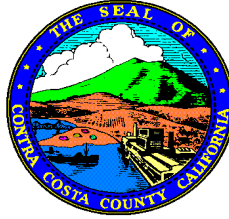


**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Deidra Dingman**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Gabrial Lemus**  
Assistant Deputy Director

October 12, 2023

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

County File No. CDLP22-02051

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

**PROJECT NAME:** County File #CDLP22-02051; AT&T Wireless Telecommunication Facility

**LOCATION:** The property is located at 5707 Highland Road, San Ramon, CA 94583  
Assessor's Parcel Number: 205-090-006, 205-090-007

**APPLICANT:** Melissa Gonzalez, J5 Infrastructure Partners  
23 Mauchly Suite 110, Irvine, CA 92618

**LEAD AGENCY:** Contra Costa County, Department of Conservation and Development (925)655-2872  
30 Muir Road, Martinez, CA 94553

**DESCRIPTION:**

Project Description: The applicant is requesting approval of a Land Use Permit, for the purpose of establishing a wireless telecommunication facility at the subject property. The project includes a 120-foot-tall by 22-foot-wide faux water tank tower and two separate lease areas, one 15 by 25 feet and one 4 feet by 11 feet for ancillary equipment. An existing dirt road would be improved with gravel to meet fire code standards.

Site and Area Description: The project site consists of two parcels totaling approximately 56-acres improved by a residential development, ranch buildings and barns, and grazing land. The area of the property on which the installation is proposed, currently consists of a graded and cleared area used for cattle grazing and part of a dirt road. Land immediately surrounding the Project Site consists of land used for cattle grazing.

**ENVIRONMENTAL EFFECTS:**

The initial study for the proposed project identified potentially significant impacts in the environmental areas of air quality, biological resources, cultural resources, and tribal cultural resources. Environmental

analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

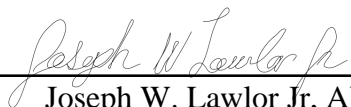
Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed on the Department of Conservation and Development webpage at the following address:

<https://www.contracosta.ca.gov/4841/CEQA-Notifications>

**Public Comment Period** - The period for accepting comments on the adequacy of the environmental documents extends to **Tuesday, October 31, 2023, at 5:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to consideration of the Land Use Permit. Any comments should be in writing and submitted by email to [joseph.lawlor@dcd.cccounty.us](mailto:joseph.lawlor@dcd.cccounty.us) or by post to the following address:

Name: Joseph W. Lawlor Jr, AICP; Project Planner; (925) 655-2872  
Community Development Division  
Contra Costa County, Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553



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Joseph W. Lawlor Jr, AICP  
Project Planner

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

**CEQA ENVIRONMENTAL CHECKLIST FORM (REVISED JANUARY 7, 2019)**

1. **Project Title:** AT&T Wireless Telecommunication Facility Project  
County File #CDLP22-02051
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:** Joseph W. Lawlor Jr, AICP; (925) 655-2872
4. **Project Location:** 5707 Highland Rd.  
San Ramon, CA 94583  
Assessor's Parcel Number: 205-090-006, 205-090-007
5. **Project Sponsor's Name and Address:** Melissa Gonzalez  
J5 Infrastructure Partners  
23 Mauchly Suite 110  
Irvine, CA 92618
6. **General Plan Designation:** The subject property is located within the Agricultural Lands (AL) General Plan Land Use designation.
7. **Zoning:** The subject property is located within the A-20 Exclusive Agricultural District (A-20).
8. **Description of Project:** The applicant is requesting approval of a Land Use Permit, for the purpose of establishing a wireless telecommunication facility at the subject property. The project includes a 120-foot-tall by 22-foot-wide faux water tank tower and two separate lease areas, one 15 by 25 feet and one 4 feet by 11 feet for ancillary equipment. An existing dirt road would be improved with gravel to meet fire code standards.
9. **Surrounding Land Uses and Setting:** The project site consists of two parcels totaling approximately 56-acres improved by a residential development, ranch buildings and barns, and grazing land. The area of the property on which the installation is proposed, currently consists of a graded and cleared area used for cattle grazing and part of a dirt road. Land immediately surrounding the Project Site consists of land used for cattle grazing.
10. **Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:**  
  
Contra Costa County Public Works Department, Contra Costa County Department of Health Services, San Ramon Valley Fire Protection District.
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, is there a plan for consultation that includes, for example,**

**the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Notice of the proposed project was sent to Native American tribes, as applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1. No requests for consultation were received.

### Environmental Factors Potentially Affected

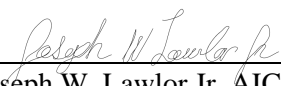
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input 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 checked="" 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 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.

  
\_\_\_\_\_  
Joseph W. Lawlor Jr, AICP  
Project Planner  
Contra Costa County  
Department of Conservation & Development

10/11/2023  
\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

<b>1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:</b>				
<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>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **SUMMARY:**

- a) *Would the project have a substantial adverse effect on a scenic vista? (Less than Significant)*

Figure 9-1 of the Open Space Element of the County General Plan identifies major scenic ridges and scenic waterways in the County. According to this map, the project site is not located adjacent to a scenic ridge. However, as shown on the Scenic Routes Map, Figure 5-4 of the County General Plan, the project site is adjacent to two County designated scenic routes, Highland Road and Camino Tassajara. Given that the project is prominently located on a minor ridge near these scenic routes and could be visible to people in the area, the design of the project design has been tailored to fit the scenic and rural character of the area. Furthermore, as demonstrated in the applicants Alternatives Analysis, the project is necessary to close a significant service coverage gap that could not be achieved otherwise. Thus, the project is not expected to adversely impact scenic resources in the county.

- 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)*

The Scenic Routes Map (Figure 5-4) of the County General Plan's Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. The project site is located adjacent to two County designated Scenic Routes, Highland Road and Camino Tassajara. However, as designed, the faux water tower facility would blend into the scenic rural area. Thus, the project would have less than significant impact on scenic resources within a state scenic highway.

- 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)*

The project is located in a non-urbanized area as designated by the U.S. Census Bureau Urban Area Reference Maps. The subject property is located within the AL General Plan land use designation and within the A-20 Zoning District. The wireless facility on the site would be allowed in the zoning district upon issuance of a Land Use Permit, and thus would be consistent with the applicable zoning regulations. All setback and height requirements would be considered prior to issuance of a building permit. Furthermore, the faux water tower design is expected to blend into the scenic rural surroundings. Thus, the project is not expected to degrade the existing visual character or quality of public views of the site and its surroundings.

- 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 Impact)*

Daytime views of the camouflaged wireless facility would be similar to views of other development in the area.

The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. After construction, the project is not expected to produce light and glare in the area. The only light sources that would be allowed would be those required by state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or the Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission. Consequently, no light is expected to spill off the project site and affect adjacent light-sensitive areas.

### **Sources of Information**

- AT&T Project Plans 5707 Highland Road. April 2023. (Project Plans)
- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- U.S. Department of Commerce, Economics & Statistics Administration, U.S. Census Bureau. 2023. TIGERweb.

<b>2. AGRICULTURAL AND FOREST RESOURCES – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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? (**Less than Significant Impact**)*

As shown on the California Department of Conservation's Important Farmland Finder map, the subject property includes land classified as "Farmland of Local Importance". "Farmland of Local Importance" is land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use; therefore, a less than significant impact is expected.

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

The project site is within the A-20 district and has an AL General Plan Land Use designation. Agricultural uses are located in the surrounding rural agricultural area of East Contra Costa County. Though the property is zoned for agricultural use, the property is not included in a Williamson Act contract, and there is no reason to believe the project would conflict with any existing agricultural uses. The new wireless telecommunication facility would convert some land that could be used for agriculture, however, the overall use of the 56-acre site would not be limited.



Furthermore, the A-20 zoning district allows for the establishment of a wireless telecommunication facility with the issuance of a land use permit; as a permitted use, the wireless telecommunication facility is consistent with the agricultural use of the site. Therefore, a less than significant impact is expected from a conflict with existing agricultural uses.

- 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), timberland as defined by California Public Resources Code Section 4526, or zoned Timberland Production as defined by Government Code section 51104(g). Furthermore, the project site is within the A-20 zoning district and the proposed use is an allowed use within the zoning district. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

California Public Resources Code Section 12220, under the Forest Legacy Program Act, defines "forest land" as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code 4526, under the Forest Practice Act, defines "timberland" as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis after consultation with the district committees and others.

California Government Code 51104, under the Timberland Productivity Act, defines "timberland" as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in Public Resources Code 4526 or 12220. With respect to the general plans of cities and counties, "timberland preserve zone" means "timberland production zone." As stated in the Contra Costa County General Plan, no land is used for timber harvesting in the County.

- 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 in “c” 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? (Less than Significant Impact)*

The proposed project would add a wireless telecommunication facility to an agriculturally zoned property in a rural residential and agricultural area. This improvement would remove a small portion of the property, 0.18 acres of new, permanent disturbance (less than .01%) from potential agricultural production. Given the small scale of the project, the project would have a less than significant impact on the conversion of farmland.

### **Sources of Information**

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Department of Conservation. Accessed October 9, 2023. *Important Farmlands Viewer*. <https://maps.conservation.ca.gov/DLRP/CIFF/>
- Contra Costa County Department of Conservation and Development. Accessed October 9, 2023. *2016 Agricultural Preserves Map*. <http://www.co.contra-costa.ca.us/DocumentCenter/View/882/Map-of-Properties-Under-Contract?bidId=>

<b>3. AIR QUALITY – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input 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 Bay Area 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 proper 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 Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

The proposed project could result in the future construction of an unmanned wireless telecommunication facility and associated development on the project site. This would be well below the BAAQMD. The unmanned site is not expected to produce operational emission as and, therefore, a detailed air quality analysis is not necessary, and the 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**)*

The region is in nonattainment for the federal and state ozone standards, the state PM10 standards, and the federal and state PM2.5 standards. As discussed above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation. Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant adverse environmental impact on the level of any criteria pollutant, because it is below the screening threshold.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations? (**Less Than Significant Impact**)*

Construction and operation of the unmanned wireless telecommunication facility would not cause any localized emissions that could expose sensitive receptors (e.g., nearby residences, schools) to unhealthy long-term air pollutant levels. Construction activities, however, could result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby single-family residences.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines, paving, 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. Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction. Consequently, the applicant would be required to implement the following recommended BAAQMD mitigation measures to reduce construction dust and exhaust impacts.

***Air Quality 1:** 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.*

- 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.*
- 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- 3. All visible mud or dirt tracked-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.*
- 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- 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.*
- 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.*
- 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.*
- 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 with Mitigations**)*

The proposed project would not produce any major sources of odor and is not located in an area with existing issues (e.g., landfills, treatment plants). Therefore, the operation of the project would have a less than significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, there could be a potentially significant adverse environmental impact during project construction due to the creation of objectionable odors. Consequently, the applicant is required to implement Mitigation Measure *Air Quality 1* above.

Implementation of this mitigation would reduce the impact from the creation of objectionable odors to a less than significant level

#### Sources of Information

- Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan*.
- Bay Area Air Quality Management District. 2017. *Air Quality Guidelines*.

<b>4. BIOLOGICAL RESOURCES – Would the project:</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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**)*

EBI Consulting (EBI) prepared a Biological Resources Analysis (BRA) for the property, which included a review the impacts from habitat modifications on the subject property. The analysis reviewed the potential impacts of this facility on natural resources. A site visit survey was completed on the project site on November 28, 2022. Bases on the analysis, fourteen state- or federally-listed threatened or endangered species are known to occur in the vicinity, including San Joaquin kit fox, California condor, Alameda whipsnake, California red-legged frog, California tiger salamander, monarch butterfly, vernal pool fairy shrimp, and large flower fiddleneck. The report determined that there was no suitable aquatic breeding, riparian, or upland habitat for these species but noted that there was potentially suitable dispersal habitat throughout the area. As recommended in the report, Consultation with the USFWS would be required and the following mitigation measures would be included as conditions of approval to minimize impacts to these species.

***Biology 1:*** *To the extent possible, construction should be avoided during the wet season from approximately October 15th (or the first measurable rainfall of 1 inch or greater) and March 15th to avoid dispersing California Tiger Salamanders and California Red-legged Frogs. Mitigation measures to be implemented outside of the wet season include:*

- 1. Employees and contractors performing construction related activities will receive environmental sensitivity training. Training will include a review of environmental laws and Avoidance and Minimization Measures (AMMs) that must be followed by all personnel to reduce or avoid effects on covered species during construction activities.*
- 2. Contracts with contractors, construction management firms, and subcontractors will obligate all contractors to comply with these AMMs.*
- 3. A biologist should be present for all ground-disturbing activities.*
- 4. The following will not be allowed at or near work sites for covered activities: trash dumping, firearms, open fires (such as barbecues), and hunting.*
- 5. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent possible.*
- 6. Pipes, culverts and similar materials greater than four inches in diameter, will be stored so as to prevent covered wildlife species from using these as temporary refuges, and these materials will be inspected each morning for the presence of animals prior to being moved.*
- 7. All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day and removed completely from the site once every three days.*
- 8. No pets will be allowed anywhere in the project site during construction.*
- 9. All equipment will be maintained such that there will be no leaks of automotive fluids such as gasoline, oils, or solvents.*

*Should construction need to occur during the wet season, the following minimization measures should be implemented to prevent impacts caused by dispersing California Tiger Salamanders and California Red-legged Frogs entering the work area during construction:*

1. A biological monitor will be present throughout the project duration.
2. Barrier fencing will be constructed around the worksite to prevent California Tiger Salamanders and California Red-legged Frogs from entering the work area. Barrier fencing will be removed within 72 hours of the completion of work.
3. Before the start of work each morning, all equipment such as vehicles and stored pipes will be inspected for CTS or CRLF. The biological monitor will check all excavated steep-walled holes or trenches greater than 6-inches deep.

Thus, with implementation of the above mitigation measures, the project is not expected to have a significant 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 Wildlife or U.S. Fish and Wildlife Service. Thus, pursuant to CEQA, a less than significant impact is expected from implementation of the proposed project.

- 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? (No Impact)*

As described in the BRA prepared by EBI, the project will not impact riparian habitat or other sensitive natural communities; these features are not present on the project site. No aquatic features (e.g., drainages, creeks, ponds, etc.) occur on the project site.

- 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? (No Impact)*

As described in the BRA prepared by EBI, the project will not impact wetlands and/or jurisdictional waters of the United States/State; these features are not present on the project site. No aquatic features (e.g., drainages, creeks, ponds, etc.) occur on the project site.

- 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 with Mitigation)*

Based on the EBI BRA, the project site does not currently provide a movement corridor for any wildlife species, nor does it provide nursery sites for any species. However, given the rural nature of the project, impacts to wildlife species have limited potential to occur. With implementation of the Mitigation Measures *Biology 1*, a less than significant impact of these species is expected.

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to “take” (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows,

etc.). Further, California Fish and Game Code sections §3503, 3503.5, 3511, and 3513 prohibit the “take, possession, or destruction of birds, their nests or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “take.” Given the disturbed nature of the project site, and lack of vegetation in the proposed work areas, it is reasonable to expect that no birds will be impacted by the project.

In 1984, the State legislated the California Endangered Species Act (CESA) (Fish and Game Code §2050). The basic policy of CESA is to conserve and enhance endangered species and their habitats. State agencies will not approve private or public projects under their jurisdiction that would impact threatened or endangered species if reasonable and prudent alternatives are available.

Given all of the above, with the included mitigations the project can be expected to have a less than significant impact in regards to interference 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.

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

The Conservation Element of the County’s General Plan addresses the County’s policies regarding the identification, preservation and management of natural resources in the unincorporated County. Within the Conservation Element, the “Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas” (Figure 8-1) identifies significant resources throughout the County. The map shows no resources in the vicinity of the project site. The entirety of the property where work is to take place is disturbed and would not be considered native habitat, and the property is not located in or adjacent to any identified significant ecological resource. Thus, the project is not expected to conflict with any local policies or ordinances protecting biological resources.

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 developable undeveloped property, the Ordinance requires tree alteration or removal to be considered as part of the project application. Based on the submitted plans, no protected trees would be removed to accommodate the project. Thus, the project complies with the County’s Tree Protection and Preservation Ordinance.

- 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). The plan 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 East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP.

#### **Sources of Information**

- AT&T Project Plans 5707 Highland Road. April 2023. (Project Plans)
- East Contra Costa County Habitat Conservancy. Accessed October 10, 2023. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.
- EBI Consulting. July 3, 2023. *5707 Highland Road Biological Resources Assessment (Natural Resources Review)*.

<b>5. CULTURAL RESOURCES – Would the project:</b>				
<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>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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? (Less Than Significant Impact with Mitigations)*

Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as resources that fit any of the following definitions:

- Is listed in the California Register of Historic Places and has been determined to be eligible for listing by the State Historic Resources Commission;
- Is included in a local register of historic resources, and identified as significant in a historical resource survey that has been or will be included in the State Historic Resources Inventory; or
- Has been determined to be historically or culturally significant by a lead agency.

The existing structure on the project site is contemporary and does not have historical significance; thus, the project would not impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County's General Plan (Figure 9-2), identifies the project area as "Medium Sensitivity," which has a medium potential to contain significant archeological resources. While unlikely since the site is fully disturbed, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measure would reduce the potentially significant impact to a less than significant level.

***Cultural Resources 1:*** *The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

- i. *All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies.*

*If the deposits are not eligible, avoidance is not necessary. If eligible, deposits 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.*

- ii. *Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.*

Implementation of these mitigations would ensure a less than significant adverse environmental impact on historical resources.

- 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 Impact with Mitigation)*

As stated previously, the project site does not appear to host any historical resources. However, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level.

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries? (Less Than Significant Impact with Mitigation)*

There is a possibility that human remains could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered human remains, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level.

#### Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.

<b>6. ENERGY – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input 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)*

Environmental effects related to energy include the project's energy requirements and its energy use efficiencies by amount and fuel type during construction and operation; the effects of the project on local and regional energy supplies; the effects of the project on peak and base period demands for electricity and other forms of energy; the degree to which the project complies with existing energy standards; the effects of the project on energy resources; and the project's projected transportation energy use requirements and its overall use of efficient transportation alternatives, if applicable. The following factors demonstrate a project's significance in relation to these effects: (1) Why certain measures were incorporated in the project and why other measures were dismissed; (2) The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, increase water conservation and reduce solid-waste; (3) The potential for reducing peak energy demand; (4) Alternate fuels (particularly renewable ones) or energy systems; and (5) Energy conservation which could result from recycling efforts.

New energy consumption includes energy required for operation of the expected new telecommunication facility and transportation system (private and commercial vehicles), as well as energy used for construction and maintenance of the proposed project. Issues related to energy use include the levels of consumption of non-renewable and renewable energy sources for the construction and operation of the proposed project.

The proposed project's energy demand would be typical for a development of this scope and nature and would comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, enforced by the Building Inspection division. That the Legislature added the energy analysis requirement in CEQA at the same time that it created an Energy Commission authorized to impose building energy standards indicates that compliance with the building code is a necessary but not exclusive means of satisfying CEQA's independent requirement to analyze energy impacts broadly. Thus, this report also considers energy consumption related to transportation and efficiency measures not included in the building design.

Other measures that are included in the project that demonstrate the projects efficiency include the inclusion of permeable pavement and vegetated landscaping, which would reduce the contamination and quantity of stormwater discharge from the site. Furthermore, compliance with the State Model Water Efficient Landscape requirements indicates that water related energy use would not be considered wasteful, inefficient, or unnecessary.

Given the above considerations, the project would have a less than significant impact due to energy consumption.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (**Less Than Significant Impact**)*

The Contra Costa County Climate Action Plan includes several Green House Gas (GHG) emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste

disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The project would not conflict with the policies outlined in the CAP. Furthermore, as the policies in the CAP are recommendations and not requirements, the project would not conflict with the CAP. Thus, the project would not be considered to have a significant impact. Furthermore, as previously stated, the proposed project's energy demand would be typical for a development of this scope and nature and would comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, enforced by the Building Inspection division.

### Sources of Information

- Contra Costa County, 2015. *Municipal Climate Action Plan*.

<b>7. GEOLOGY AND SOILS – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input 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 California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Marsh Creek fault, which is mapped approximately 4 miles east of the project site. However, because the site is not within the Marsh Creek A-P zone, the risk of fault rupture is generally regarded as low. As a result, the potential impact from surface fault rupture would be less than significant.

ii) *Strong seismic ground shaking? (**Less Than Significant Impact**)*

Figure 10-4 (Estimated Seismic Ground Response) of the County General Plan Safety Element identifies the site in an area rated “Moderate” damage susceptibility. The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The building code requires use of seismic parameters which allow structural engineers to design structures based on soil profile types and proximity of faults deemed capable of generating strong violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic ground shaking would be considered to be less than significant.

iii) *Seismic-related ground failure, including liquefaction? (**Less Than Significant Impact**)*

According to the Figure 10-5 (Estimated Liquefaction Potential) of the County General Plan Safety Element, the site is located in an area of “Generally Low” liquefaction potential. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic-related ground failure would be considered to be less than significant.

iv) *Landslides? (**Less Than Significant Impact**)*

In 1975 the United States Geological Survey (USGS) issued photo-interpretation maps of landslide and other surficial deposits of Contra Costa County. This mapping is presented on page 10-24 of the Safety Element of the County General Plan. According to this USGS map, there are no landslides in proximity of the proposed project. Furthermore, the unmanned facility is not expected to have impacts related to the risk of loss, injury, or death.

- b) *Would the project result in substantial soil erosion or the loss of topsoil? (Less Than Significant Impact)*

The project site currently does not have drainage facilities. No significant new stormwater is expected from the new structure, that could not be accommodated by the existing drainage pattern. Furthermore, the existing roadway would be further stabilized with the installation of gravel to allow emergency access. Thus, a less than significant impact from soil erosion or topsoil loss is expected.

- 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 project site is in an area that has “Generally Low” liquefaction potential. Building and grading regulations can be expected to keep risks within generally acceptable limits. Thus, the environmental impact from an unstable geologic unit or soil would be considered to be less than significant.

- 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)*

The proposed facility would be unmanned and is thus not expected to create substantial direct or indirect risk to life or property. Furthermore, quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from a moderately expansive soil would be considered to be less than significant.

- 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 project would be unmanned and would not require wastewater facilities. Thus, no impact is expected related to the supporting of wastewater treatment.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less Than Significant Impact with Mitigation)*

Similar to archaeological resources, there is a possibility that previously undiscovered buried fossils and other paleontological resources could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level. No unique geologic features exist on the site. Thus, a less than significant impact would be expected with the included mitigations.

### Sources of Information

- California Geological Survey, 1992. *Earthquake Zones of Required Investigation*.
- Contra Costa County General Plan, 2005-2020. *Safety Element*.

<b>8. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
<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>
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)*

Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

Senate Bill 97 directed the Governor's Office of Planning and Research (OPR) to develop CEQA Guidelines for evaluation of GHG emissions impacts and recommend mitigation strategies. In response, OPR released the Technical Advisory: CEQA and Climate Change, and proposed revisions to the State CEQA guidelines (April 14, 2009) for consideration of GHG emissions. The California Natural Resources Agency adopted the proposed State CEQA Guidelines revisions on December 30, 2009 and the revisions were effective beginning March 18, 2010.

The bright-line numeric threshold of 1,100 MT CO<sub>2</sub>/yr is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. Future construction and operation of the new telecommunications facility would generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. As the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.



- 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**)*

At a regional scale, the BAAQMD adopted the Bay Area 2017 Clean Air Plan that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin, many of which would be included in the project through building code requirements. Furthermore, if necessary, the project would obtain permits from the air district for emissions generating equipment like generators, ensuring emissions levels are within acceptable ranges.

Within Contra Costa County, the Contra Costa County Board of Supervisors convened a Climate Change Working Group (CCWG) in May 2005, to identify existing County activities and policies that could reduce GHG emissions. In November 2005, the CCWG presented its Climate Protection Report to the Board of Supervisors, which included a list of existing and potential GHG reduction measures. This led to the quantification of relevant County information on GHGs in the December 2008 Municipal Climate Action Plan.

In April 2012, the Board directed the Department of Conservation and Development to prepare a Climate Action Plan (CAP) to address the reduction of GHG emissions in the unincorporated areas of the County. In December 2015, the Climate Action Plan was adopted by the Board of Supervisors. The Climate Action Plan includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The project does not conflict with the policies outlined in the CAP. The project will incorporate Contra Costa County Climate Action Plan (CCC) emission reduction measures (as referenced in Appendix E “Developer Checklist” of the CCC). Implementation of these emission reduction measures is considered a Qualified GHG Reduction Strategy under the CCC and therefore meets the BAAQMD’s GHG threshold. Furthermore, as other measures identified in the CAP are recommendations and not requirements, the project would not conflict with the CAP and thus would not be considered to have a significant impact.

#### **Sources of Information**

- Bay Area Air Quality Management District, 2017. *Bay Area 2017 Clean Air Plan*.
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines*.
- Contra Costa County Code, *Title 8. Zoning Ordinance*.
- Contra Costa County, 2008. *Municipal Climate Action Plan*. Contra Costa County, 2015. *Climate Action Plan*.

<b>9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
<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>
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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)*

It is expected that one wireless telecommunication facility would be constructed as part of the project. There would be associated use of fuels, lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the occasional transport, use, and disposal of hazardous materials in very small quantities as they relate to maintenance of the unmanned facility. Contra Costa County regulates hazard disposal, and the facility would be responsible for proper handling and disposal of hazardous materials. Because any hazardous materials used for facility operations

would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be considered less than significant.

- 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 telecommunication facility use of the site would not involve handling, use, or storage of substances that are acutely hazardous.

The lot currently hosts one single family residence. No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. Thus, with compliance with existing regulations, the project would have a less than significant impact.

- 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? (**No Impact**)*

The nearest school is the Creekside Elementary School, located approximately 1.5 miles northwest of the project site. As the project would not be expected to release hazardous materials into the environment, no impact on the school is expected.

- 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? (**Less Than Significant Impact**)*

The property currently hosts a single-family residence. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Cortese List is a planning document with hazardous material contaminated site information, used by the State, local agencies and developers to comply with the California Environmental Quality Act. Thus, the project is not expected to result in a significant hazard to the public or the environment.

- 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 site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour. Thus, there would be no hazard related to a public airport or public use airport.

- 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 project would not impair implementation of or physically interfere with the County's adopted emergency response plan related to Highland Road or the project site. Thus, project impacts on emergency response would be a less than significant.

With respect to proposed onsite improvements, the Contra Costa Consolidated Fire Protection District would review the construction drawings for the project at the time of submittal of a building permit application, confirming all construction would comply with applicable Fire Code standards.

- 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)*

Most of California is subject to some degree of fire hazard; however, there are specific features that make some areas more hazardous. The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These designations, referred to as Fire Hazard Severity Zones (FHSZ), mandate how people construct buildings and protect property to reduce risk associated with wildland fires. The project site is in a rural area in unincorporated Contra Costa County. Cal Fire's Very High Fire Hazard Severity Zone Map characterizes this area as a High Fire Hazard Severity Zone area. The California Building Code requires reducing the risk of burning embers fanned by wind-blown wildfires from igniting buildings. Roofing standards vary by the fire hazard zone rating of the site. The codes for siding, decking, windows, and vents apply throughout all state responsibility area regardless of the fire hazard severity ranking. With implementation of the building code requirements, a less than significant risk of loss, injury or death involving exposure of people or structures to wildland fires would be expected.

#### **Sources of Information**

- California Department of Forestry and Fire Protection (CalFire). *Fire Hazard Severity Zones Viewer*. <https://egis.fire.ca.gov/FHSZ/>
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.

<b>10. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input 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 project would comply with applicable water quality and discharge requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate those projects creating and/or redeveloping at least

10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes.

The proposed project would add less than the 10,000 square foot threshold. The C.3 requirements stipulate that projects that create or replace 2,500 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. With implementation of the practicable stormwater controls, the project would be compliant with applicable water quality standards or waste discharge requirements, resulting in a less than significant impact.

- 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 proposed project is located at a rural site, currently serviced by a private well. Proposed uses on-site would include an unmanned wireless telecommunication facility. The use of an on-site well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction, as administered by the Contra Costa Environmental Health Division (CCEHD). Given compliance with these standards, there will be no negative impacts with respect to water resources as a result of the project.

The increased impermeable area on the property could cause a small reduction in groundwater supplies by redirecting water that was previously infiltrated into the basin. However, the small scope of the project and the fact that the runoff would be directed to a nearby water channel, suggests the project would have a less than significant impact on groundwater recharge.

- c) *Would the project substantially alter the existing drainage pattern of the 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? (Less Than Significant Impact)*

The project site currently does not have drainage facilities. The specific location of the proposed facility has a slope of less than 10% from north to south. The project site varies from nearly flat to slightly sloping from north to south, directing all sheet flow resulting from vertical precipitation southward toward Highland Road. No aquatic features (e.g., drainages, creeks, ponds, etc.) occur on the project site. As the water drains across the site, it is infiltrated on the largely grass covered site. No significant new stormwater is expected from the new structure, that could not be accommodated by the existing drainage pattern. Thus, a less than significant impact from soil erosion 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? (Less Than Significant Impact)*

As described previously, the proposed project would not substantially alter the existing drainage pattern of the site or area. Thus, there would not be a significant risk due to an increase in the project-related volume of runoff that would result in onsite or off-site flooding.

- 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)*

As described previously, the proposed project would not substantially alter the existing drainage pattern of the site or area. Thus, there would not be a significant risk due to an increase in the project-related volume of runoff to stormwater drainage systems.

- iv) *Impede or redirect flood flows? (Less Than Significant Impact)*

According to Flood Insurance Rate Map (FIRM) 06013C0463F, the project is located in area that is outside of the Special Flood Hazard Area. Furthermore, the improvements on the site are not expected to create any barrier that would impede or redirect flood flows, should flooding occur.

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

According to Flood Insurance Rate Map (FIRM) 06013C0463F, the project is located in area that is outside of the Special Flood Hazard Area. The proposed project would not be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. The project site is not included in the inundation area on any tsunami hazard map.

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

As stated above, the proposed project would comply with applicable water quality and discharge requirements. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. Thus, the project would not conflict with or obstruct implementation of a water quality control plan.

The Sustainable Groundwater Management Act (SGMA), effective January 1, 2015, established a framework of priorities and requirements to facilitate sustainable groundwater management throughout the State. The intent of SGMA is for groundwater to be managed by local public agencies and newly-formed Groundwater Sustainability Agencies (GSAs) to ensure a groundwater basin is operated within its sustainable yield through the development and implementation of a Groundwater Sustainability Plans (GSP). The project is located near the San Joaquin Valley and Clayton Basins, which are designated as Medium and Very Low Priority

groundwater basins based on the Groundwater Basin Prioritization by the State Department of Water Resources (DWR). No sustainable groundwater management plan has been prepared for the basins due to their priority status.

### **Sources of Information**

- California Department of Water Resources. <https://water.ca.gov/Programs/Groundwater-Management>
- Federal Emergency Management Agency (FEMA). *National Flood Insurance Rate Map (FIRM)*. <https://www.fema.gov/national-flood-insurance-program-flood-hazard-mapping>.

<b>11. LAND USE AND PLANNING – Would the project:</b>				
<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>
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)*

Development of the proposed project would not physically divide an established community. The proposed project will occur on a developed parcel within an agricultural and rural residential portion of unincorporated San Ramon.

- 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)*

### **General Plan**

The proposed project would conform to the applicable General Plan land use designation. The subject property has an Agricultural Lands (AL) General Plan land use designation. The AL designation allows for all land-dependent and non-land-dependent agricultural production and related activities. The proposed Wireless Telecommunication Facility is an allowed land uses in the designation.

### **Zoning**

The project is located in the A-20 Exclusive Agricultural zoning district. The A-20 district allows for a wireless telecommunication facility upon the approval of a land use permit. All proposed



structures would be subject to, and meet, applicable setback and height requirements for the district. No variances to the A-20 district requirements would be necessary for the project.

The telecommunication facility is subject to the provisions of the County's Wireless Telecommunication Facilities Ordinance (Ch. 88-24). This application is a request to establish a facility to allow the continued operation of a telecommunication facility would be compliant with this ordinance in terms of design, location, building standards and operational requirements.

Pursuant to the location requirements of Section 88-24.406, collocation is encouraged and no new tower can be located within 1,000-feet of an existing tower unless certain findings are made. A new facility must not visually impact a scenic ridgeline. A high-visibility facility must be located within the facility site at a location that will have the least visual and aesthetic impacts to surrounding lots. The surrounding area is very hilly, but the wireless facility would a stealth facility camouflaged as a water tower, thus, it would not infringe on ridgeways or any other scenic vistas. Therefore, the facility and proposed improvements meet the location requirements of Section 88-24.406 of the Wireless Ordinance.

Pursuant to the design guidelines of Section 88-24.408(a), the facility must meet or exceed design requirements to reduce the facility's visual and aesthetic impacts, such as it must be designed to blend in with the surrounding area, have a non-reflective finish, be painted and textured to match or blend in with the predominant background, and must be camouflaged if visible against a skyline. The faux water tower design of the facility would meet these design guidelines. Therefore, the facility would maintain the existing visual character of the area and meet the design guidelines of Section 88-24.408(a) of the Wireless Ordinance.

Section 88-24.414(a) of the Wireless Telecommunication Facilities Ordinance requires that the facility comply with the County's noise ordinance. In general, wireless telecommunications facilities are not associated with the generation of significant noise levels. However, when facilities include ancillary equipment such as generators and cabinets with cooling fans, the potential for noise impacts are increased. Given the location of the facility relative to sensitive uses, any noise from the facility is expected to comply with the County's noise requirements. Additionally, Conditions of Approval are included with the project to require certification of the noise levels. Thus, the facility would be compliant with Section 88-24.414(a) of the Wireless Ordinance. Given the projects conformance with the County General Plan and Ordinance Code, a less than significant impact is expected due to conflict with local land use regulations.

### **Sources of Information**

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.

<b>12. MINERAL RESOURCES – Would the project:</b>				
<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>
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)*

Known mineral resource areas in the County are shown on Figure 8-4 (Mineral Resource Areas) of the General Plan Conservation Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

- 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, 2005-2020, *Conservation Element*.

<b>13. NOISE – Would the project result in:</b>				
<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>
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 type="checkbox"/>	<input checked="" 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?

☐ ☐ ☒ ☐

**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 Impact**)*

Activities associated with the future wireless telecommunication facility are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and noise levels between 60 dB to 70 dB are conditionally acceptable in residential areas. Types and levels of noise generated from the unmanned facility would be similar to noise levels from the existing agricultural developments in the area. Thus, project noise impacts to the existing surrounding land uses would be less than significant.

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

Project construction would not include any components (e.g. pile-driving) that would generate excessive groundborne vibration levels. Additionally, the unmanned facility would not generate groundborne vibrations during project operations.

- 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?*

As discussed in Section 9.e, the project site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour. Thus, the project would not expose people residing or working in the project area to excessive noise levels from an airport use.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020, Noise *Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.

<b>14. POPULATION AND HOUSING – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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)? (Less than Significant Impact)*

The proposed project would result in the development of an unmanned wireless telecommunication facility, which would not be expected to increase the area population. The project would include improvements to an existing dirt roadway and other infrastructure to accommodate the new facility. The development is limited to the project site, and would not be expected to lead to indirect population growth.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (No Impact)*

The project site is currently occupied by a single-family residence which would remain, and the proposed project is expected to result in the construction of a wireless telecommunication facility that would not have an impact on residential uses in the area. Therefore, the project would have no impact on housing displacement.

**Sources of Information**

<b>15. PUBLIC SERVICES – 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:</b>				
<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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)***

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa Consolidated Fire Protection District. The project is required to comply with the applicable provisions of the California Fire Code, the California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Prior to the issuance of building permits, the construction drawings would be reviewed and approved by the Fire District. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.

b) ***Police Protection? (Less Than Significant Impact)***

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the unincorporated San Ramon area. The wireless facility would be unmanned and would not significantly affect the provision of police services to the area.

c) ***Schools? (Less Than Significant Impact)***

Prior to issuance of a building permit for the facility, the applicant would be required to pay the state-mandated school impact fees for the commercial facility. Payment of the fees pursuant to State regulations for school services would reduce school impacts to less than significant levels.

d) ***Parks? (Less Than Significant Impact)***

The unmanned facility is not expected to increase use of the parks; thus, no significant impact on the park facilities would be expected.

e) ***Other public facilities? (Less Than Significant Impact)***

Impacts to other public facilities, such as hospitals and libraries are usually caused by substantial increases in population. Implementation of the proposed project is not anticipated to induce population growth. The project is not anticipated to create substantial additional service demands besides those which have been preliminarily reviewed by various agencies of Contra Costa County, or result in adverse physical impacts associated with the delivery of fire, police, schools,

parks, or other public services. Therefore, the impact to hospitals, libraries or other public facilities is less than significant

### Sources of Information

<b>16. RECREATION</b>				
<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>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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? (Less Than Significant Impact)*

The wireless telecommunication facility would not be expected to incrementally increase use of parks and recreational facilities in the area. No increase in population is expected; thus no impact to recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Thus, the impact of this increase in use of the parks and recreational facilities would be less than significant.

- 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? (Less Than Significant Impact)*

As described above, no population increase is expected to result from the unmanned facility, thus no increase use of recreational facilities or construction or expansion of recreational facilities is expected to result from the project implementation.

<b>17. TRANSPORTATION – Would the project:</b>				
<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>
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"/>
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 checked="" type="checkbox"/>	<input 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)*

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. The proposed unmanned facility is not expected to result in traffic other than occasional maintenance. Therefore, the project is not required to have a project-specific traffic impact analysis. Since the project would yield less than 100 peak-hour AM or PM trips, the proposed project would not conflict with the circulation system in the unincorporated Brentwood area.

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

The proposed project is not expected to increase the number of automobile trips in the area. As outlined in the Contra Costa County Transportation Analysis Guideline, projects resulting in fewer than 110 daily vehicle trips are expected to cause a less than significant transportation impact. Thus, the project would result in a less than significant impact.

- 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 project is located in a rural agricultural area. An onsite dirt roadway would be improved with gravel for accessibility in the case of emergencies. The design features for the access are typical for rural agricultural areas and would not be considered hazardous. Thus, the project would result in a less than significant impact due to design features or incompatible uses.

- d) *Would the project result in inadequate emergency access? (**Less Than Significant Impact**)*

The project is located in an agricultural and rural residential area with available emergency services provided by the County Sheriff's Department and Contra Costa Consolidated Fire Protection District. Furthermore, prior to the County review of construction drawings for building permits, the Fire District would review the construction drawings and ensure that adequate emergency access to buildings on the project site could be provided. Thus, a less than significant impact is expected due to emergency access.

<b>18. TRIBAL CULTURAL RESOURCES – 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:</b>				
<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>
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"/>
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: (**Less Than Significant Impact With Mitigations**)*

- 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)? (**Less Than Significant Impact with Mitigations**)*

As discussed in Sections 5.a through 5.c above, no historical resources are likely to exist on the project site. Further, according to the County's Archaeological Sensitivities map, Figure 9-2, of the County General Plan, the subject site is located in an area that is considered "Moderate Sensitivity," and is generally not considered to be a location with significant archaeological resources. Given all of these factors, there is little potential for the project to impact cultural resources on the site.



Pertaining to the significance of tribal cultural resources, there are no onsite historical resources, pursuant to Public Resources Code section 5020.1(k ) that are included in a local register of historic resources.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigation Measure *Cultural Resources 1* would reduce the impact on cultural resources during project related work to a level that would be considered less than significant.

- 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 Impact with Mitigations)*

As discussed in Sections 5.a through 5.c above, no historical resources are likely to exist on the project site. Further, according to the County’s Archaeological Sensitivities map, Figure 9-2, of the County General Plan, the subject site is located in an area that is considered “Moderate Sensitivity,” and is not considered to be a location with significant archaeological resources. Thus, there is little potential for the project to impact cultural resources on the site.

It is not likely that the project would cause a substantial adverse change in the significance of a tribal cultural resource that meets the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, for the reasons stated above.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigation Measure *Cultural Resources 1* would reduce the impact on cultural resources during project related work to a less than significant level

<b>19. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
<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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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? (Less Than Significant Impact)*

The project site has been previously developed and is currently connected to septic wastewater, electric, gas, and telecommunication facilities. Agency comment letters received thus far have indicated that adequate facilities would be available to accommodate the project. Thus, no significant environmental effects are expected from the construction of new facilities that would be required to provide services to the project.

- 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? (Less Than Significant Impact)*

The proposed project is located at a rural site, currently serviced by a private well. Proposed uses on-site would not require additional water use. Furthermore, if necessary, the use of the on-site well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction, as administered by the Contra Costa Environmental Health Division (CCEHD). Given compliance with these standards, there will be no negative impacts with respect to water resources as a result of the project.

- 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? (Less Than Significant Impact)*

The project site is currently served by an on-site septic system. The proposed unmanned facility would not require septic service. Thus, a less than significant impact is expected related to wastewater treatment.

- 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 project would generate construction solid waste. Construction waste would be hauled to one of the recycling centers and/or transfer stations located in the area. The recycling center and/or transfer station would sort through the material and pull out recyclable materials.

Future construction of the proposed project would incrementally add to the construction waste headed to a landfill; however, the impact of the project-related incremental increase would be considered to be less than significant. Furthermore, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the CDD at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that could be recycled to appropriate recycling facilities.

No waste is expected to result from the operation of the unmanned facility.

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

The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. The project includes commercial land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste.

<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>				
<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>
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"/>
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 type="checkbox"/>	<input checked="" 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:*

As discussed in section 9.g above, the Department of Forestry and Fire Protection's Very High Fire Hazard Severity Zone Map characterizes this area as a High Fire Hazard Severity Zone area within a State Responsibility Area.

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

As discussed 9.f above, the wireless telecommunication facility is not expected to impair any adopted emergency response plan.

- 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?*

As discussed in section 9 above, Cal Fire's Very High Fire Hazard Severity Zone Map characterizes this area as a High Fire Hazard Severity Zone area. The California Building Code requires reducing the risk of burning embers fanned by wind-blown wildfires from igniting buildings. Roofing standards vary by the fire hazard zone rating of the site. The codes for siding, decking, windows, and vents apply throughout all state responsibility area regardless of the fire hazard severity ranking. With implementation of the building code requirements, a less than significant risk of exposure of people to pollutant concentrations from a wildfire or spread of wildfire would be expected.

- 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??*

The project is developed and not expected to require the extension of infrastructure for the subject project.

- 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?*

The project is not located on a steep slope and runoff in the area is accommodated through sheet drainage on the surrounding property. A fire in the area is not expected to alter this drainage pattern.

### **Sources of Information**

- California Department of Forestry and Fire Protection (CalFire). *Fire Hazard Severity Zones Viewer*. <https://egis.fire.ca.gov/FHSZ/>

<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<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>
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?*

As discussed in individual sections of this Initial Study, the project to establish a wireless telecommunication facility on the site may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, and Tribal Cultural Resources) but the impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of this Initial Study. The project is not expected to threaten any wildlife population, impact endangered plants or animals, or affect state cultural resources with the already identified Mitigation Measures.

- 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.)*

The proposed project would not create substantial cumulative impacts. The project site is located on an agricultural property that allows for the establishment of a wireless telecommunication

facility. The proposed project would be consistent with the existing surrounding development and rural agricultural nature of the area.

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

This Initial Study has disclosed impacts that would be less than significant with the implementation of Mitigation Measures. All identified Mitigation Measures would be included in the conditions of approval for the proposed project, and the applicant would be responsible for implementation of the measures. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

## **REFERENCES**

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

## **ATTACHMENTS**

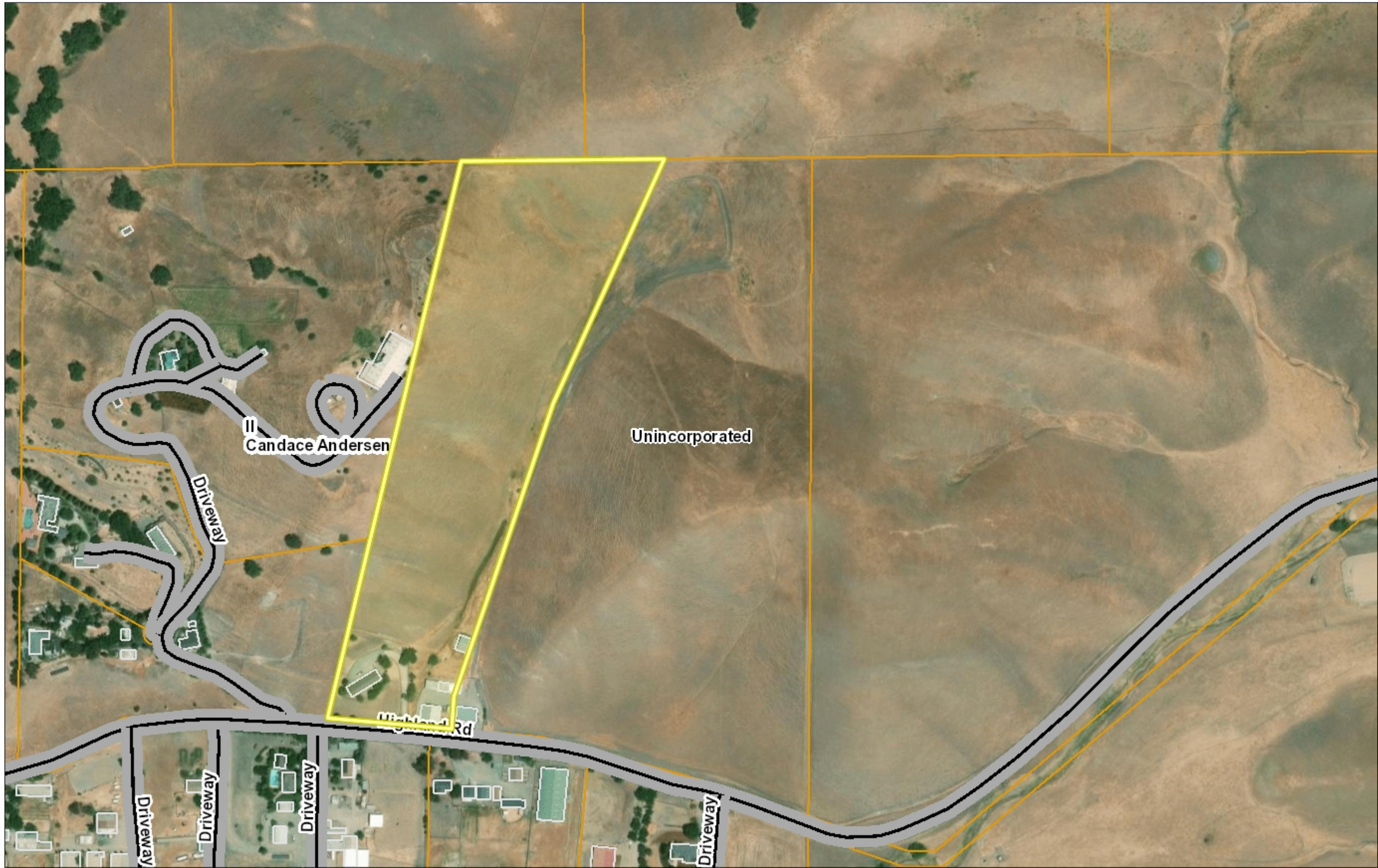
- 1. Vicinity Map**
- 2. Site Plan**
- 3. MMRP**





Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Building Footprints
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



0.1 0 0.07 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

1:4,514

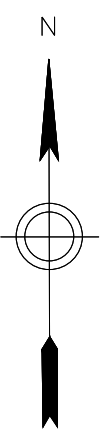
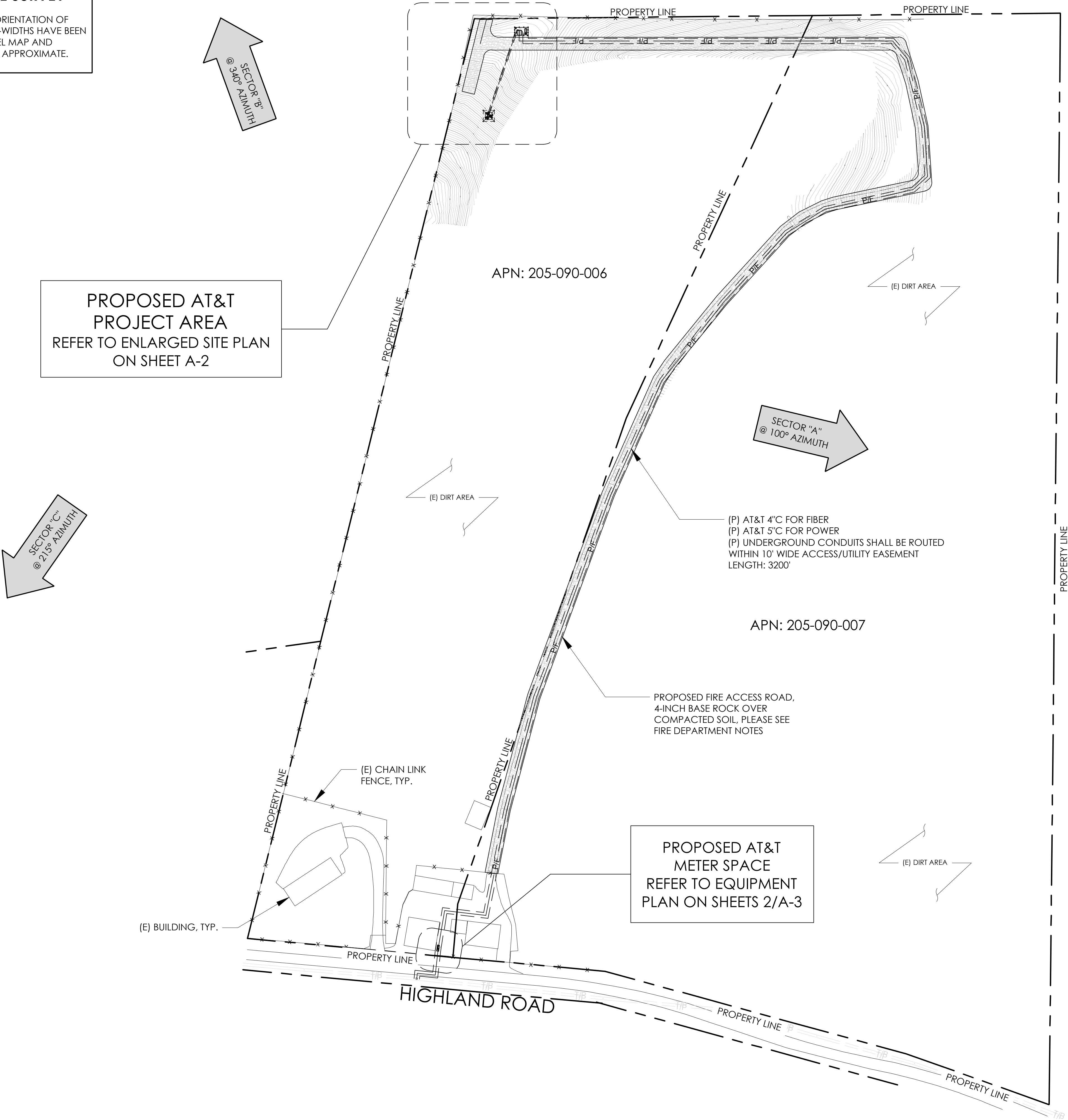


Notes

Contra Costa County -DOIT GIS



**THIS IS NOT A SITE SURVEY**  
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.



**VENDOR:**

**J5 INFRASTRUCTURE PARTNERS**

23 MAUCHLY, SUITE 110  
IRVINE, CA 92618

P-020718

**APPLICANT:**

**AT&T**

5001 EXECUTIVE PKWY,  
SAN RAMON CA 94583

**SITE INFORMATION:**

**CCL04383**

**5707 HIGHLAND ROAD**

5707 HIGHLAND ROAD  
SAN RAMON, CA 94583

FA#: 14226177  
PACE#: MRSFR044517  
PT#: 3701A0DNV5

**DESIGN RECORD:**

REV	DATE	DESCRIPTION	INT.
12	04/06/23	REVISED 100% ZD	BH
11	03/22/23	REVISED 100% ZD	MM3
10	02/15/23	REVISED 100% ZD	BH
9	01/26/23	REVISED 100% ZD	BH
8	01/23/23	REVISED 100% ZD	BH
7	08/10/22	REVISED 100% ZD	BH
6	08/01/22	REVISED 100% ZD	BH
5	07/11/22	100% ZD	SMR
4	06/02/22	95% ZD	SMR
3	04/21/22	REVISED 90% ZD	BH
2	04/12/22	REVISED 90% ZD	MM3
1	03/07/22	REVISED 90% ZD	BH
0	02/07/22	90% ZD	BH

**PROFESSIONAL STAMP:**

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

**SHEET TITLE:**

**A-1**

**SHEET NAME:**

**OVERALL SITE PLAN**

Melissa Gonzalez, J5 Infrastructure Partners (Applicant)  
Janet D. McElley Trust (Owner)

**Mitigation Monitoring and Reporting Program**  
**County File #CDLP22-02051**

**5707 Highland Road**  
**San Ramon, CA 94583**

**October 2023**

### SECTION 3: AIR QUALITY

**Potential Impact:** Grading and construction activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to substantial pollutant concentrations.

#### Mitigation Measures:

**Air Quality 1:** 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.

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.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt tracked-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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
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.
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.

Implementing Action:

COA

Timing Verification:

Prior to CDD issuance of a grading or building permit, all construction plan sets shall include Basic Construction measures.

Responsible Department or Agency:

Project proponent and CDD.

Compliance Verification:

CDD Plan Check review of plans prior to issuance of building or grading permit, and field verification by the Building Inspection Division.

#### Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

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#### SECTION 4: BIOLOGICAL RESOURCES/AIR QUALITY

**Potential Impact:** The project could cause 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

#### Mitigation Measures:

Biology 1: To the extent possible, construction should be avoided during the wet season from approximately October 15th (or the first measurable rainfall of 1 inch or greater) and March 15th to avoid dispersing California Tiger Salamanders and California Red-legged Frogs. Mitigation measures to be implemented outside of the wet season include:

1. Employees and contractors performing construction related activities will receive environmental sensitivity training. Training will include a review of environmental laws and Avoidance and Minimization Measures (AMMs) that must be followed by all personnel to reduce or avoid effects on covered species during construction activities.
2. Contracts with contractors, construction management firms, and subcontractors will obligate all contractors to comply with these AMMs.
3. A biologist should be present for all ground-disturbing activities.
4. The following will not be allowed at or near work sites for covered activities: trash dumping, firearms, open fires (such as barbecues), and hunting.
5. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent possible.
6. Pipes, culverts and similar materials greater than four inches in diameter, will be stored so as to prevent covered wildlife species from using these as temporary refuges, and these materials will be inspected each morning for the presence of animals prior to being moved.
7. All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day and removed completely from the site once every three days.
8. No pets will be allowed anywhere in the project site during construction.
9. All equipment will be maintained such that there will be no leaks of automotive fluids such as gasoline, oils, or solvents.

Should construction need to occur during the wet season, the following minimization measures should be implemented to prevent impacts caused by dispersing California Tiger Salamanders and California Red-legged Frogs entering the work area during construction:

1. A biological monitor will be present throughout the project duration.
2. Barrier fencing will be constructed around the worksite to prevent California Tiger Salamanders and California Red-legged Frogs from entering the work area. Barrier fencing will be removed within 72 hours of the completion of work.
3. Before the start of work each morning, all equipment such as vehicles and stored pipes will be inspected for CTS or CRLF. The biological monitor will check all excavated steep-walled holes or trenches greater than 6-inches deep.

Implementing Action:

COA

#### Abbreviations:

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Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.

#### **SECTION 4: CULTURAL RESOURCES**

**Potential Impact:** The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.

#### **Mitigation Measures:**

**Cultural Resources 1:** The following mitigation measures shall be implemented during project-related ground disturbance, and shall be included on all construction plans:

1. All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits 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.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits 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.

2. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment

#### Abbreviations:

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<p>and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.</p>	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
<b>SECTION 9: TRIBAL CULTURAL RESOURCES</b>	
<p><b>Potential Impact:</b> The project could 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 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). The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.</p>	
<b>Mitigation Measures:</b>	
<p>Implementation of mitigations measure <b>Cultural Resources 1</b> would reduce the impact on archeological resources during project related work.</p>	
<p><b>Potential Impact:</b> The project could 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 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. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.</p>	
<b>Mitigation Measures:</b>	
<p>Implementation of mitigations measure <b>Cultural Resources 1</b> would reduce the impact on archeological resources during project related work.</p>	

Abbreviations:

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Community Development Division (CDD)

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## SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE

**Potential Impact:** As discussed in individual sections of the Initial Study, the project to establish a second residence on the site may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, and Tribal Cultural Resources).

**Mitigation Measures:**

The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of the Initial Study.

Abbreviations:

Condition of Approval (COA)  
Community Development Division (CDD)

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