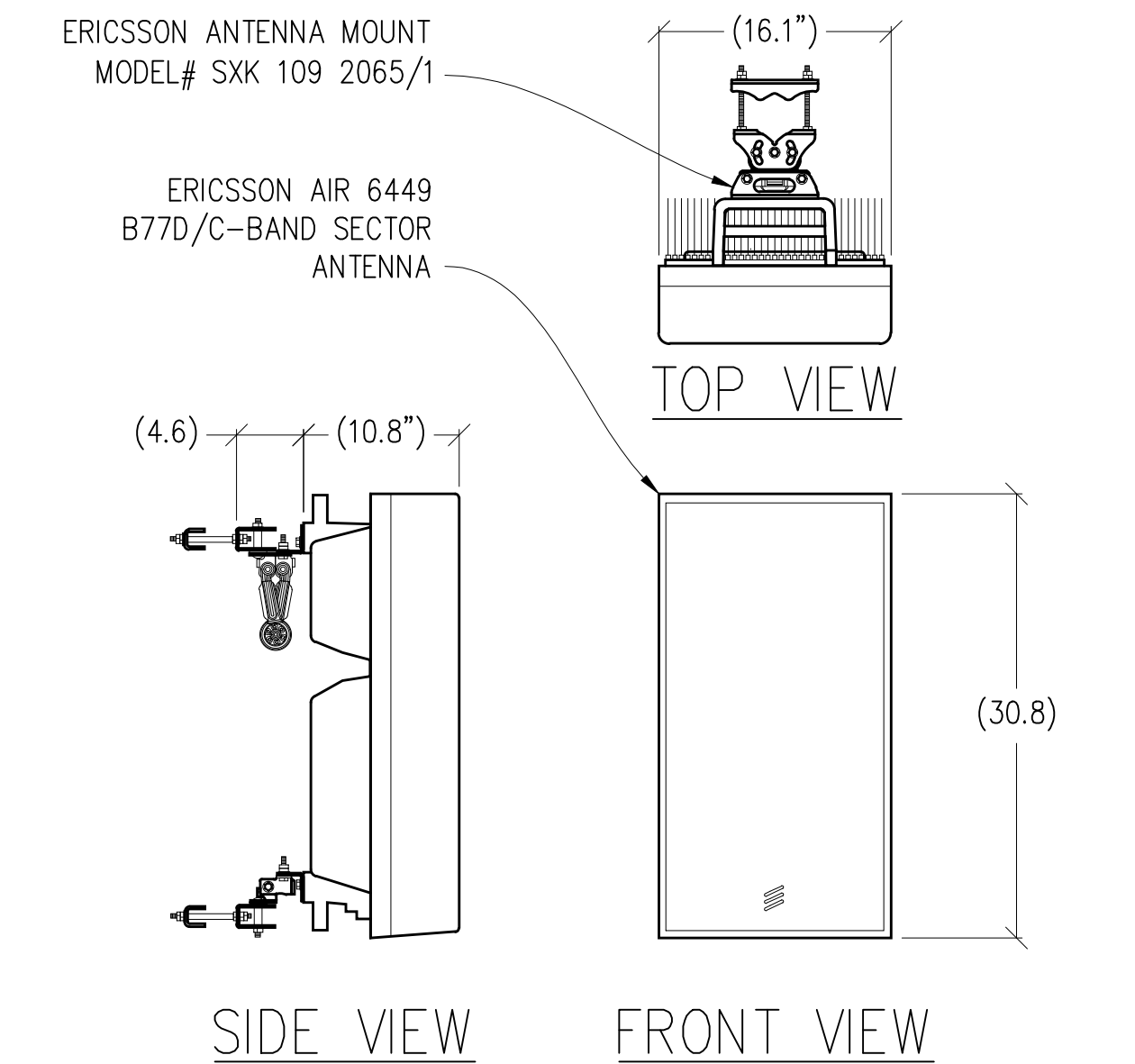
1 ANTENNA DETAIL
1/2"=1' MAX WEIGHT: 43.7 LBS



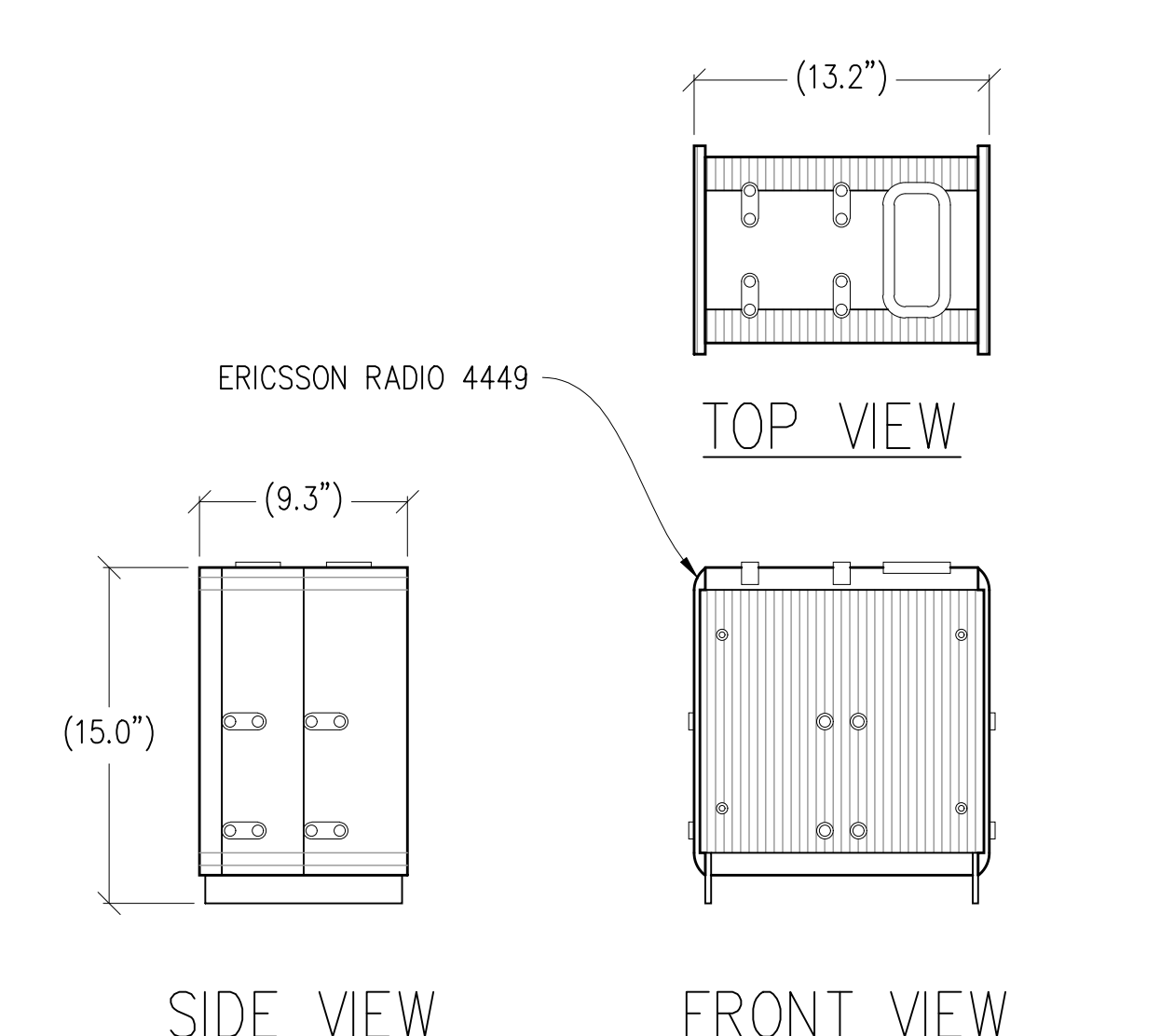
3 CBRS ANTENNA DETAIL
3"=1'-0" MAX WEIGHT 11.1 LBS



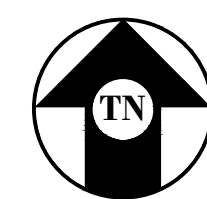
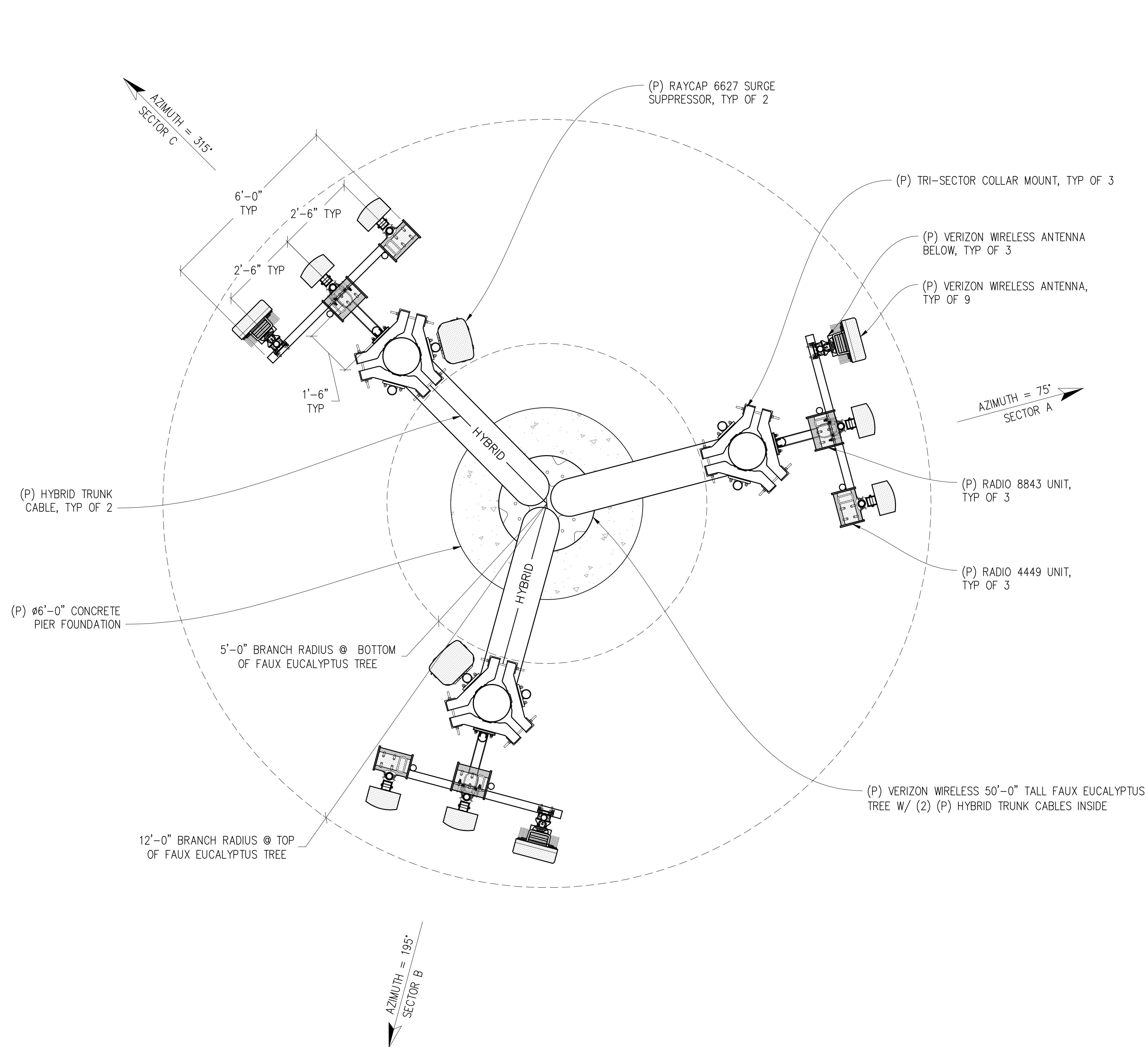
5 RADIO 8843 DETAIL
1/2"=1'-0" MAX WEIGHT: 75 LBS



2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT W/ MOUNT: 101.1 LBS

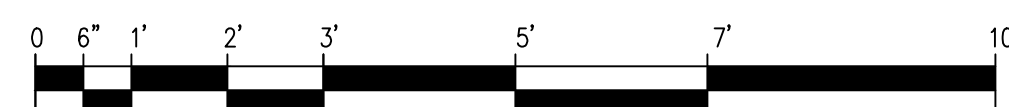


6 SURGE PROTECTION BOX
1"=1'-0" MAX WEIGHT: 32.0 LBS



ANTENNA PLAN

1/2"=1'-0"



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VALLEY BLVD

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APPROVED BY: -

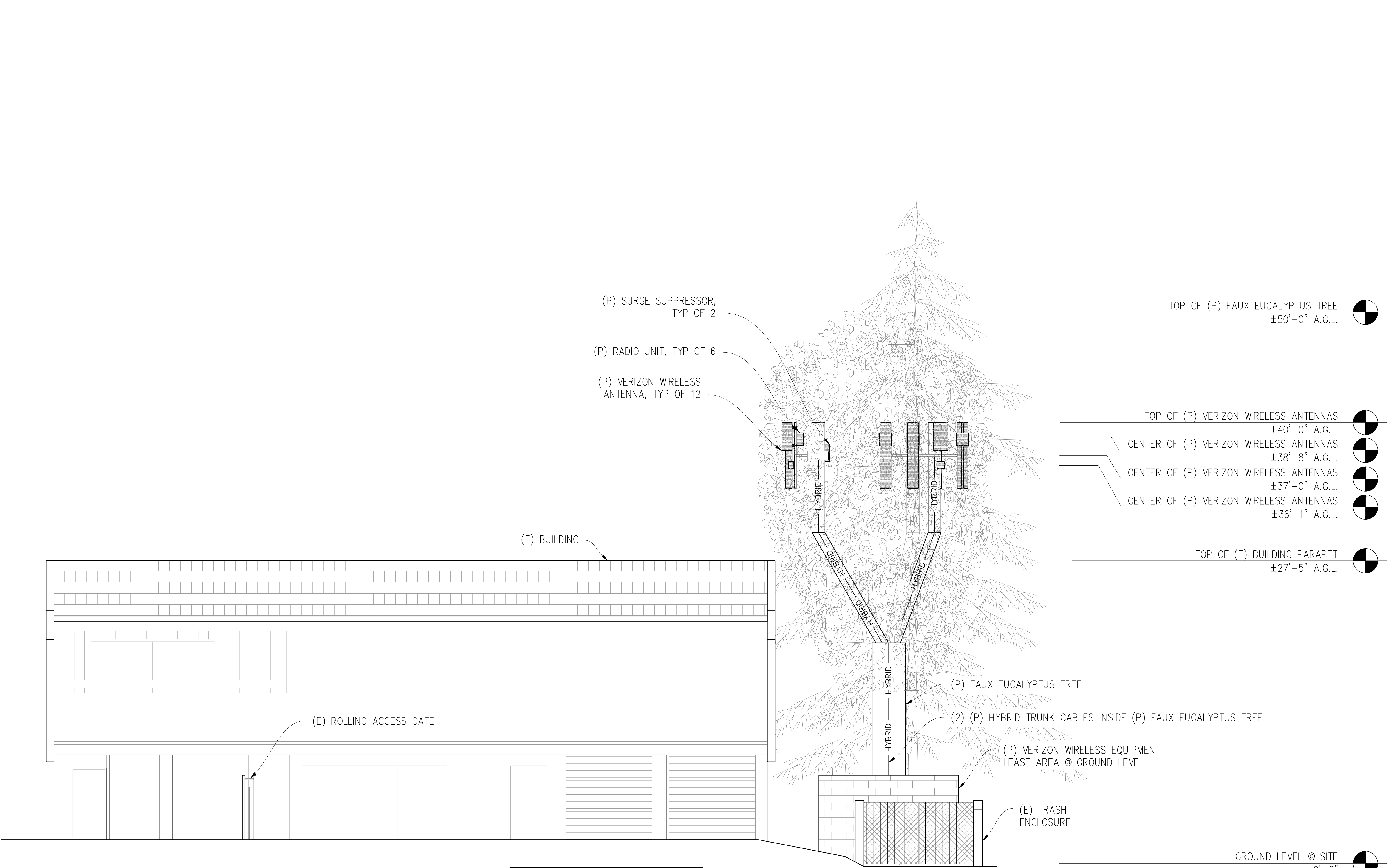
DATE: 07/05/2022

SHEET TITLE:

ANTENNA PLAN
& DETAILS

SHEET NUMBER:

A-5



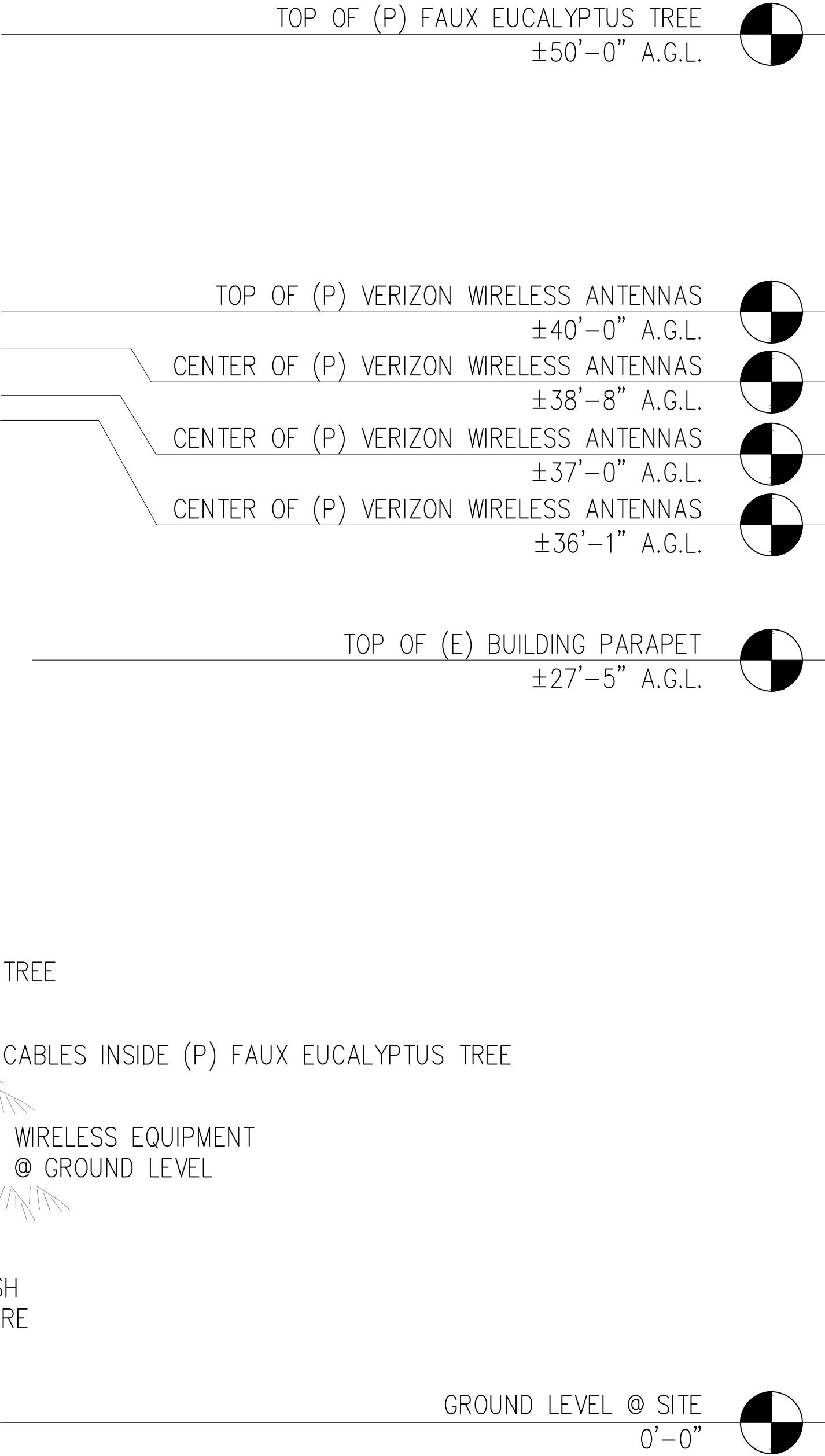
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SOUTHEAST ELEVATION

1/4"=1'-0"



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VALLEY BLVD

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APPROVED BY: -

DATE: 07/05/2022

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ELEVATION

SHEET NUMBER:

A-6

279846
2590 SAN RAMON VALLEY BLVD
SAN RAMON, CA 94583



3445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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KEVIN R. SORESENSEN
S4469

DRAWN BY:	I. MAY
CHECKED BY:	J. GRAY
APPROVED BY:	-
DATE:	07/05/2022

A-7



1. ALL (P) VERIZON WIRELESS ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) FAUX EUCALYPTUS TREE & BE FULLY WITHIN THE BRANCH RADIUS.
2. ALL (P) VERIZON WIRELESS ANTENNAS TO BE COVERED IN FAUX EUCALYPTUS TREE SOCKS.