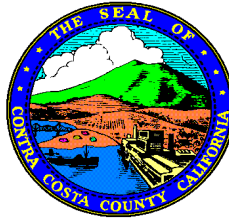


**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Kelli Zenn**  
Business Operations Manager

**December 6, 2019**

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

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

- 1. Project Title:** Establishment of AT&T Mobility Telecommunications Facility
- 2. County File Number:** Land Use Permit LP19-2008
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Michael Hart  
(925) 674-7867
- 5. Project Location:** 700 feet south of Highland Road and Camino Tassajara in the unincorporated San Ramon area (APNs: 205-040-022 and 205-040-023).
- 6. Applicant's Name, Address, and Phone Number:** AT&T Mobility  
C/O Derek Turner  
5001 Executive Parkway  
San Ramon, CA 94583  
(415) 420-4922

**7. Description of Project:** The applicant seeks approval of a Land Use Permit to allow the establishment of a new AT&T Mobility telecommunications facility. The facility will be located approximately 1,300 feet east of the public right of way from Camino Tassajara and will be accessed through an adjacent property through an existing dirt access road. No trees will be impacted or removed as part of the project. The proposed facility consists of the following elements:

- One (1) approximately 75-foot tall faux oak tree mono-pole antenna structure and enclosed equipment compound (560 square foot lease area);
- Twelve (12) antennas (four per sector)
- Eighteen (18) RRH (six per sector)
- Three (3) Fiber Trunks (one per sector)
- Three (3) surge suppressors (one per sector)
- One (1) emergency backup generator with 192 gallon fuel tank
- Miscellaneous small electrical equipment
- A proposed 2-foot wide cable route ( $\pm 2,500$  linear feet) from the proposed antenna structure and equipment compound to a utility enclosure near an existing residence

**8. Surrounding Land Uses and Setting:** The combined 190-acre subject properties are located south of Highland Road, within a predominately agricultural area of unincorporated San Ramon in Contra Costa County. The surrounding area, including the subject property, is relatively hilly topographically. The subject properties and most surrounding properties are located within the Exclusive Agricultural (A-80) zoning district and has a General Plan Land Use designation of Agricultural Lands (AL), with the properties directly north being zoned for General Agriculture (A-2) and the property west zoned for Heavy Agriculture (A-3).

The combined 190-acre properties are located south of Highland Road in the unincorporated San Ramon area. The subject property has an approximately 170-foot long frontage along Camino Tassajara. The subject property is outside of the Urban Limit Line. The antenna structure and auxiliary equipment will be located on a vacant property that is mainly used for grazing (APN 205-040-022). Trenching for fiber and power cables will cross a property line and will connect to a utility easement area on an adjacent property. This subject property contains an existing single-family residence (APN 205-040-023). Access to the proposed telecommunications facility utilizes an existing access and utility easement on a property located directly east of the two subject properties (APN 205-040-024).

**9. Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/initial study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

A copy of the Mitigated Negative Declaration/initial study and all documents referenced therein may be reviewed in the offices of the Department of Conservation & Development during normal business hours, located at 30 Muir Road in Martinez. The Mitigated Negative Declaration is also available online at <http://www.co.contra-costa.ca.us/4841/Public-Input>.

**Public Comment Period** – The period for accepting comments on the adequacy of the environmental document will extend to **4:00 P.M., Monday, January 6, 2020**. Any comments should be submitted in writing to the following address:

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

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. The **tentative** hearing date before the County Zoning Administrator for the project and for adoption of the Mitigated Negative Declaration is ***Monday, January 22, 2020***. The hearing will be held at 30 Muir Road, Martinez. Hearing notices will be sent out prior to the finalized hearing date.

**Additional Information** – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7867, or email at [michael.hart@dcd.cccounty.us](mailto:michael.hart@dcd.cccounty.us)

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hart', with a stylized flourish at the end.

Michael Hart  
Planner I  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** County File #LP19-2008  
AT&T Mobility – Highland Road Facility
2. **Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
30 Muir Rd.  
Martinez, CA 94553
3. **Contact Person and Phone Number:** Michael Hart  
(925) 674-7867
4. **Project Location:** An 87.1 acre and 102.88 acre parcels located at:  
Unaddressed site located approximately 700 feet south of  
Highland Road and Camino Tassajara (APNs: 205-040-022 and 205-040-023)
5. **Project Sponsor's Name and Address:** AT&T Mobility  
C/O Derek Turner  
5001 Executive Parkway  
San Ramon, CA 94583
6. **General Plan Designation:** AL – Agricultural Lands
7. **Zoning:** A-80 – Exclusive Agricultural District
8. **Description of Project:** The applicant seeks approval of a Land Use Permit to allow the establishment of a new AT&T Mobility telecommunications facility. The facility will be located approximately 1,300 feet from Camino Tassajara and will be accessed through an adjacent property through an existing dirt access road. No trees will be impacted or removed as part of the project. The proposed facility consists of the following elements:
  - One (1) approximately 75-foot tall mono oak antenna structure and enclosed equipment compound (560 square foot lease area);
  - Twelve (12) antennas (four per sector)
  - Eighteen (18) RRH (six per sector)
  - Three (3) Fiber Trunks (one per sector)
  - Three (3) surge suppressors (one per sector)
  - One (1) emergency backup generator with 192 gallon fuel tank
  - Miscellaneous small electrical equipment
  - A proposed 2-foot wide cable route ( $\pm$ 2,500 linear feet) from the proposed antenna structure and equipment compound to a utility enclosure near an existing residence
9. **Surrounding Land Uses and Setting:** The combined 190-acre subject properties are located south of Highland Road, within a predominately agricultural area of unincorporated San Ramon in Contra Costa County. The surrounding area, including the subject property, is relatively hilly topographically. The subject properties and most surrounding properties are located within the Exclusive Agricultural (A-80) zoning district and has a General Plan Land Use designation of Agricultural Lands (AL), with the

properties directly north being zoned for General Agriculture (A-2) and the property west zoned for Heavy Agriculture (A-3).

Existing Site Condition: The combined 190-acre properties are located south of Highland Road in the unincorporated San Ramon area. The subject property has an approximately 170-foot long frontage along Camino Tassajara. The subject property is outside of the Urban Limit Line. The antenna structure and auxiliary equipment will be located on a vacant property that is mainly used for grazing (APN 205-040-022). Trenching for fiber and power cables will cross a property line and will connect to a utility easement area on an adjacent property. This subject property contains an existing single-family residence (APN 205-040-023). Access to the proposed telecommunications facility utilizes an existing access and utility easement on a property located directly east of the two subject properties (APN 205-040-024).

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

- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Fire Protection District
- Federal Communications Commission

**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.?**

A correspondence dated May 30, 2019 was sent to Wilton Rancheria, which included an opportunity to seek comments. On June 13, 2019, a representative from the Department of Cultural Preservation sent correspondence indicating that Wilton Rancheria did not wish to initiate consultation under AB 52 at this time. Wilton Rancheria will have a chance to comment on this Initial study document.

### Environmental Factors Potentially Affected

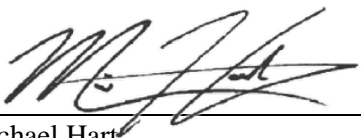
The environmental factors checked below would be potentially affected by this project as indicated by the checklist on the following pages.

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

  
\_\_\_\_\_  
Michael Hart  
Planner I  
Contra Costa County  
Department of Conservation & Development

12-6-2019

\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

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

### **SUMMARY:**

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

The subject property is located within a primarily hilly area of the County. The equipment for the facility will be located behind the ridge of the hill and will not be visible from any public area due to screening from the crest of the hill. The mono-oak antenna structure for the proposed wireless telecommunications facility will be located behind the ridge of the hill and will be visible from Camino Tassajara due to the height of the structure. Camino Tassajara is designated as a Scenic Route, as shown in figure 5-4 in the County's General Plan. The antenna structure will be designed to resemble an oak tree and will be located approximately 1,300 feet from Camino Tassajara, therefore, the proposed antenna structures will blend in well with the hillside. As proposed, the potential for the proposed project having a significant impact on a scenic vista is less than significant.

- 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 ground equipment for the proposed wireless facility will be constructed in an undisturbed area of the property located off of an existing dirt access road. The construction of the new wireless facility will not require the removal of any existing trees, rock outcroppings, or buildings, nor does it require work within the driplines of any trees. The project will not be visible from any state designated scenic highways. Therefore, the new wireless facility does not substantially damage scenic resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 with mitigation**)*

The subject properties are in a non-urbanized area of the County. The equipment for the proposed facility will be located in the southern portion of the property, near, but not encroaching into, a grouping of trees. The equipment cabinets will not be visible from any public area as they will be located below the ridgeline of the hill. The mono-oak antenna structure will extend above the ridgeline of the hill, but is located a substantial distance away from any public area. Photo simulations have been submitted showing the proposed facility in relation to view points off of Camino Tassajara and Highland Road. The antenna structure will be disguised as an oak tree. The antenna structure will not be visible from Highland Road due to it being behind the ridgeline of the hill, but will be visible from Camino Tassajara. Camino Tassajara is a scenic route as shown in figure 5-4 in the County's general plan. The general plan created policies to protect and enhance scenic routes in the County. Policies 5-47 through 5-56 apply to scenic routes. Specifically, policy 5-47, 5-49, 5-50, and 5-55 apply directly to this project. The facility will be stealthed as an oak tree, and all metal components will be painted to blend in with their surroundings and reduce glare, which will in turn reduce any visual impacts. As mitigated, the proposed wireless facility will have a less than significant impact with conflicts due to applicable zoning and other regulations governing scenic quality.

#### **Mitigation Measures:**

- AES-1: All equipment will be required have a non-reflective finish. Paints with a reflectivity less than 55 percent are required. Antennas shall be painted to match the adjacent portions of the tower and foliage. Color photographs showing the as-built condition shall be submitted for review to the Department of Conservation and Development, Current Planning Division (CDD) staff to verify compliance with this Condition of Approval within 30 days of completing construction.
- AES-2: The proposed antennas will be stealth within the foliage of the faux mono-oak structure in order to reduce its overall massiveness. Sufficient branches must be provided to ensure proper screening.
- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (**Less than significant with mitigation**)*

The proposed facility consists of a mono-oak designs which will utilize materials and colors that will aide in mimicking a live oak tree. Therefore, materials and finishes in shades of brown, green, and other earth tones will be used, which reduces the potential for the proposed facility creating a significant source of glare due to reflection. There are two work lights proposed lease area, but will only be used when employees of the wireless carrier visit the facility for occasional maintenance activities and will be located below the ridgeling, and not visible from any public



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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area. The metal components of the facility will have potential to create light and glare during the daytime, and the work lights proposed as part of the telecommunication facility may have the potential to impact nighttime views in the area if not designed and positioned correctly.

**Mitigation Measure:**

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

<b>2. AGRICULTURAL AND FOREST RESOURCES – Would the project:</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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

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

The property is located within an Exclusive Agricultural (A-80) zoning district and an Agricultural Lands (AL) general plan designation. The California Department of Conservation designates the area as farmland of local importance. The total lease area for the project is relatively small compared to the size of the property and is not anticipated to impact any potential farmland or farming activities in the area.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (No impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The property is in a Williamson Act contract, however, pursuant to California Government Code 51238(a)(1), the construction of communication facilities is determined to be a compatible use within any agricultural preserve. As such, no further action is required in regards to the Williamson Act.

- 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 property is located within an Exclusive Agricultural (A-80) zoning district and Agricultural Lands (AL) general plan designation. There is no conflict with any forestland nor does the project propose rezoning of forest or timberland.

- 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 property is located within an Exclusive Agricultural (A-80) zoning district and Agricultural Lands (AL) general plan designation. There is no proposal to convert any forestland to a non-forest use and no rezoning is proposed. The site is not considered forestland, and the project would not impact any forest use.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use? (No impact)*

The property is located within an Exclusive Agricultural (A-80) zoning district and Agricultural Lands (AL) general plan designation. There is no proposal to convert any farmland to a non-agricultural use, no rezoning, and the project would not impact farmland.

3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**SUMMARY:**

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

The proposed project consists of constructing a new wireless telecommunication facility. The only element of the proposed facility that has the potential for impacting air quality is the proposed diesel generator. However, the diesel generator is intended for use in emergency situations when electrical services are unavailable to run the facility. The generator will be tested once per week for 15 minutes to ensure that it continues to operate properly. This periodic testing of the generator will result in negligible emissions, and thus has a less than significant potential for conflicting with an air quality plan. Other potential impacts to air quality would be related to the construction portion of the project (e.g. the running of internal combustion engines), and would be temporary in nature.

- 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)*

As mentioned in the response to question (a), the only element of the proposed facility that has the potential for impacting air quality is the proposed diesel generator. The generator will mainly be used in emergency situations and through periodic testing to ensure that it continues to operate properly. The emissions generated from these activities is negligible, and therefore there will be a less than significant impact on the air quality in the area. Other potential impacts to air quality would be temporary and related to the construction of the project. These impacts will be lessened by the implementation of typical best management practices.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations? (Less than significant with mitigation)*

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines and motor vehicles used by the construction workers. Dust would be generated during construction activities. The amount of dust generated would be highly variable and is dependent on the size of the area disturbed, the amount of activity, soil conditions, and meteorological conditions. The main portion of the project will be within a 560 square foot lease area. There will also be approximately 2,600 linear feet of cable routing within a 2-foot underground utility easement connecting the antenna site to a 100 square foot utility easement area. Although construction activities would be temporary, such activities would have potentially temporary impacts during construction due to the release of pollutants. Additionally, there are no sensitive receptors within the immediate area of the antenna and auxiliary equipment, with the closest residence being located approximately 1,900 feet from the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed installation will enable wireless telecommunications which primarily involves electrical currents that do not generate pollutants or odors that would individually or cumulatively impact air quality in the area. Furthermore, routine maintenance is anticipated to be one or two times a month which represents a less than significant impact. Therefore, any pollutants generated during construction will be mitigated to ensure minimal impacts due to construction related activities.

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (**Less than significant**)*

The proposed project consists of the construction and operation of a new wireless telecommunication facility. The proposed facility is located approximately 1,900 feet from the nearest residence and is not expected to affect a substantial number of people. As mentioned previously, the only aspect of the project that has a potential for impacting air quality is the proposed diesel generator. This generator is only intended for emergency situations as well as weekly testing to ensure it is functioning correctly. The resulting emissions from the periodic testing, such as those resulting in odors, will be negligible, and therefore will have a less than significant impact on adversely affecting a substantial number of people. No other portion of the project is expected to result in emissions or odors.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 with mitigation**)*

The proposed project will be small, taking up approximately 560 square feet of lease area with approximately 2,500 feet of cable routing on the combined 190-acre properties. The proposed project does not involve the removal or impact of any trees in the area. The U.S. Fish and Wildlife Services designates the subject property as a critical habitat for the California red-legged frog (CRLF). Habitat and occurrence for the CRLF includes lowlands and foothills in or near permanent deep water with dense, shrubby, or emergent riparian habitat. The habitats require 11-20 weeks of permanent water for breeding and larval development, and must have access to aestivation habitat. Based on the Sensitive Biological Resources Impact Analysis conducted by Environmental Assessment Specialists, Inc (EAS), it is not likely that the project as proposed will adversely affect any critical habitat for the CRLF. The proposed facility will be built on a hill-top and will not impact native habitats that constitute primary constituent elements (PCEs) as described in the critical habitat final rule. However, trees and shrubs located within the immediate vicinity of the project site provide suitable nesting habitat for several avian species. Impacts to sensitive species and habitat could occur if construction activities were to happen during the breeding season of sensitive bird and other species. Therefore, mitigation measures BIO-1 and BIO-2 are in place to ensure that these species are not adversely affected by the project.

**Mitigation Measures for Avian Species:**

- BIO-1: If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the property and adjacent areas shall be conducted by a competent biologist 14 days prior to the commencement of the site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).
- BIO-2: If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for burrowing owl within the property and adjacent areas shall be required. The survey shall be conducted by a competent biologist

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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no more than 30-days prior to commencement of the ground disturbing activities. If a burrowing owl is found present on the property no disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31.

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

Pursuant to Figure 8-1 (Significant Ecological Area and Selected Locations of Protected Wildlife and Plans Species Areas) of the County General Plan, the Shoreline Between Martinez Waterfront and Concord Naval Weapons Station Significant Ecological Resource Area is located in the Port Chicago area; the subject property is not within proximity of this area, and thus will have no impacts on that resource. The subject property is not located within any of the local areas managed by the California Department of Fish and Wildlife or U.S. Department of Fish and Wildlife Service. There is a creek located on the property (Tassajara Creek), but it is not located within the vicinity of the project site. The EAS biological study states that the installation of the proposed development will not impact any of the riparian areas. Therefore, there is minimal potential for the proposed project having a substantial impact 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 Wildlife or U.S. Department of Fish and Wildlife Service.

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

The U.S. Army Corp of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) are two of the primary Federal agencies which enforce the Clean Water Act and administer the associated permitting program. As such, these agencies define wetland as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Based on the National Wetlands Inventory map, there is a Freshwater Forested/Shrub Wetland occurring along the side of the site access road and Riverine habitat across the immediate site access. All access roads for the site are existing, and the bulk of the project work will be occurring approximately 1,100 feet from the wetland areas. The project will be located on the opposite side of the hilltop from the creek. Based on the report provided by EAS, no jurisdictional wetland areas are within the vicinity of the project site and none will be adversely affected by the proposed development. Therefore, there will be a less than significant impact for the proposed project having an adverse effect on a federally protected wetland.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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)*

The proposed wireless facility will have less than significant impacts on the water circulation of any native resident or migratory fish, as there are no waterways on-site or in the immediate area surrounding the property. Therefore, the proposed project will have minimal impacts on the movement of native resident or migratory fish. The minimal footprint of a new mono-oak antenna structure and the auxiliary equipment (560 square foot lease area) will have less than significant impacts to the surface movement of any wildlife. The facility will not require the use of guy wires, which will reduce the potential for impacting the movement of migratory birds to a less than significant level. Based on the above, the proposed project has a less than significant potential for substantially interfering with the movement of wildlife.

- 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)*

The project as proposed does not encroach within the driplines of any trees nor proposes to remove any trees. Therefore, it would not conflict with any local policies or ordinances protecting biological resources.

- 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)*

The proposed wireless telecommunications facility is not located within an area covered by the Contra Costa County Habitat Conservation Plan (HCP) or the Natural Community Conservation Plan (NCCP). Therefore, there will not be any conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan.

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



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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**)*

The California Public Resources code defines a historical resource as a resource that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or identified as significant in a historical survey meeting the requirements of the Public Resources Code. Neither the subject property nor any of the existing structures located at the wireless facility are listed on Contra Costa County's Historic Resources Inventory (updated through December 2010). Agency comments received from the California Historical Resources Information System (CHRIS) state that a previous study #28391 (DeGeorgey, Huetter, and Brodie 2003), covering approximately 100% of the proposed project area, identified one or more cultural resources. This cultural resource consists of a farm/ranch, a residence, and associated windmill and water tower. No portion of the project will be located near any of these identified resources and will not affect them. Therefore, the existing structures located at the facility would not be considered as historical resources, and the potential for the proposed project resulting in an adverse change of a historical resource is less than significant.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? (**Less than significant with mitigation**)*

The project record does not have any prior cultural resource studies being conducted at the subject property which indicates that archeological resources or paleontological resources exist at the subject property. The proposed telecommunications facility is small in scale, and the proposed 2,500 feet of trenching will occur in a 2-foot wide utility easement. The total area for the proposed facility (approximately 560 square-feet of lease area) is less than one percent of the properties' total area of 190 acres. Additionally, comment from CHRIS indicate that there is a low possibility of the project area to contain unrecorded archaeological sites. Nevertheless, the following mitigation measures will be implemented to address any unexpected discovery or find which may occur during the construction phase of the project.

**Mitigation Measures:**

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

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

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

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries? (**Less than significant with mitigation**)*

The project record does not have any prior cultural resource studies being conducted at the subject property which indicates that human remains exist at the subject property. The proposed telecommunications facility is small in scale, and will not require significant amounts of grading or trenching. The total area for the proposed facility (approximately 560 square-feet of lease area) is less than one percent of the property's total area of 12.653 acres. Comments from CHRIS state that there is a low possibility of the project area containing unrecorded archaeological sites. The lease areas and cable trenching will only disturb a portion of the property. Nevertheless, mitigation measures will be implemented to address any unexpected discovery or find which may occur during the construction phase of the project.

The proposed construction activities proposed as part of the project will result in further ground disturbance at the subject property. This future ground disturbance has the possibility for disturbing underground cultural resources that may not have been identified to date. Therefore, the following mitigation will be incorporated as part of the project to ensure that if cultural resources are discovered during future ground disturbance, that the proper actions are taken to ensure that any impacts to those resources are reduced to a less than significant level.

#### **Mitigation Measure:**

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

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

<b>6. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

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

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

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (No impact)*

The County has an adopted Climate Action Plan, however this plan is more focused on countywide policies rather than individual projects. Generally, wireless telecommunication facilities are not typically associated with high energy uses. The project will receive power from the Pacific Gas and Electric (PG&E), who contracts through MCE to provide clean and renewable energy to residential and commercial properties. As this project received power from PG&E, at least 60% of the energy provided will be from renewable sources, and therefore will not conflict with a state or local plan for renewable energy or energy efficiency.

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

**SUMMARY:**

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Less than significant)*

The subject property is not located within close proximity to a known earthquake fault, nor is located within an identified Alquist-Priolo fault zone. The closest known Alquist-Priolo fault zone is the Marsh Creek Fault zone, which is located approximately 4.5 miles east of the subject property.

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ii) *Strong seismic ground shaking? (Less than significant)*

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

iii) *Seismic-related ground failure, including liquefaction? (Less than significant)*

Figure 10-5 of the County General Plan Indicates that the subject property is located within an area of the County with a “Generally Low” liquefaction potential. The site is not anticipated to have any liquefiable sands or hazardous ground failures.

iv) *Landslides? (Less than significant)*

The presence of a significant landslide hazard requires the existence of a steep slope, certain soil characteristics, and action of gravity. Figure 10-7 in the County General Plan denotes this area to have a slope of over 26%. Additionally, Figure 10-1 (Generalized Geology of Contra Costa County) of the Contra Costa County General Plan identifies the subject property as being located within an area with a geological unit consisting of “Quaternary Alluvium.” Quaternary Alluvium is characterized as consolidated and unconsolidated sediments. Localized problems for building include expansive clays, hillside earthflows and unstable cut slopes. Despite the generalized characteristics of these geological units and the greater than 26% slope, structures can be safely constructed at the facility in a manner that is compliant with the applicable building code. The antenna structure and equipment require minimal ground disturbance, and are not likely to cause any significant impacts that would lead to soil instability.

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

The proposed wireless telecommunication facility will not result in tilled or otherwise exposed soil that will potentially result in substantial soil erosion or the loss of topsoil. The equipment for the proposed wireless facility will be located in an already disturbed area of the property. Any disturbed areas will be covered by the proposed improvements or re-finished to its original state after the underground utilities and antenna structures are installed. Due to the fact that all areas of the property that will be disturbed will be covered by structures, equipment, or re-finished to its original state, the potential for soil erosion or loss of topsoil is less than significant.

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- 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**)*

Figure 10-1 (Generalized Geology of Contra Costa County) of the Contra Costa County General Plan identifies the subject property as being located within an area with a geological unit consisting of “Quaternary Alluvium.” Quaternary Alluvium is characterized as consolidated and unconsolidated sediments. Localized problems for building include expansive clays, hillside earthflows and unstable cut slopes. Despite the generalized characteristics of these geological units, structures can be safely constructed at the facility in a manner that is compliant with the applicable building code. The structures and equipment associated with the proposed project will be reviewed and permitted by the building department, require minimal ground disturbance, and is not likely to cause any significant impacts that would lead to soil instability.

- 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**)*

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

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (**No impact**)*

The proposed facility will be unmanned, and will not require sanitary services. Therefore, there is no potential for impacts regarding the soil’s inability to support a waste disposal system.

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

The antenna structure and associated equipment will not disturb a significant portion of the property, and is not expected to impact any paleontological resources or unique geologic features. Regardless, mitigation measures CUL-1 through CUL-3 are included under the cultural resources section that would mitigate the potential discovery of paleontological resources during the project’s construction period.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSIONS – Would the project:</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)*

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

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

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

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

**SUMMARY:**

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

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

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

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



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (**Less than significant**)*

The proposed project does not consist of the generation, routine transport, use, or disposal of hazardous materials. The proposed wireless facility is not located within one-quarter mile of an existing or proposed school, with the closest school being located approximately 1.5 miles from the subject property. The only aspect of the property with potential to use hazardous materials would be during the initial construction phase for the temporary transportation of fueling and other construction-related materials will occur. The impact on any schools within the vicinity of the project will be less than significant.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (**No impact**)*

Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC), the subject property is not identified as a hazardous materials site.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (**No impact**)*

The project is not located within the vicinity of any public airport or public use airport and will not conflict with airport land use plan. The tower will be 75-feet above ground level, which is below the Federal Aviation Administration's (FAA) requirement of 200 feet for lighting or tower paint. Therefore, the proposed wireless facility will have no impact on safety or excessive noise for people residing in or working in the project area.

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

The proposed wireless telecommunication facility will be located completely within the boundaries of the subject property, and will not interfere with transport or access along any roadways or waterways that may be part of an emergency response or evacuation plan. In addition, the proposed project does not include the removal or alteration of any existing structures or other mediums of mass communication which may be utilized to execute an emergency response or evacuation plan. The proposed project includes the installation of a new wireless telecommunication facility that will increase the coverage, range, and efficiency of wireless

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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communications within the County; and potentially benefits existing emergency response and/or evacuation plans by improving communications in the area.

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

The subject property is located within the service area of the San Ramon Valley Fire Protection District. The Department of Conservation and Development, Community Development Division (CDD) generally refers requests for new land uses to the respective Fire District for review and comment to ensure that the proposed project meets applicable fire codes. Such was done for the proposed project, and there was no indication from the Fire District that the proposed project would pose a significant fire risk. The Fire District advised that plans for the diesel generator would need to be reviewed and approved in their offices to ensure that it complies with minimum requirements related to fire and life safety. The fact that the design and location of the proposed generator will be reviewed by the Fire District will ensure that any potential for exposure of people or structures to a significant risk of loss, injury or death involving wildland fires is reduced to a less than significant level.

<b>10. HYDROLOGY AND WATER QUALITY – Would the project:</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 type="checkbox"/>	<input checked="" 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:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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**)*

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

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (**No impact**)*

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

- c) *Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *Result in substantial erosion or siltation on- or off-site? (**Less than significant**)*

No stream or river will be altered as a result of any element of the proposed project. The antenna structure and associated equipment have a relatively low footprint and will not affect drainage or erosion in the area. The potential for the proposed project significantly altering drainage patterns in a manner that would result in substantial erosion, flooding, or polluted runoff is less than significant.

- 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**)*

No stream or river will be altered as a result of any element of the proposed project. The antenna structure and associated equipment have a relatively low footprint and will not affect drainage or erosion in the area. The proposed project is not located within a flood plain or flood hazard area. Therefore, the potential for the proposed project significantly altering drainage patterns in a manner that would result in substantial erosion, flooding, or polluted runoff is less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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)*

No stream or river will be altered as a result of any element of the proposed project. The antenna structure and associated equipment have a relatively low footprint and will not affect drainage or erosion in the area. The potential for the proposed project significantly altering drainage patterns in a manner that would result in substantial erosion, flooding, or polluted runoff is less than significant.

- iv) *Impede or redirect flood flows? (No impact)*

No stream or river will be altered as a result of any element of the proposed project. The antenna structure and associated equipment have a relatively low footprint and will not affect drainage or erosion in the area. The proposed project is not located within a flood plain or flood hazard area. Therefore, the potential for the proposed project significantly altering drainage patterns in a manner that would result in substantial erosion, flooding, or polluted runoff is less than significant.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (No impact)*

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

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (No impact)*

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

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

**SUMMARY:**

- a) *Would the project physically divide an established community? (No impact)*

The proposed telecommunications facility will be entirely located within the existing boundaries of the subject property. Therefore, the project will not physically divide any established communities.

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

The subject property is located within an area with a General Plan Land Use designation of Agricultural Lands (AL). The purpose of the AL designation is generally for agricultural properties. The proposed telecommunications facility will cover less than 1% of the total area of the property, and therefore will not cause a significant impact to the amount of property that is currently used or that has the capability of being used for agricultural purposes. Additionally, as proposed and conditioned, the proposed project will not conflict with the intent and purpose of the Contra Costa County 2016 Telecommunications Ordinance (§88-24). Contra Costa County has an adopted ordinance that specifically relates to the establishment of wireless telecommunication facilities. The purpose of the Contra Costa County 2016 Telecommunication Ordinance and the 2018 Telecommunication Policy is to establish development guidelines to regulate the placement and design of commercial wireless telecommunication facilities in order to preserve the unique visual character of the County and are consistent with federal and state law related to the development of commercial wireless communication transmission facilities. Both the ordinance and the policy are intended to mitigate visual impacts of the project. This is consistent with the proposed design as the antennas will be stealthed as a faux oak tree and is located a substantial distance from the closes public right-of-way. Mitigation Measures AES-1 through AES-3 are implemented to ensure that the project complies with the 2016 Telecommunication Ordinance and the 2018 Telecommunication Policy. Additionally, being a colocation eligible facility will help mitigate any future carriers that wish to establish facilities in the area and will reduce the overall number of wireless telecommunication sites.

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

**SUMMARY:**

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (No impact)*

According to Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan, the subject property is not located within an area identified as a significant mineral resource area. Additionally, staff is unaware of any prior studies done at the subject property that indicate the presence of mineral resources.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No impact)*

According to Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan, the subject property is not located within an area identified as a significant mineral resource area. Additionally, staff is unaware of any prior studies done at the subject property that indicate the presence of mineral resources.

<b>13. NOISE – Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **SUMMARY:**

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

Figure 11-6 (Land Use Compatibility for Community Noise Environments) of the County General Plan's Noise Element indicates that noise exposure levels at or below 75 decibels are considered as "Normally Acceptable" for land uses that fall within the "Utilities" land use category. Any noise exposures above 75 decibels are generally considered as "Conditionally Acceptable". According to figure 11-6 of the County General Plan's Noise Element, the conditionally acceptable noise levels for agricultural land uses is 80 decibels, and normally acceptable up to 75 decibels. The subject property is located within an Exclusive Agriculture (A-80) Zoning District. The proposed facility is located approximately 1,900 feet to the nearest residence, and is surrounded by hilly terrain. Based on a noise impact study provided by the applicant, the noise levels at the nearest sensitive receptors will be 27.2 dBA to 35.1 dBA, which is below the County's threshold of 60 dBA for residential uses. Based on the surrounding terrain, the distance to any residential structure, and the manufacturer provided noise level, it is not expected that the diesel generator will generate noise in excess of the standards established by the County General Plan.

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

### **Mitigation Measures:**

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- *Washington's Birthday (Federal)*
- *Lincoln's Birthday (State)*
- *President's Day (State and Federal)*
- *Cesar Chavez Day (State)*
- *Memorial Day (State and Federal)*
- *Independence Day (State and Federal)*
- *Labor Day (State and Federal)*
- *Columbus Day (State and Federal)*
- *Veterans Day (State and Federal)*
- *Thanksgiving Day (State and Federal)*
- *Day after Thanksgiving (State)*
- *Christmas Day (State and Federal)*

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

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

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (No impact)*

The subject property is not located within two miles of a public airport or airstrip, nor is it located within an area covered by the County's Airport Land Use Compatibility Plan. The nearest public airport is Byron Airport, which is located over 20 miles south of the subject property.

<b>14. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**SUMMARY:**

- a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (No impact)*

The proposed project consists of constructing a new wireless telecommunication facility. The proposed wireless facility is not an improvement of a nature that will directly or indirectly cause a substantial increase in population. Additionally, the project will be small in scale (560 square feet lease area), and will not displace any existing housing in the area.

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

The proposed project consists of constructing a new wireless telecommunication facility. The proposed wireless facility is not an improvement of a nature that will directly or indirectly cause a substantial increase in population. Additionally, the project will be occurring on a parcel of land that is used for agriculture, and will not any existing housing in the area.

<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>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

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

- a) *Fire Protection? (Less than significant)*

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Police Protection? (No impact)*

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

c) *Schools? (No impact)*

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

d) *Parks? (No impact)*

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

e) *Other public facilities?*

Libraries: *(No impact)*

The proposed facility will be un-manned, and will only require a power source for operation. The project does not include the establishment of uses that require the services of any library. Therefore, there is no potential for the need to add new libraries or to modify any existing libraries.

Health Facilities: *(No impact)*

The proposed facility will be un-manned, and will only require a power source for operation. The project does not include the establishment of uses that require the services of any health care facility. Therefore, there is no potential for the need to add new health care facilities or to modify any existing health facilities.

16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (No impact)*

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

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (No impact)*

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

<b>17. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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**)*

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

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

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

- 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)? (**No impact**)*

The proposed telecommunication facility will be located entirely on private property, and will not encroach into the public right-of-way. The proposed project also does not require the creation or alteration of any existing roads or other transportation elements within the County utility easement. Therefore, the proposed project will not substantially increase road hazards or adversely impact existing emergency access, to the subject property or other properties within the County.

- d) *Would the project result in inadequate emergency access? (**No impact**)*

The proposed telecommunication facility will be located entirely on private property, and will not encroach into the public right-of-way. The proposed project also does not require the creation or alteration of any existing roads or other transportation elements within the County utility easement. Therefore, the proposed project has no potential for substantially increasing road hazards or adversely impacting existing emergency access, to the subject property or other properties within the County.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<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>				
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:*

- 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 with mitigation**)*

Neither the subject property nor any of the existing structures located at the wireless facility are listed on Contra Costa County's Historic Resources Inventory (updated through December 2010). There is no evidence that the property has potential to be listed on any historic resource list. Additionally, there is no indication that this property holds any cultural value to a California Native American tribe. The Tribes were contacted for an opportunity to request consultation, but they did not request any consultation with our department. However, there is a possibility of cultural resources to be found within the vicinity of the project. With the Mitigations CUL-1 through CUL-3 impacts to tribal cultural resources will be 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 with mitigation**)*

Neither the subject property nor any of the existing structures located at the wireless facility are listed on Contra Costa County's Historic Resources Inventory (updated through December 2010). There is no evidence that the property has potential to be listed on any historic resource list. Additionally, there is no indication that this property holds any cultural value to a California Native American tribe. The Tribes were contacted for an opportunity to request consultation, but they did not request any consultation with our department. However, there is a possibilities of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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cultural resources to be found within the vicinity of the project. With the Mitigations CUL-1 through CULT-3 impacts to tribal cultural resources will be less than significant.

<b>19. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

### **SUMMARY:**

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (No impact)*

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

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? (No impact)*

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (No impact)*

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

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (No impact)*

The proposed telecommunications facility is unmanned and will not require the construction or expansion of solid waste infrastructure. The facility will not be generating any solid waste as a result of the facility's operation. Therefore, there will be not impair the attainment of solid waste reduction goals.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No impact)*

The proposed project consists of establishing an unmanned wireless telecommunications facility. The proposed use is not one that will produce solid or liquid waste as a byproduct of the facility's operation and does not require the expansion of any of these services. Therefore, the project will comply with all solid waste related regulations.

<b>20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

**SUMMARY:**

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

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan? (**Less than significant**)*

Wireless telecommunications facilities are not typically associated with an elevated risk of fire. There is no proposal to alter infrastructure, including fire hydrants, or communications as part of this project. The project was routed to the San Ramon Valley Fire District, who did not indicate any concerns with an elevated fire risk for the site. The implementation of an emergency response or evacuation plan will not be effected by the installation of the wireless telecommunications facility.

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

The project will not be located in a high wildfire area. The telecommunications facility will be unmanned and will not have any occupants. The structures will undergo a structural review as part of obtaining a building permit and will be periodically inspected throughout the building permit process. The facility will be designed and constructed to avoid such risks and is unlikely to fall due to high winds and slope. Therefore, the impact of the facility to exacerbate wildfire risks and expose occupants to pollutant concentrations from a wildfire is less than significant.

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

The proposed project will not require the installation or maintenance of infrastructure for emergency services. All infrastructure to access the site is existing, and no new extensions are required to support the 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? (**Less than significant**)*

A portion of the proposed telecommunications facility will be built on an already disturbed area of the property, and the antenna structures will have a small footprint. There will be less than significant impacts on downslope instability due flooding or landslide caused by post fire.



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

### **SUMMARY:**

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

The proposed project would be constructed on a 560 square-foot portion of the 190 acre subject properties. As discussed in various sections of the Initial Study, including in the “aesthetics”, “air quality”, “cultural”, “biology,” and “noise” sections, the project could have the potential to degrade the quality of the environment; however, with incorporation of the identified mitigation measures implemented in each of these sections, all impacts will be less than significant.

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

At the time this initial study was drafted, there were no concurrent project proposals for the subject property that would have a cumulative considerable impact in connection with this proposed telecommunications facility. There may be additional development proposed on the subject

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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property at a future time. However, any subsequent development of the subject property would be subject to review under the guidelines of CEQA.

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

The proposed wireless telecommunication facility will generate radio waves used for wireless telecommunication services in the area. As of the date of this initial study staff is unaware of any studies which have made conclusive findings to indicate that the use of radio waves causes significant impacts to humans. That being said, an RF energy compliance report was completed to determine if the RF exposure produced by the proposed facility would be in compliance with levels allowed by the Federal Communications Commission. The March 12, 2019 report by David H. Kiser found that the proposed facility will not exceed the maximum permitted exposure (MPE) limits as monitored by the Federal Communications Commission, and thus the facility will not have an adverse impact on human beings.



## REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the 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:

1. Project Application and Plans
2. United States Environmental Protection Agency (EPA) Website
3. Contra Costa County Historic Resources Inventory (December 2010)
4. County Geographic Information Systems (GIS) Data Layers
5. Contra Costa County Ordinance (Title 8)
6. Contra Costa County General Plan (2005 – 2025)
7. *1998 Telecommunication Policy*. July 1, 1998.
8. Williamson Act Contract Roll. 2013.
9. 2012 Contra Costa County Important Farmland Map (Webpage)
10. California Public Resource Code (Webpage)
11. California Environmental Quality Act Guidelines
12. Contra Costa County Climate Action Plan. 2015.
13. Federal Clean Air Act (Webpage)
14. California Clean Air Act (Webpage)
15. BAAQMD October 2009 Revised Draft Options and Justification Report
16. California Department of Fish and Wildlife Website
17. California Natural Diversity Database Maps and Data Website
18. U.S. Department of Fish and Wildlife Website
19. National Wetlands Inventory Map (Webpage)
20. September 23, 2019 Biological resources Impact Analysis prepared by Environmental Assessment Specialists, Inc.
21. Clean Water Act (Webpage)
22. Federal Emergency Management Agency (Webpage)
23. Hazardous Waste and Substances Site List - “Cortese List” (Webpage)

24. Contra Cost County ECCC HCP/NCCP
25. Statement of David H. Kiser [Radio Frequency Emissions Compliance Report for AT&T Mobility] (3/12/2019)

## **ATTACHMENTS**

- 1) Aerial View of Subject Property and Vicinity
- 2) Photosimulations of Facility
- 3) California Natural Diversity Database Species Sightings Map
- 4) Project Plans





Legend

- City Limits
- Highways
- Highways Bay Area
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2014
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



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: 9,028



**Notes**  
Contra Costa County -DOIT GIS



RECEIVED  
CONTRA COST COUNTY

MAR 15 2019

Dept of Conservation & Development  
Building Inspection Division

LP19-2008

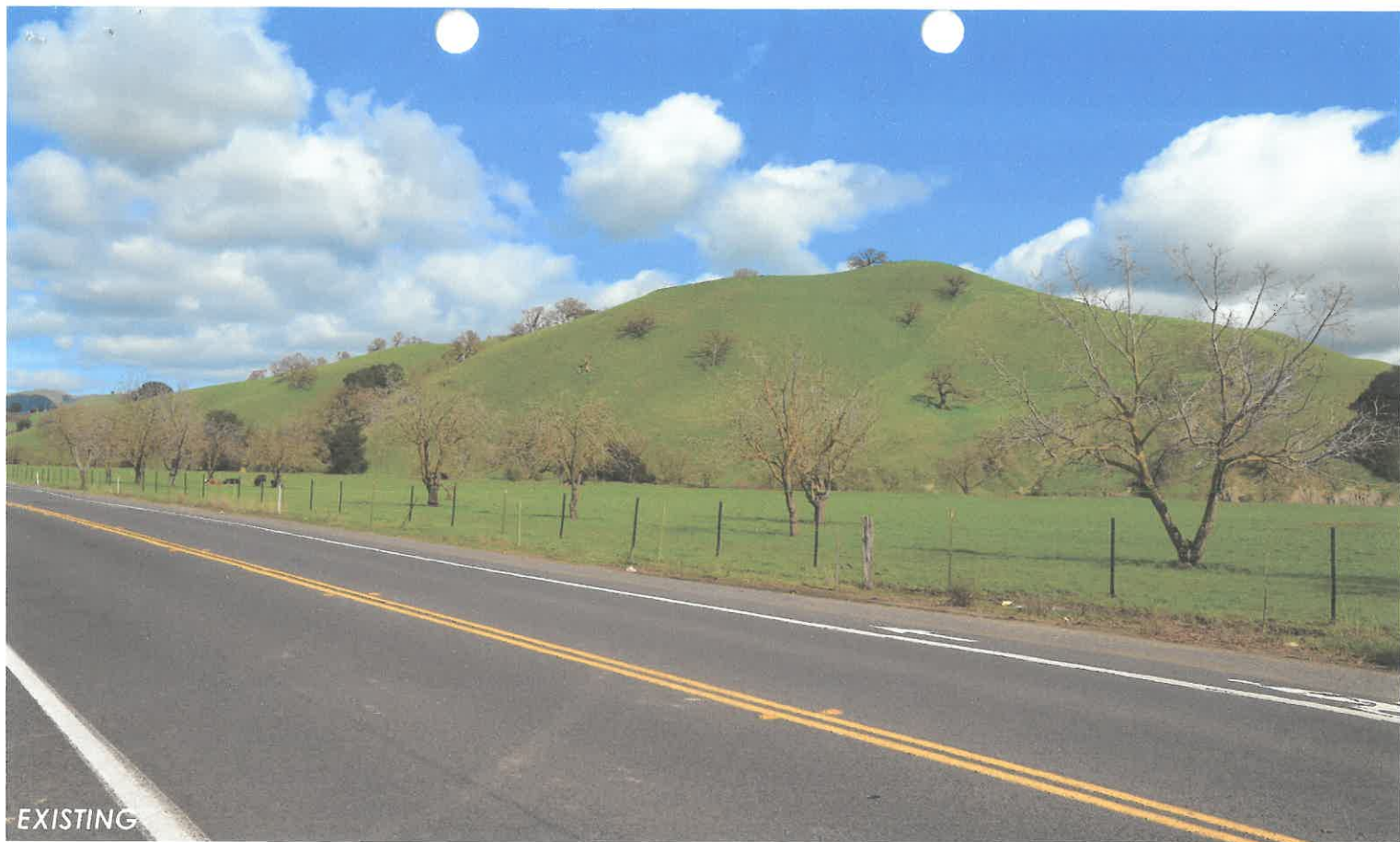


EXISTING



PROPOSED









EXISTING



PROPOSED MONO-OAK  
CANNOT BE SEEN FACING  
SOUTH FROM HIGHLAND RD

PROPOSED







# California Natural Diversity Database (CNDDDB) Species Sightings



## CNDDDB

- Site
- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)







**SITE NUMBER: CCL04383**  
**SITE NAME: RSFR MANDATORY**  
**RELOCATION FOR CCL00742 / CNU0742**

**6000 HIGHLAND ROAD**  
**SAN RAMON, CA 94583**

**Jurisdiction: CONTRA COSTA COUNTY**

**SITE TYPE: TREEPOLE / WIC**

**PACE: MRSFR044517**  
**PTN: 3701A0DNV5**  
**FA: 14226177**  
**USID: 219735**

**VICINITY MAP**



**PROJECT INFORMATION**

**Property Information:**  
Site Name: RSFR MANDATORY  
RELOCATION FOR CCL00742 / CNU0742  
Site Number: CCL04383  
Site Address: 6000 HIGHLAND ROAD  
SAN RAMON, CA 94583  
A.P.N. Number: 205-040-022-1;  
205-040-023-9; 205-040-024-7;  
205-040-025-4  
Current Zoning: ---  
Jurisdiction: CONTRA COSTA COUNTY  
Latitude: 37° 46' 07.2" (37.768672)  
Longitude: -121° 51' 34.9" (-121.859694)  
Elevation: +/- 945.0' AMSL  
  
**Power Agency:**  
PG&E  
1 MARKET STREET, SPEAR  
TOWER  
SAN FRANCISCO, CA 94105  
  
**Telephone Agency:**  
AT&T  
525 MARKET STREET  
SAN FRANCISCO, CA 94105  
  
**Property Owner:**  
RASMUSSEN-WHEELER  
ENTERPRISES  
7600 SIKES ROAD  
DIXON, CA 95620

**SHEET INDEX**

HEAD END DRAWINGS:	
TS-1	TITLE SHEET
GN-1	GENERAL NOTES, LEGENDS & ABBREVIATIONS
GN-2	SITE SIGNAGE
GN-3	BATTERY SPECIFICATIONS
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1.1	OVERALL SITE PLAN
A-1.2	ENLARGED SITE PLAN
A-2	ENLARGED EQUIPMENT PLAN
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-4	EQUIPMENT DETAILS
A-5	GENERATOR SPECIFICATIONS

**PROJECT TEAM**

**Applicant/ Lessee:**  
AT&T  
contact: ALYSSA FERRIS  
5001 EXECUTIVE PARKWAY, 4W5501  
SAN RAMON, CA 94583  
ph: (530) 966-2612  
email: ab724b@att.com  
  
**Design Professional:**  
BORGES ARCHITECTURAL GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE, CA 95661  
contact: MATTHEW T. DOUGHERTY  
email: matthew@borgesarch.com  
ph: (916) 782-7200  
fax: (916) 773-3037  
  
**Site Acquisition:**  
J5 INFRASTRUCTURE PARTNERS  
contact: MICHAEL GUIGLIOTTO  
email: mguigliotto@J5IP.com  
ph: (415) 225-6667  
  
**Zoning Agent:**  
J5 INFRASTRUCTURE PARTNERS  
Contact: DEREK TURNER  
email: dturner@J5IP.com  
ph: (415) 420-4922

**Construction Design**  
Manager - NSB:  
VINULUMS SERVICES, INC.  
contact: DAN RICO  
email: drico@vinulums.com  
ph: (925) 876-6227

**RF Engineer:**  
AT&T  
contact: Harpreet Singh  
email: hs357e@att.com  
ph: (248) 885-5496

**GENERAL CONTRACTOR NOTES**

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 36" x 24" (D1). CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.



**PROJECT DESCRIPTION**

CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY.

1. INSTALL POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL FIBER/POWER PULL BOX AT +/-300' ALONG (P) U.G. UTILITY ROUTE
3. INSTALL 8' X 8' PRE-MANUFACTURED CONCRETE WALK IN CABINET (WIC) AND ASSOCIATED EQUIPMENT ON (P) CONCRETE SLAB
4. INSTALL NEW GPS UNIT
5. INSTALL (1) (P) 70' TALL STEEL TREE POLE
6. INSTALL (4) ANTENNAS AT SECTORS A, B, & C FOR A TOTAL OF (12)
7. INSTALL (6) RRH AT SECTORS A, B & C, (18) TOTAL
8. INSTALL (1) FIBER TRUNKS AT SECTORS A, B & C, (3) TOTAL
9. INSTALL (1) SURGE SUPPRESSION AT EACH SECTOR, (3) TOTAL
10. INSTALL 6'-0" TALL CHAIN LINK FENCING WITH 3-STRAND ANTI-CLIMB BARRIER AT SITE LOCATIONS
11. INSTALL EMERGENCY BACKUP 30KW DC GENERATOR w/192 GALLON FUEL TANK, ON (P) CONCRETE PAD
12. INSTALL UTILITY H-FRAME WITH CIENA & UAM, AND 200 AMP POWER METER W/GFI RECEPTACLE, AT SECONDARY LEASE AREA
13. INSTALL STEP-UP TRANSFORMER ON (P) CONCRETE PAD WITHIN SECONDARY LEASE AREA ENCLOSURE
14. INSTALL H-FRAME AT PRIMARY LEASE AREA w/SITE DISCONNECT
15. INSTALL STEP-DOWN TRANSFORMER ON (P) CONCRETE PAD WITHIN PRIMARY LEASE AREA ENCLOSURE

**CODE COMPLIANCE**

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

1. CALIFORNIA ADMINISTRATIVE CODES (INCL. TITLES 24 & 25) 2016
2. CALIFORNIA BUILDING CODE 2016
3. CALIFORNIA ELECTRICAL CODE 2016
4. CALIFORNIA MECHANICAL CODE 2016
5. CALIFORNIA PLUMBING CODE 2016
6. CALIFORNIA FIRE CODE 2016
7. LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE.
8. CITY / COUNTY ORDINANCES

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

**DISABLED ACCESS REQUIREMENTS**

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5

**OCCUPANCY AND CONSTRUCTION TYPE**

OCCUPANCY : U (UNMANNED)

CONSTRUCTION TYPE: V-B

**DIRECTIONS FROM AT&T's OFFICE**

DIRECTIONS FROM AT&T's OFFICE AT 5001 EXECUTIVE PARKWAY, SAN RAMON, CA

1. DEPART EXECUTIVE PKWY TOWARD EXECUTIVE DRIVEWAY
2. TURN LEFT ONTO CAMINO RAMON
3. TURN RIGHT ONTO CROW CANYON RD
4. TURN RIGHT ONTO CAMINO TASSAJARA
5. TURN LEFT ONTO HIGHLAND RD
6. ARRIVE AT HIGHLAND RD

DESTINATION WILL BE AHEAD ON THE RIGHT



1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

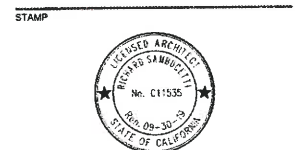


J5  
INFRASTRUCTURE  
PARTNERS  
1150 BALBENA BLVD., #259  
ALAMEDA, CA 94501



5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

B	03/12/19	100% 2D Submittal
A	2/21/19	90% 2D Submittal
REV	DATE	DESCRIPTION



DRAWN BY: D.A.G. PROJECT NO.: T-18510-02  
CHECK BY: M.T.D.  
SHEET TITLE

TITLE SHEET

SHEET NO.

**TS-1**



GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMATIC. OUTLINE ONLY. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS  
TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS); PHYSICAL PROTECTION  
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING  
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS  
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN. (")	INCH(ES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB.(#)	POUND(S)
ADD'L	ADDITIONAL	LB.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L	LONG(ITU)DINAL
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MECH.	MECHANICAL
ARCH.	ARCHITECT(URAL)	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	NO.(#)	NUMBER
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BT.CW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
B/U	BACK-UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.(R)	RADIUS
D	DOUBLE	REF.	REFERENCE
DBL.	DOUBLE	REINF.	REINFORCEMENT(ING)
DEPT.	DEPARTMENT	REQ'D/	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SHT.	SHEET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING(S)	SPEC.	SPECIFICATIONS
DWL.	DOWEL(S)	SQ.	SQUARE
EA.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
E.N.	EDGE NAIL	THK.	THICK(NESS)
ENG.	ENGINEER	T.N.	TOE NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.(E)	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE (PARAPET)
FAB.	FABRICATION(OR)	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISH(ED)	U.G.	UNDER GROUND
FLR.	FLOOR	U.L.	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE (WIDTH)
F.O.S.	FACE OF STUD	w/	WITH
F.O.W.	FACE OF WALL	WD.	WOOD
F.S.	FINISH SURFACE	W.P.	WEATHERPROOF
FT.(')	FOOT (FEET)	WT.	WEIGHT
FTG.	FOOTING	Q	CENTERLINE
G.	GROWTH (CABINET)	R	PLATE, PROPERTY LINE
GA.	GAUGE		
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	INTERIOR ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	ROOM NAME		TELEPHONE CONDUIT
	ROOM NUMBER		POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

ARCHITECTURAL GROUP

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borgesarch.com

1478 STONE POINT DRIVE, SUITE 350  
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916.962.7200 TEL  
916.773.3037 FAX

J5

INFRASTRUCTURE PARTNERS

1150 BALLENNA BLVD, #259  
ALAMEDA, CA 94501

5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

B	03/12/19	100% 2D Submittal
A	2/21/19	90% 2D Submittal
REV	DATE	DESCRIPTION

STAMP

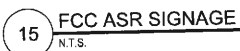
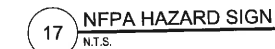
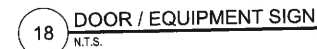
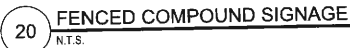
DRAWN BY: D.A.G. PROJECT NO.: T-18510-02

CHECK BY: M.T.D.

SHEET TITLE

GENERAL NOTES -  
LEGENDS &  
ABBREVIATIONS

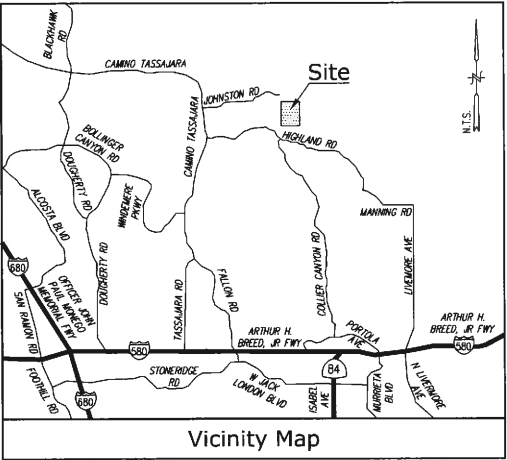
SHEET NO.











Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.  
PREPARED BY:  
ORDER BY:  
DATED:

Legal Description

PARCEL, LOT XXX OF PARCEL MAP NO./TRACT MAP NO. XXXXXXXX, IN THE CITY OF XXXXXXXX, COUNTY OF XXXXXXXX, STATE OF CALIFORNIA, FILED IN BOOK XXXX, PAGES XXXXXX, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.

NOT APPLICABLE (RIGHT-OF-WAY)

Easements

NOT AVAILABLE

Access Easements/Lease Area

TO BE DETERMINED

Geographic Coordinates

TO BE DETERMINED  
1983 DATUM: LATITUDE XX° XX' XX.XX" LONGITUDE XXX° XX' XX.XX"  
ELEVATION = XXXXX FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 3, 1983 DATUM, DEFINED BY SECTIONS 8601 TO 8619 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

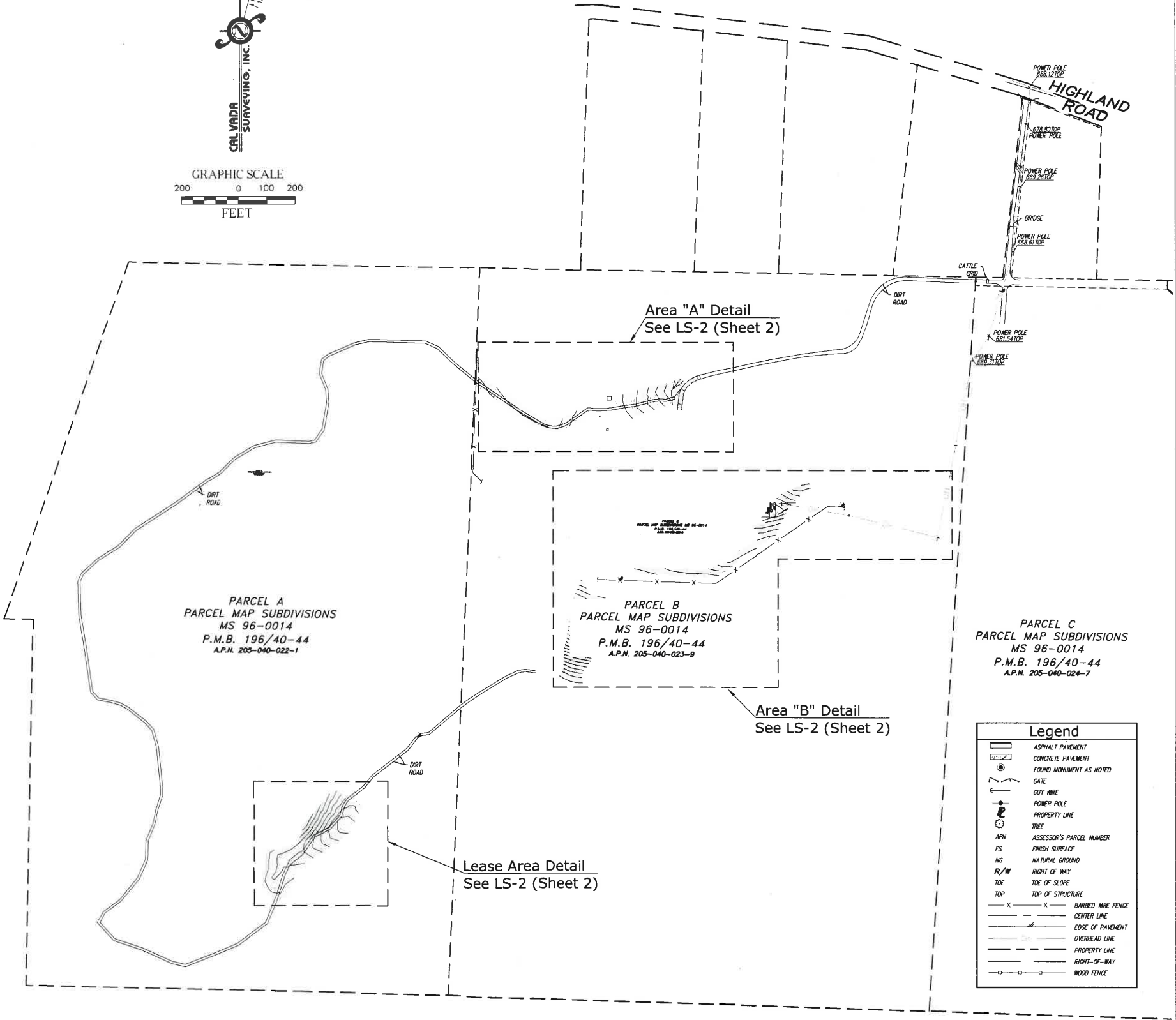
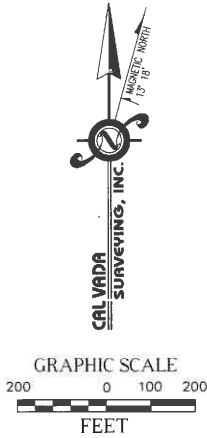
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "P230", ELEVATION = 2232.39 FEET (NAVD 88).

Dates of Survey

JANUARY 5 & FEBRUARY 11, 2019

Boundary Detail

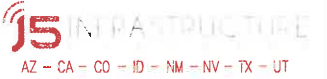
SCALE: 1"=200'



Legend	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	FOUND MONUMENT AS NOTED
	GATE
	GUY WIRE
	POWER POLE
	PROPERTY LINE
	TREE
	ASSESSOR'S PARCEL NUMBER
	FINISH SURFACE
	NATURAL GROUND
	RIGHT OF WAY
	TOE OF SLOPE
	TOP OF STRUCTURE
	BARBED WIRE FENCE
	CENTER LINE
	EDGE OF PAVEMENT
	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	WOOD FENCE



A&E DEVELOPMENT:



CONSULTANT:

**CAL VADA**  
**SURVEYING, INC.**  
411 Jenks Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9960 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com  
JOB NO. 181183

LICENSURE:

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	01/22/19	SUBMITTAL
	CE/SC	
1	02/19/19	ADDITIONAL TOPO
	MN	

SITE INFORMATION:

SITE NUMBER  
**CCL04383**  
SITE NAME  
**RASMUSSEN RANCH**  
6000 HIGHLAND ROAD  
PLEASANTON, CA 94583  
ALAMEDA COUNTY

SHEET TITLE:

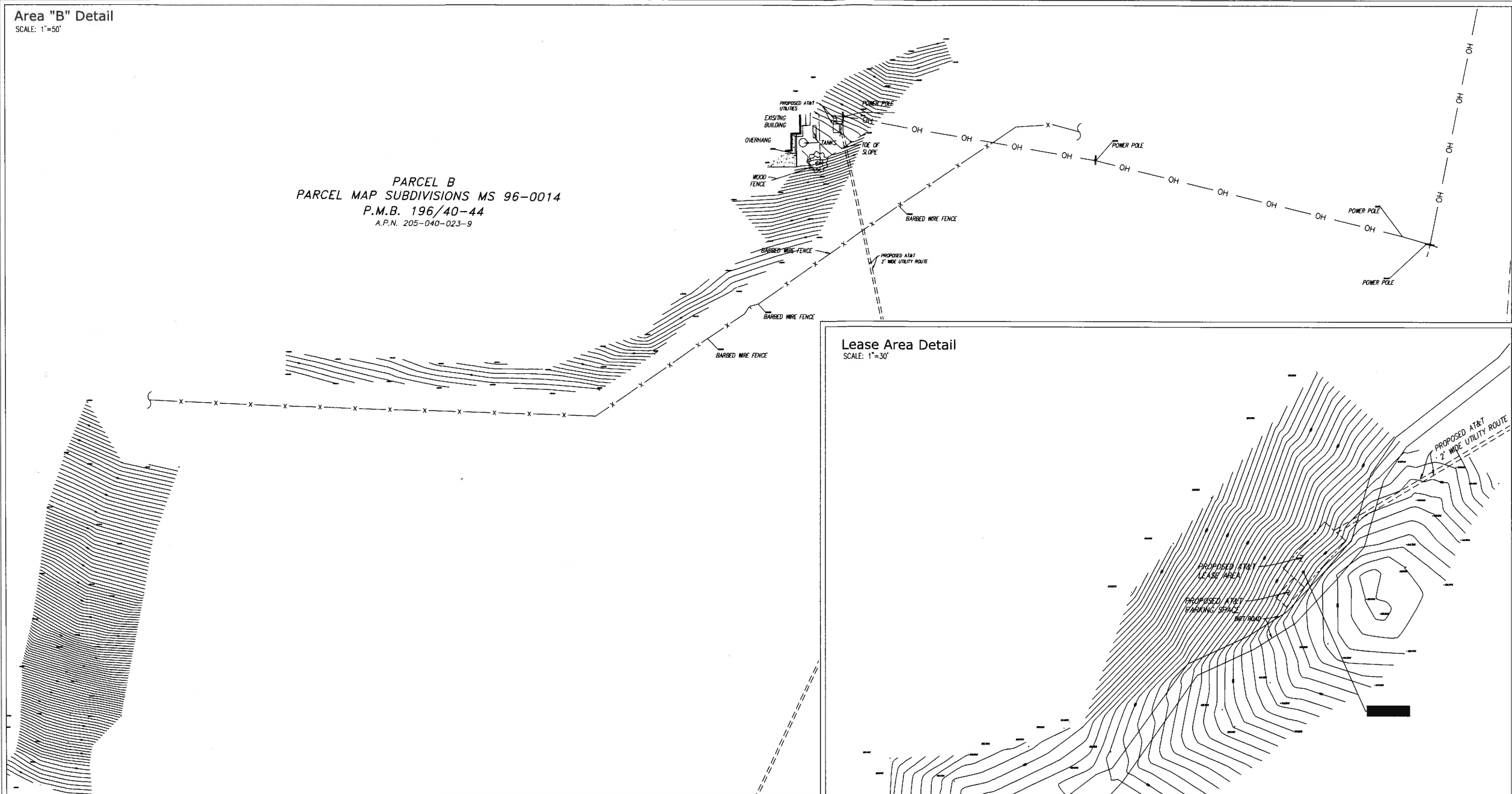
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:

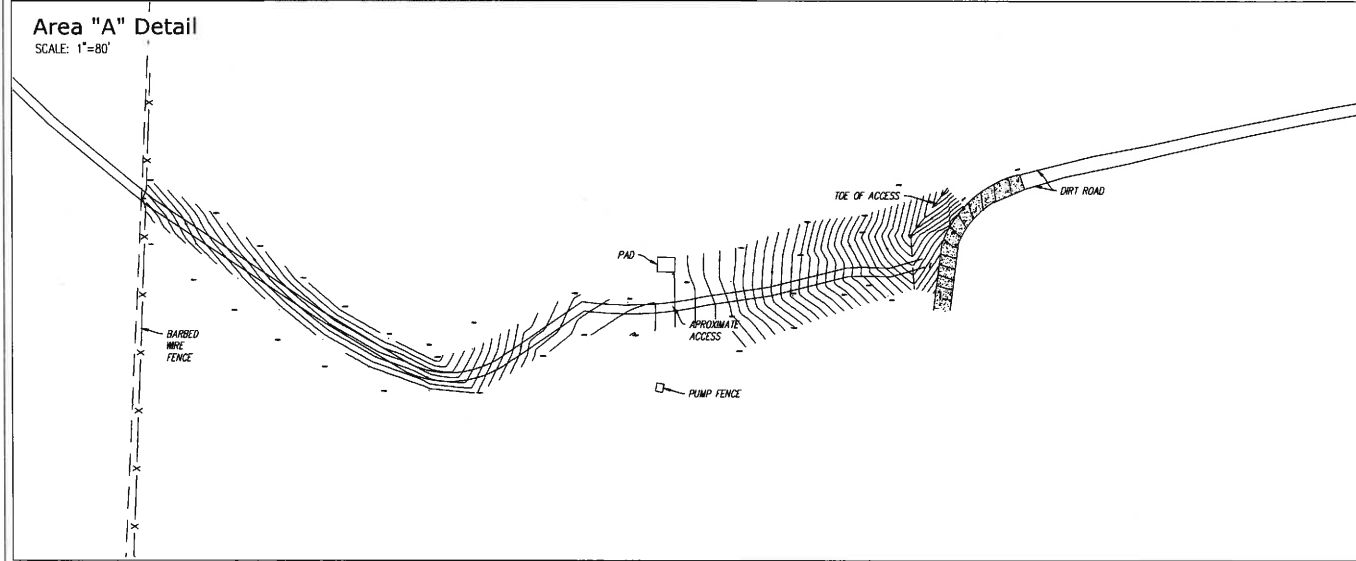
**LS-1**  
SHEET 1 OF 2

Area "B" Detail  
SCALE: 1"=50'

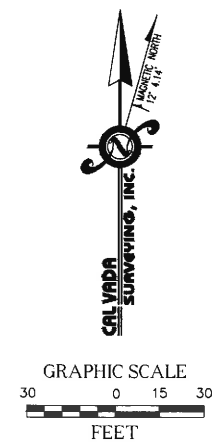
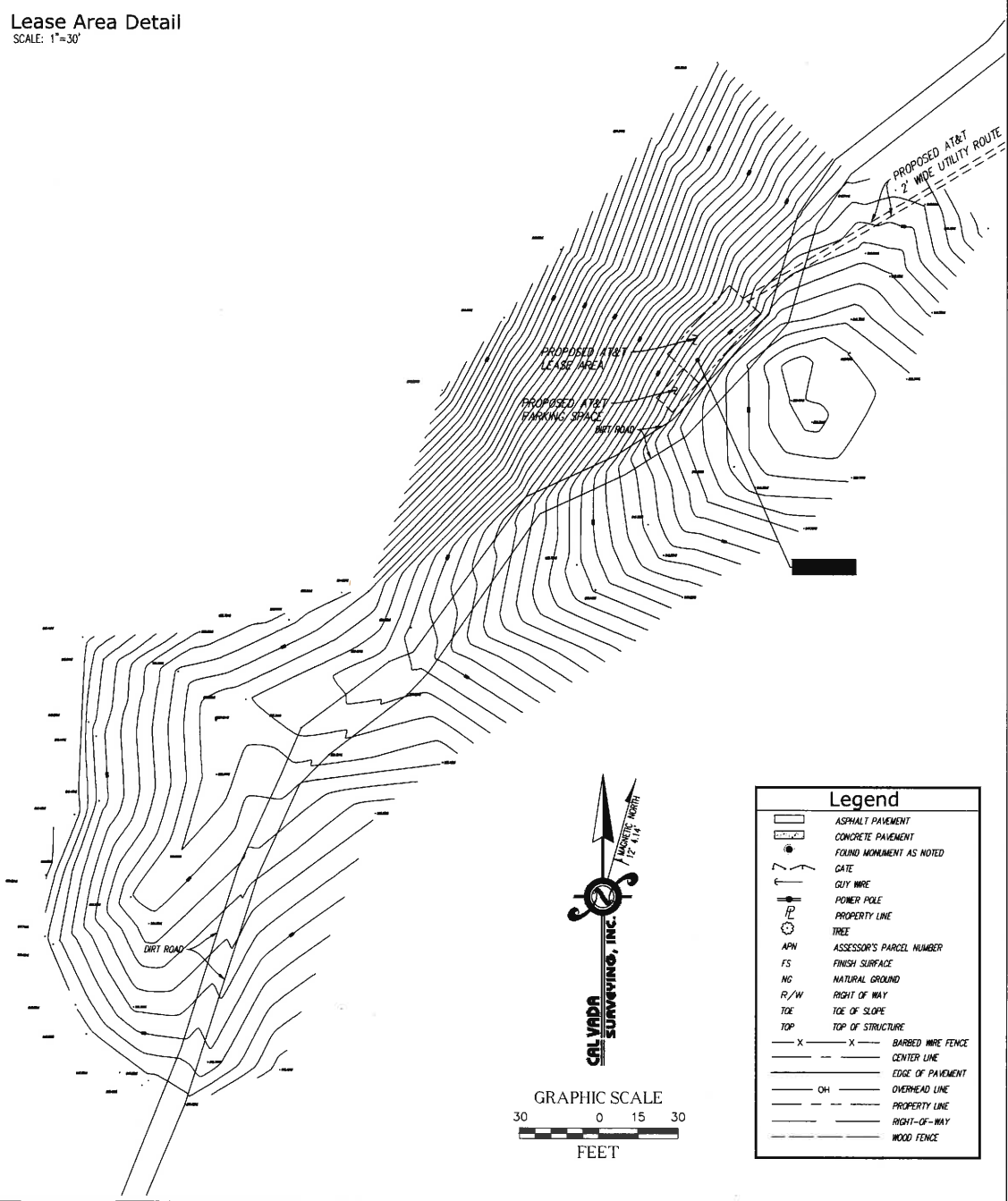
PARCEL B  
PARCEL MAP SUBDIVISIONS MS 96-0014  
P.M.B. 196/40-44  
A.P.N. 205-040-023-9



Area "A" Detail  
SCALE: 1"=80'



Lease Area Detail  
SCALE: 1"=30'



Legend	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	FOUND MONUMENT AS NOTED
	GATE
	GUY WIRE
	POWER POLE
	PROPERTY LINE
	TREE
	ASSESSOR'S PARCEL NUMBER
	FINISH SURFACE
	NATURAL GROUND
	RIGHT OF WAY
	TOE OF SLOPE
	TOP OF STRUCTURE
	BARBED WIRE FENCE
	CENTER LINE
	EDGE OF PAVEMENT
	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	WOOD FENCE



2600 CAMINO RAMON, WEST WING  
SAN RAMON, CALIFORNIA 94583

A&E DEVELOPMENT:



AZ - CA - CO - ID - NM - NV - TX - UT

CONSULTANT:

**CAL VADA**  
**SURVEYING, INC.**

411 Jerks Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9960 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 181183

LICENSURE:

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	01/22/19 CE/SC	SUBMITTAL
1	02/19/19 MN	ADDITIONAL TOPO
2	02/26/19 MN	DESIGN

SITE INFORMATION:

SITE NUMBER  
**CCL04383**  
SITE NAME  
**RASMUSSEN RANCH**  
**6000 HIGHLAND ROAD**  
**PLEASANTON, CA 94583**  
**ALAMEDA COUNTY**

SHEET TITLE:

**TOPOGRAPHIC SURVEY**

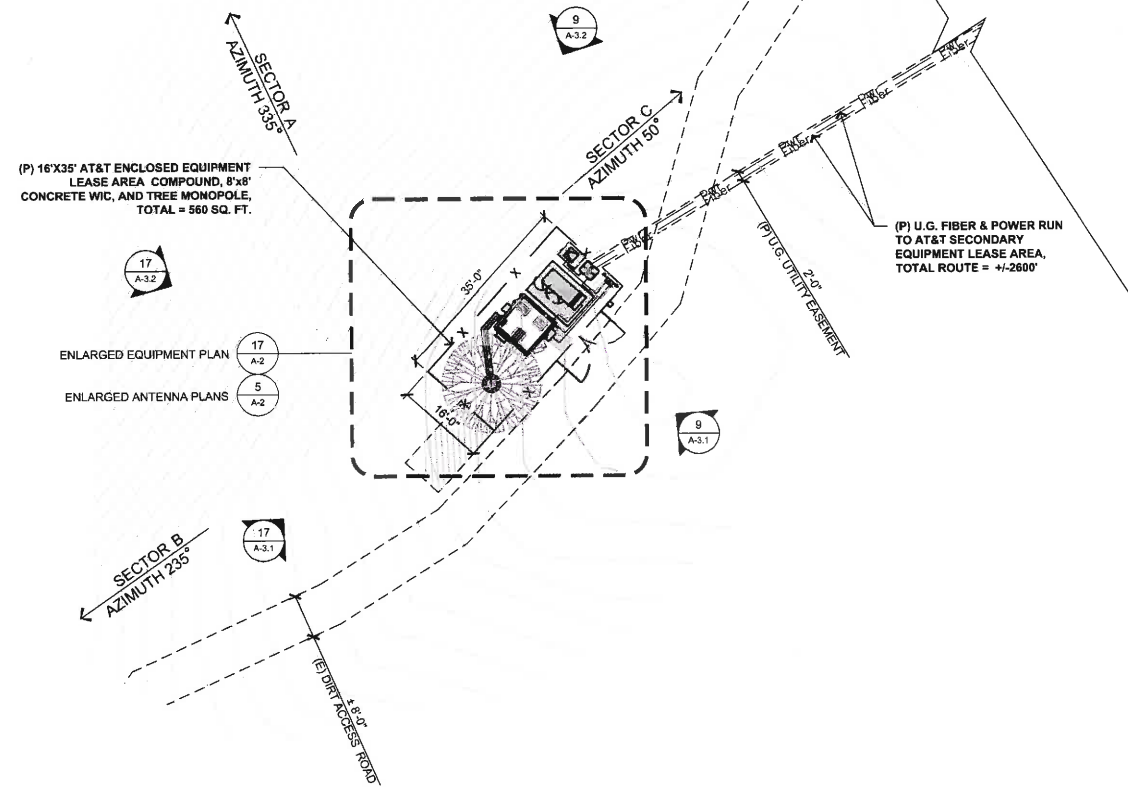
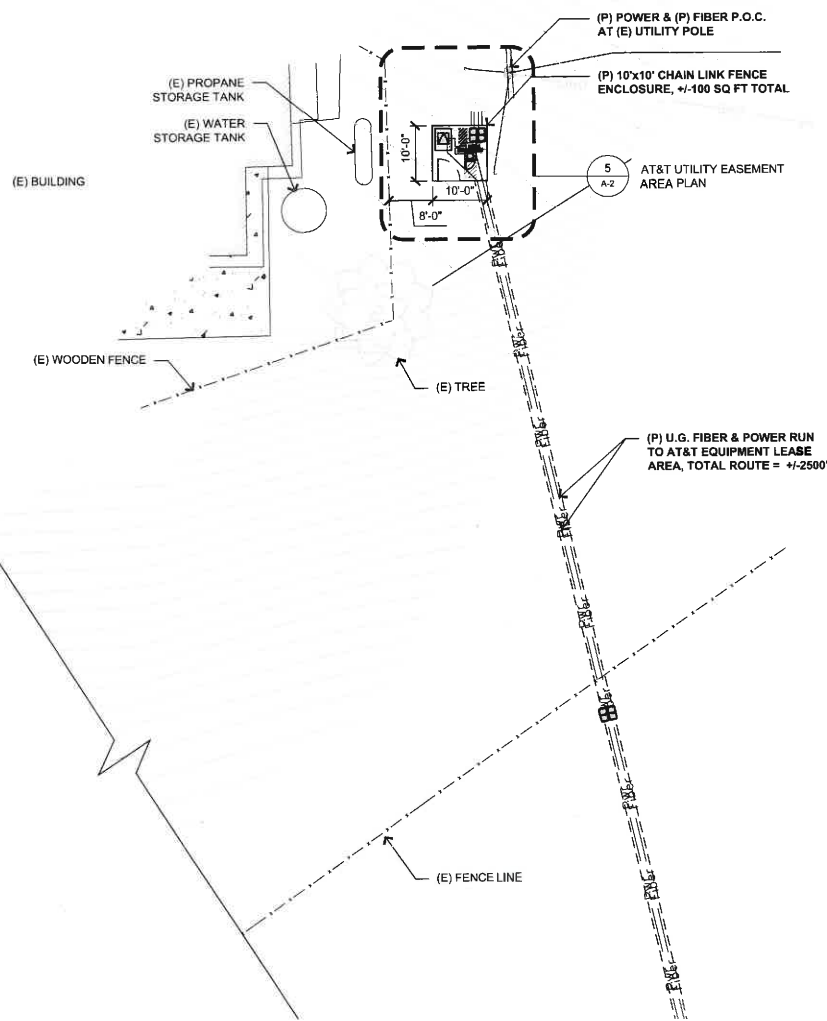
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**LS-2**

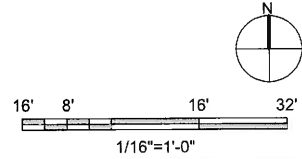
SHEET 1 OF 2



Plot Date: 3/12/2019 11:51:34 AM File Name: T:\2019\T-18510-02\A-1.2\ENLARGED SITE PLAN.dwg Plotted By: David Gomez



17 ENLARGED SITE PLAN  
1/16" = 1'-0"



REV	DATE	DESCRIPTION
B	03/12/19	100% ZD Submittal
A	2/21/19	90% ZD Submittal



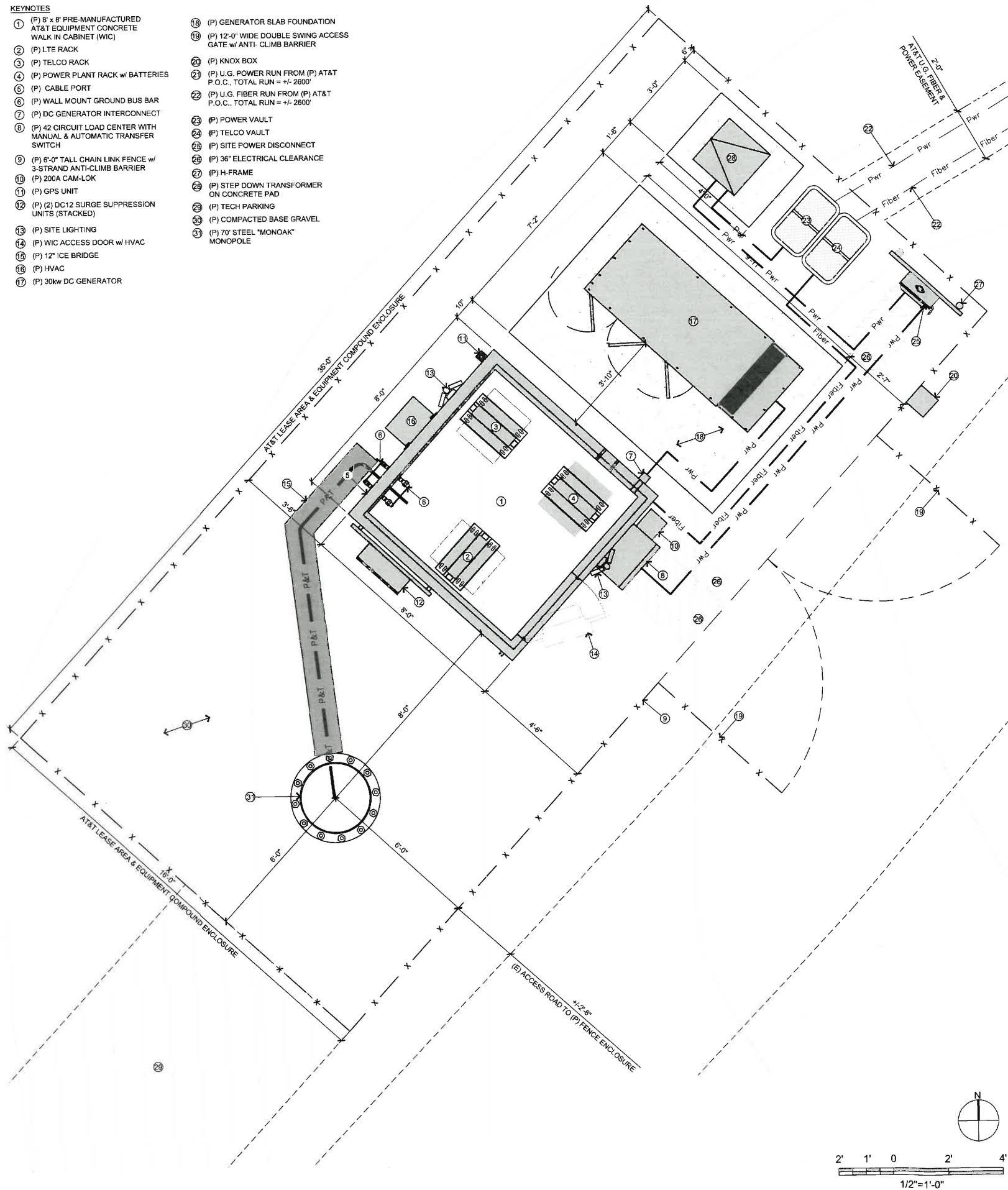
DRAWN BY: D.A.G. PROJECT NO.: T-18510-02  
CHECK BY: M.T.D.  
SHEET TITLE

ENLARGED SITE PLAN  
SHEET NO.



## KEYNOTES

- 1 (P) 8' x 8' PRE-MANUFACTURED AT&T EQUIPMENT CONCRETE WALK IN CABINET (WIC)
- 2 (P) LTE RACK
- 3 (P) TELCO RACK
- 4 (P) POWER PLANT RACK w/ BATTERIES
- 5 (P) CABLE PORT
- 6 (P) WALL MOUNT GROUND BUS BAR
- 7 (P) DC GENERATOR INTERCONNECT
- 8 (P) 42 CIRCUIT LOAD CENTER WITH MANUAL & AUTOMATIC TRANSFER SWITCH
- 9 (P) 6'-0" TALL CHAIN LINK FENCE w/ 3-STRAND ANTI-CLIMB BARRIER
- 10 (P) 200A CAM-LOK
- 11 (P) GPS UNIT
- 12 (P) (2) DC12 SURGE SUPPRESSION UNITS (STACKED)
- 13 (P) SITE LIGHTING
- 14 (P) WIC ACCESS DOOR w/ HVAC
- 15 (P) 12" ICE BRIDGE
- 16 (P) HVAC
- 17 (P) 30kw DC GENERATOR
- 18 (P) GENERATOR SLAB FOUNDATION
- 19 (P) 12'-0" WIDE DOUBLE SWING ACCESS GATE w/ ANTI-CLIMB BARRIER
- 20 (P) KNOX BOX
- 21 (P) U.G. POWER RUN FROM (P) AT&T P.O.C., TOTAL RUN = +/- 2600'
- 22 (P) U.G. FIBER RUN FROM (P) AT&T P.O.C., TOTAL RUN = +/- 2600'
- 23 (P) POWER VAULT
- 24 (P) TELCO VAULT
- 25 (P) SITE POWER DISCONNECT
- 26 (P) 36" ELECTRICAL CLEARANCE
- 27 (P) H-FRAME
- 28 (P) STEP DOWN TRANSFORMER ON CONCRETE PAD
- 29 (P) TECH PARKING
- 30 (P) COMPACTED BASE GRAVEL
- 31 (P) 70' STEEL "MONOPOLE" MONOPOLE

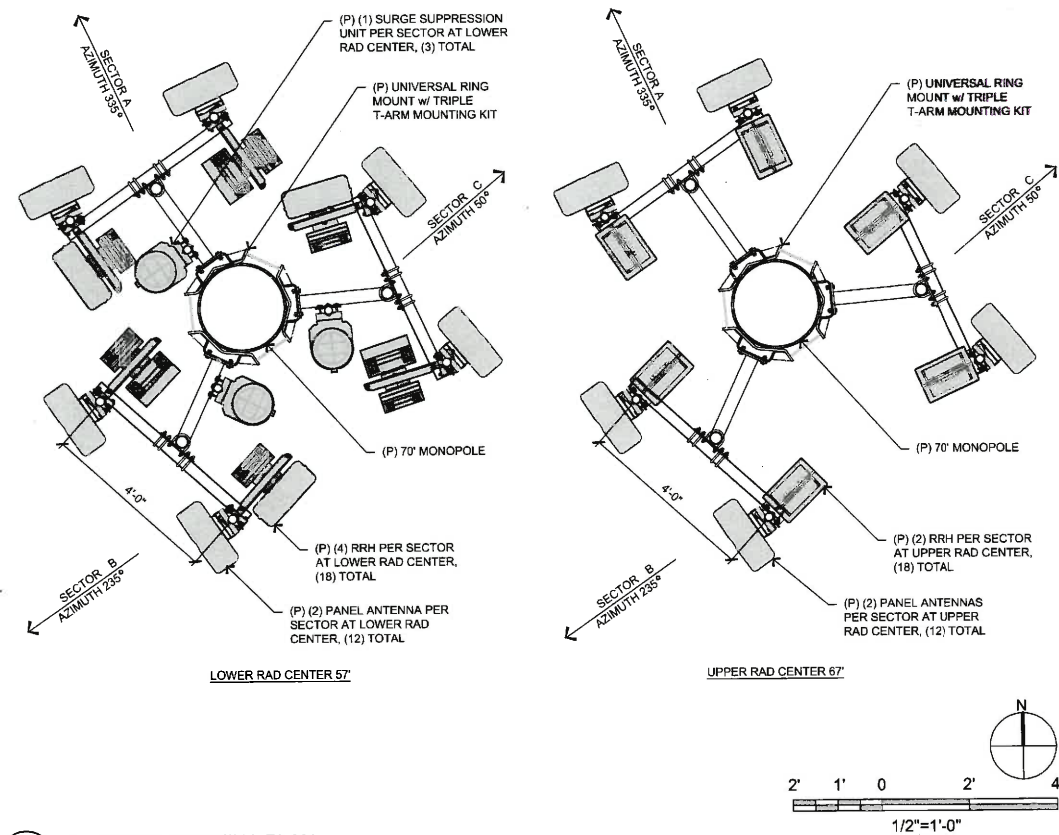


## ENLARGED EQUIPMENT AREA  
1/2" = 1'-0"

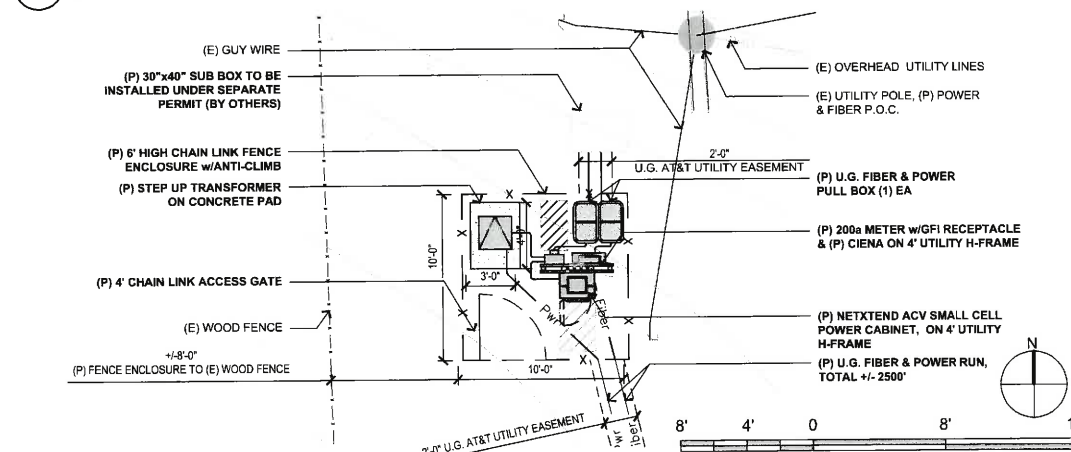
RF SCHEDULE						
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FIBER LENGTH
A L P H A	A1	COMMSCOPE NNHH-65B-R4	335°	± 67'-0"	(1) RRH	NA
	A2	COMMSCOPE NNHH-65B-R4	335°	± 67'-0"	(1) RRH	NA
	A3	COMMSCOPE NNHH-65B-R4	335°	± 57'-0"	(2) RRH	NA
	A4	COMMSCOPE NNHH-65B-R4	335°	± 57'-0"	(2) RRH	NA
B E T A	B1	COMMSCOPE NNHH-65B-R4	235°	± 67'-0"	(1) RRH	NA
	B2	COMMSCOPE NNHH-65B-R4	235°	± 67'-0"	(1) RRH	NA
	B3	COMMSCOPE NNHH-65B-R4	235°	± 57'-0"	(2) RRH	NA
	B4	COMMSCOPE NNHH-65B-R4	235°	± 57'-0"	(2) RRH	NA
G A M M A	C1	COMMSCOPE NNHH-65B-R4	50°	± 67'-0"	(1) RRH	NA
	C2	COMMSCOPE NNHH-65B-R4	50°	± 67'-0"	(1) RRH	NA
	C3	COMMSCOPE NNHH-65B-R4	50°	± 57'-0"	(2) RRH	NA
	C4	COMMSCOPE NNHH-65B-R4	50°	± 57'-0"	(2) RRH	NA

RF DATA SHEET: NONE  
REVISION: 1.00.00

8 AT&T RF SCHEDULE  
NOT TO SCALE



6 ENLARGED ANTENNA PLAN  
1/2" = 1'-0"



5 AT&T UTILITY EASEMENT AREA  
3/16" = 1'-0"

ARCHITECTURAL GROUP  
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1478 STONE POINT DRIVE, SUITE 350  
ROSELVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX



J5  
INFRASTRUCTURE  
PARTNERS

1150 BALBENA BLVD, #259  
ALAMEDA, CA 94501



5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

B	03/12/19	100% ZD Submittal
A	2/21/19	90% ZD Submittal
REV	DATE	DESCRIPTION

STAMP



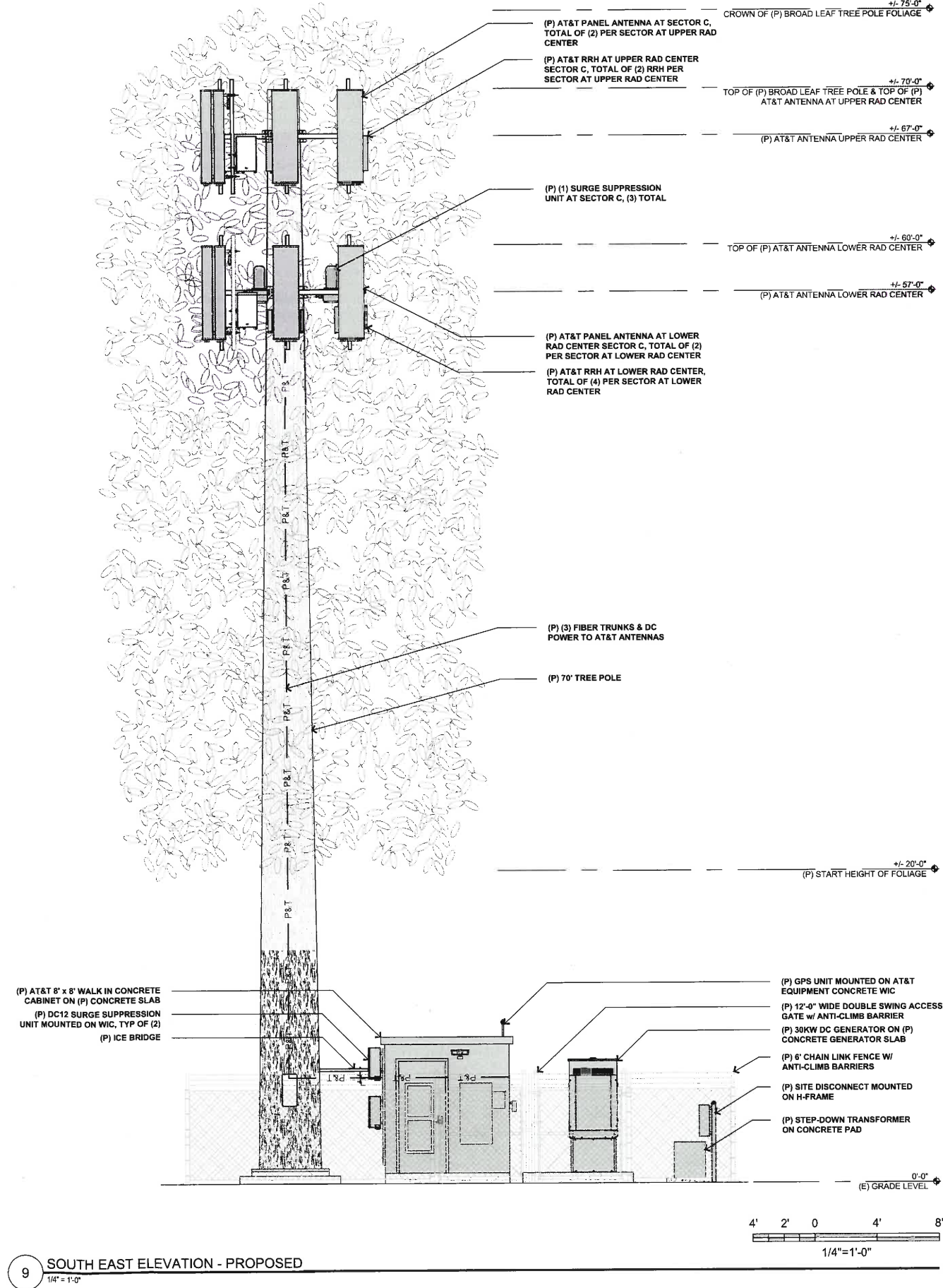
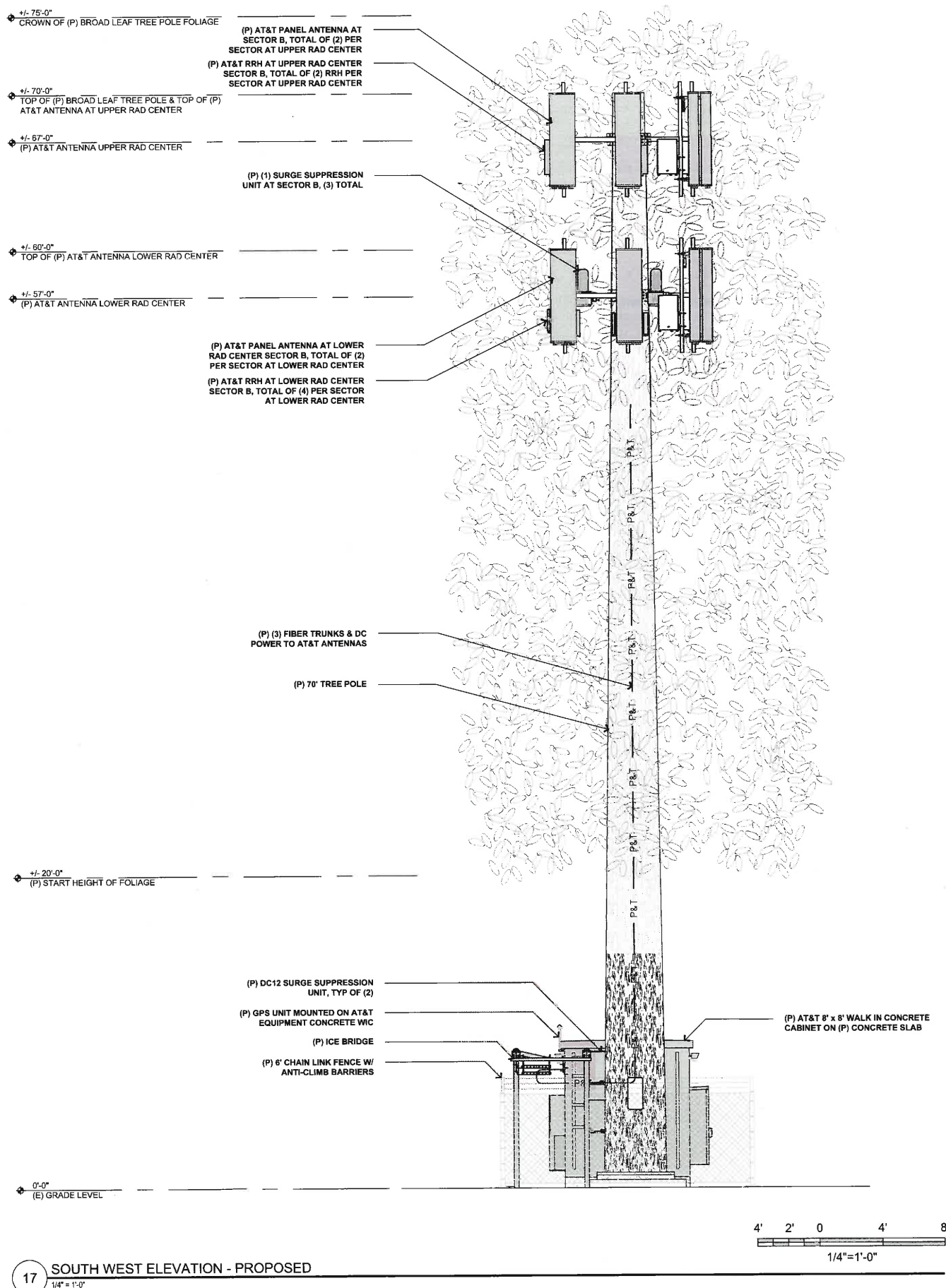
DRAWN BY: D.A.G. PROJECT NO.: T-18510-02  
CHECK BY: M.T.D.  
SHEET TITLE

ENLARGED  
EQUIPMENT PLAN

SHEET NO.

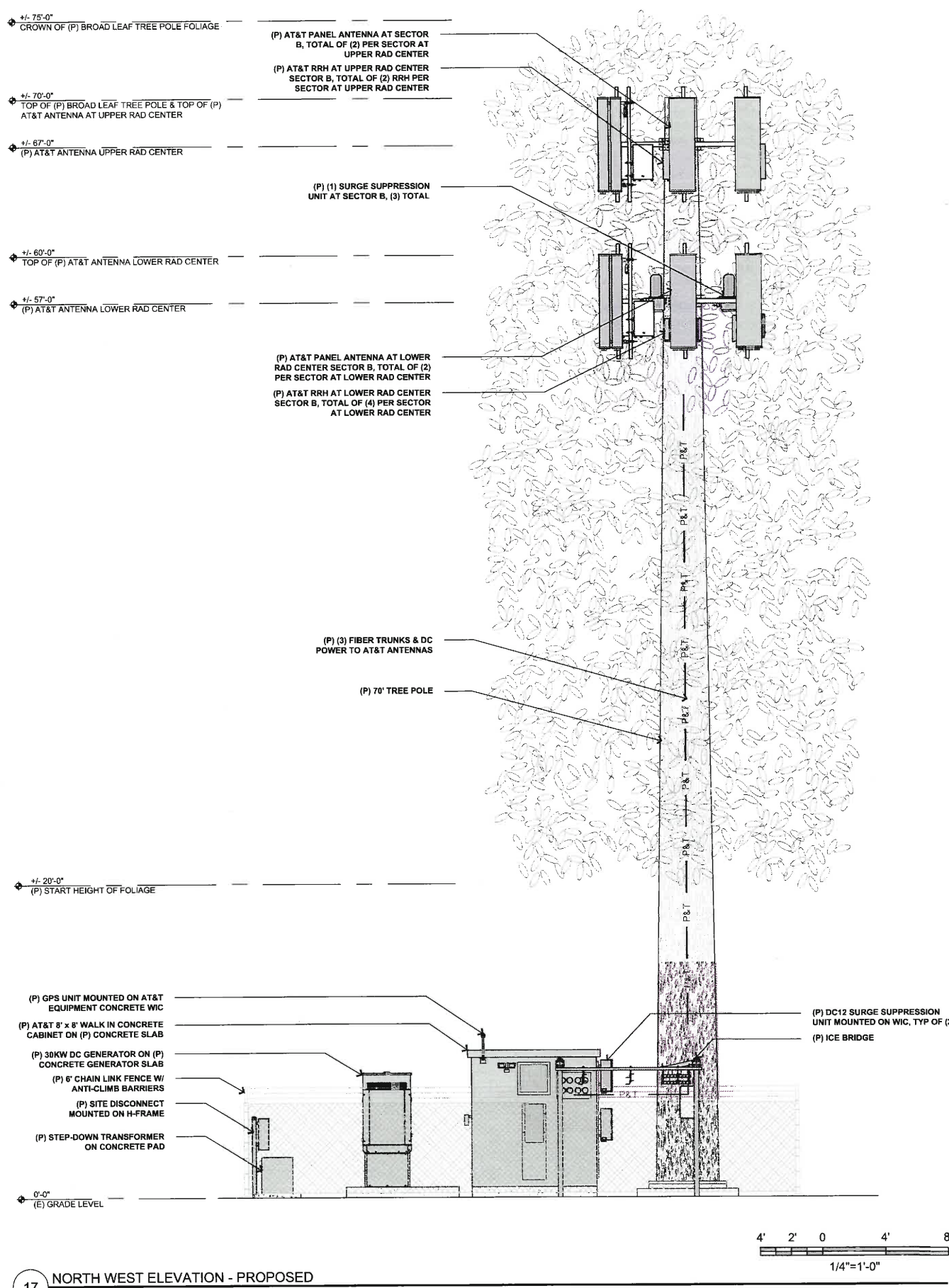
A-2



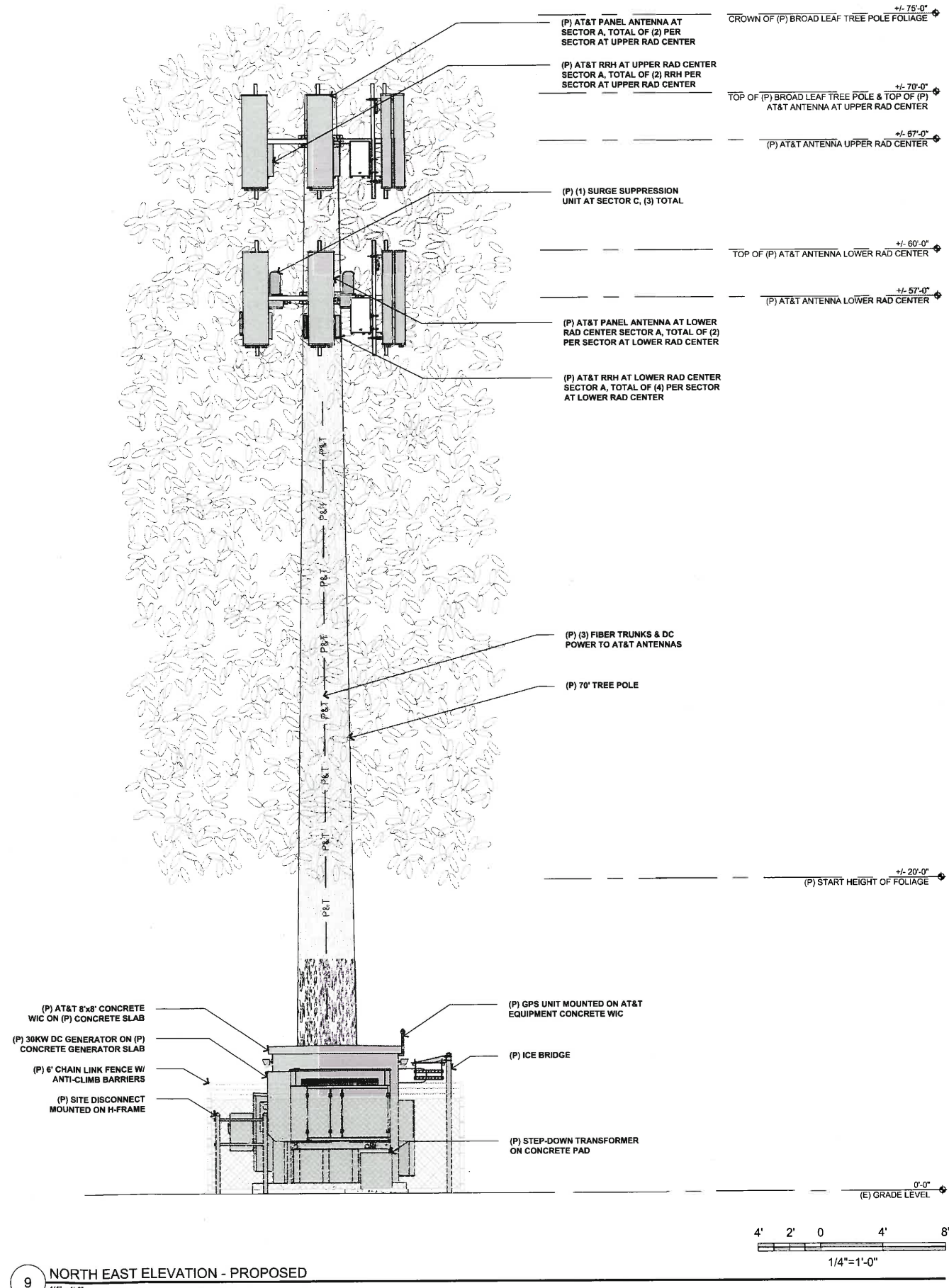


B	03/12/19	100% ZD Submittal
A	2/21/19	90% ZD Submittal
REV	DATE	DESCRIPTION



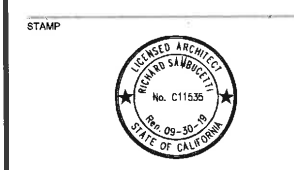


17 NORTH WEST ELEVATION - PROPOSED  
1/4" = 1'-0"



9 NORTH EAST ELEVATION - PROPOSED  
1/4" = 1'-0"

B	03/12/19	100% ZD Submittal
A	2/21/19	90% ZD Submittal
REV	DATE	DESCRIPTION

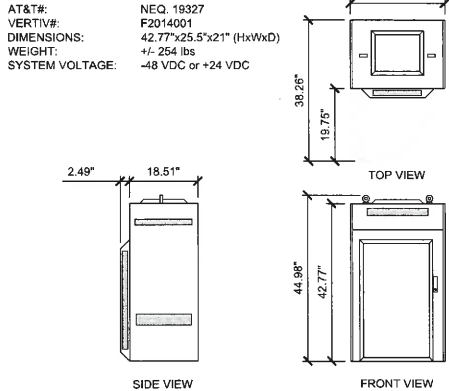


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CHECK BY: M.T.D.  
SHEET TITLE

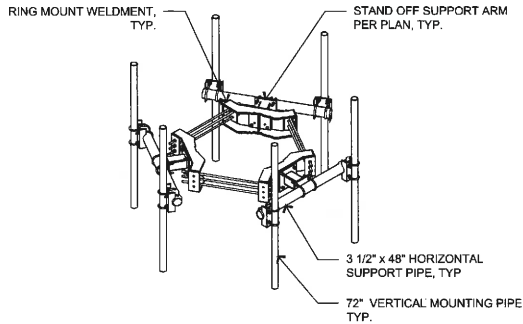
ELEVATIONS

SHEET NO.

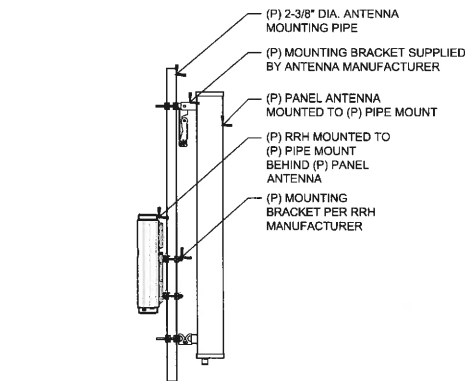
VERTIV NEXTEND SCV CABINET 5100 OUTDOOR POWER SYSTEM



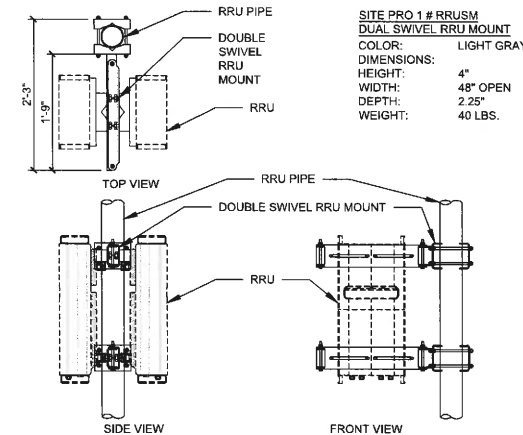
16 VERTIV SCM POWER CABINET  
1/2" = 1'-0"



15 MONOPOLE DOUBLE SUPPORT RING MOUNT  
3/8" = 1'-0"



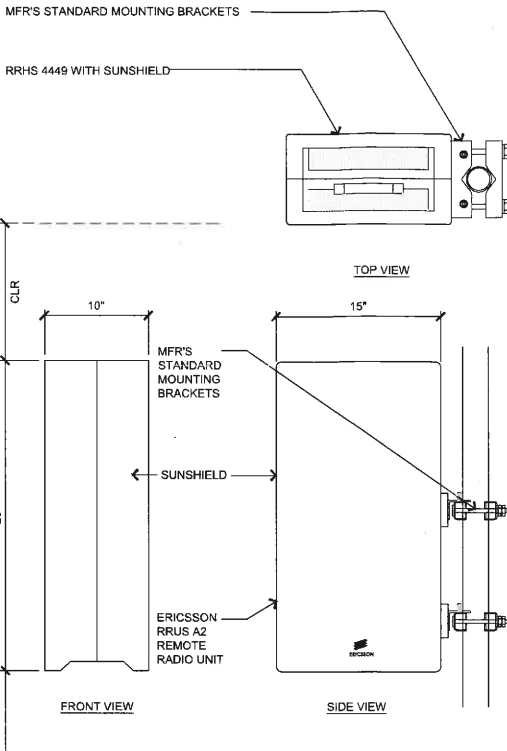
14 (P) ANTENNA & RRU MOUNTING DETAIL  
1/2" = 1'-0"



13 DOUBLE SIDED RRU MOUNT W RRU  
3/4" = 1'-0"

ERICSSON RRUS4449 REMOTE RADIO UNIT

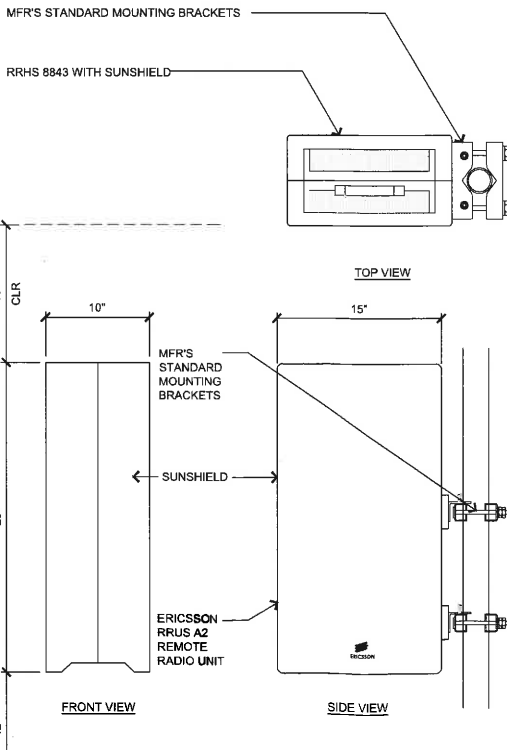
COLOR: WHITE  
DIMENSIONS: 28" TALL X 15" WIDE X 10" DEEP (INCLUDING SUNSHIELD)  
WIEGHT: +/- 85 LBS. (INCLUDING MOUNTING HARDWARE)



11 ERICSSON RRUS4449  
1 1/2" = 1'-0"

ERICSSON RRUS8843 REMOTE RADIO UNIT

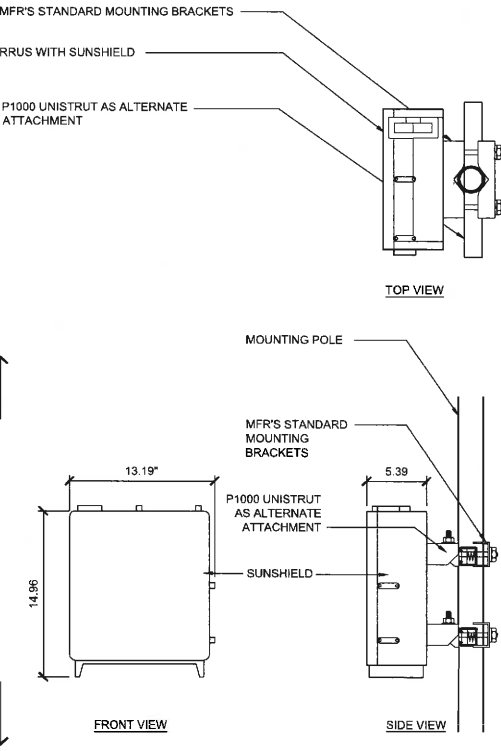
COLOR: WHITE  
DIMENSIONS: 28" TALL X 15" WIDE X 10" DEEP (INCLUDING SUNSHIELD)  
WIEGHT: +/- 85 LBS. (INCLUDING MOUNTING HARDWARE)



9 ERICSSON RRUS8843  
1 1/2" = 1'-0"

ERICSSON RRUS 4415 B5 REMOTE RADIO UNIT

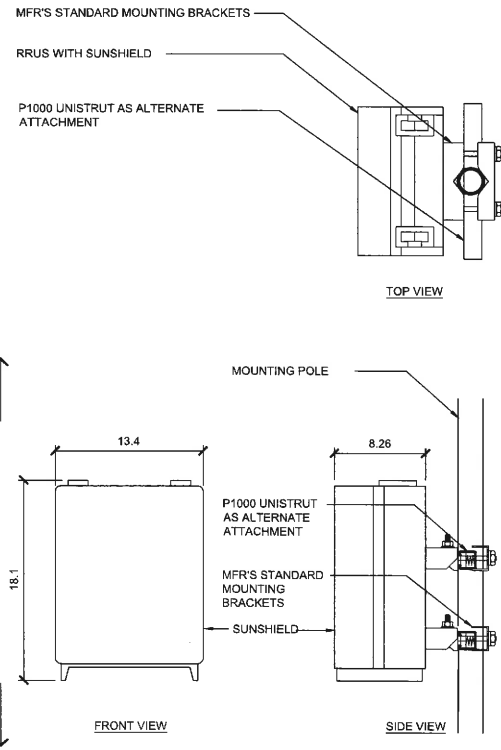
COLOR: WHITE  
DIMENSIONS: 14.98" TALL X 13.19" WIDE X 5.39" DEEP (INCLUDING SUNSHIELD)  
WIEGHT: +/- 44.0 LBS. (EXCLUDING MOUNTING HARDWARE)



7 ERICSSON RRUS 4415 REMOTE RADIO UNIT  
1 1/2" = 1'-0"

ERICSSON RRUS 4478 B14 REMOTE RADIO UNIT

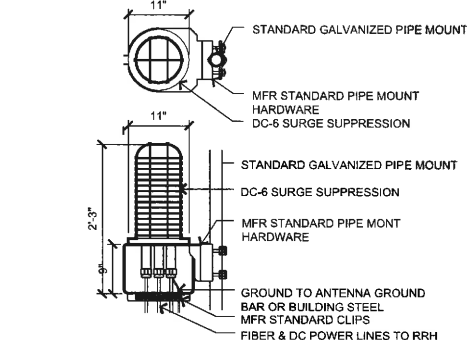
COLOR: WHITE  
DIMENSIONS: 18.1" TALL X 13.4" WIDE X 8.26" DEEP (INCLUDING SUNSHIELD)  
WIEGHT: +/- 59.4 LBS. (EXCLUDING MOUNTING HARDWARE)



5 ERICSSON RRUS 4478  
1 1/2" = 1'-0"

RAYCAP DC6-48-60-18-8F SURGE SUPPRESSION

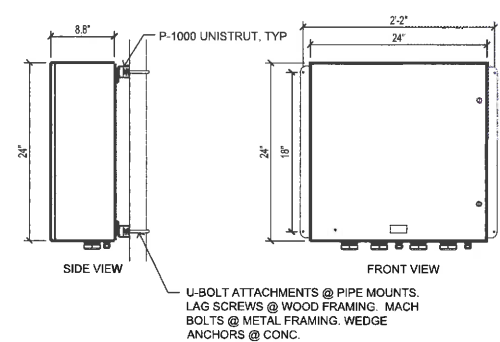
COLOR: BLACK/SILVER  
DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE  
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



4 DC SURGE SUPPRESSION  
1 1/2" = 1'-0"

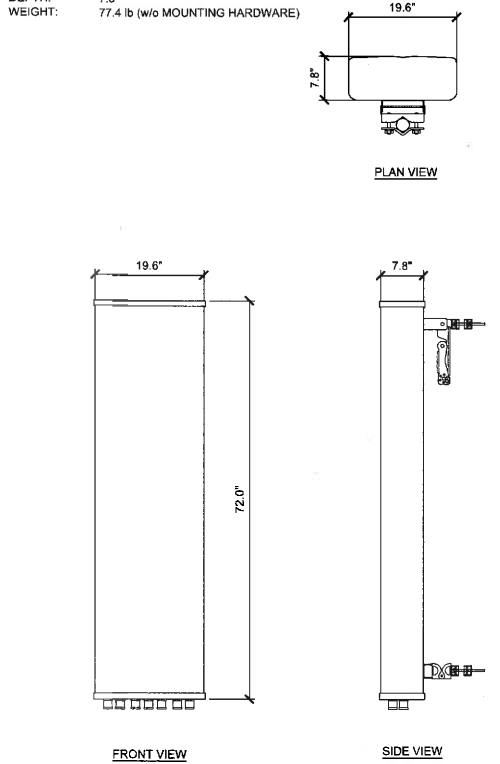
RAYCAP DC12-48-60-0-25E FIBER DC POWER CONNECTION

COLOR: LIGHT TAN  
DIMENSIONS: 24" WIDE X 24" TALL X 8.8" DEEP  
WEIGHT: +/- 56.3 LBS. (INCLUDING MOUNTING HARDWARE)



3 DC12 POWER CONNECTION  
1" = 1'-0"

ANTENNA: COMMSCOPE NNHH-65B-R4  
HEIGHT: 72.0"  
WIDTH: 19.6"  
DEPTH: 7.8"  
WEIGHT: 77.4 lb (w/o MOUNTING HARDWARE)



1 COMMSCOPE NNHH-65B-R4  
3/4" = 1'-0"



SD030 | 2.4L | 30 kW  
INDUSTRIAL DIESEL GENERATOR SET  
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

STANDBY POWER RATING  
30 kW, 38 kVA, 60 Hz

PRIME POWER RATING\*\*  
27 kW, 34 kVA, 60 Hz



\*Tested in the USA using domestic and foreign parts

\*\*EPA Certified Prime ratings are not available in the U.S. or its Territories.

\*\*\*Common options or customization may not meet certification valid.

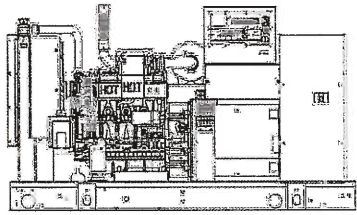


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CODES AND STANDARDS

Generac products are designed to the following standards:

UL2200, UL508, UL142, UL498

NFPA70, 99, 110, 37

NEC700, 701, 702, 708

ISO9001, 5528, 3046, 7637,  
Plussee #26, 4

NEMA ICS10, MG1, 250, ICS6, AB1

ANSI C82.41

POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030 | 2.4L | 30 kW  
INDUSTRIAL DIESEL GENERATOR SET  
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

General

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Original Exhaust Filter (enclosed only)
- Factory Filled Oil
- Radiator Duct Adapter (open end only)

Fuel System

- Fuel Inlet/Out Sensor
- Primary Fuel Filter

Cooling System

- Closed Circuit Recovery System
- ULV Chiller (optional heater)
- Factory-installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze
- 120 VAC Coolant Heater

Engine Electrical System

- Battery charging alternator
- Battery cables
- Battery tray
- Solenoid activated starter motor
- Rubber-booted engine electrical connections

ALTERNATOR SYSTEM

General

- UL2200 GENpro-protected
- 12 leads (3-phase, non 500 V)
- Class H Insulation material
- Vented motor
- 230 gph
- Sewered starter
- Auxiliary voltage regulator power winding
- Amortisseur winding
- Brushless Excitation
- Sealed Bearings
- Automated manufacturing (winding, insulation, razing, varnishing)
- Rotor dynamically spin balanced
- Full load capacity alternator
- Protective thermal switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of circuits - high/low voltage
- Separation of circuits - multiple breakers
- Silencer Heat Shield
- Wrapped Exhaust Piping
- Silencer housed in discharge hood (enclosed only)
- Standard Factory Testing
- 2 Year Limited Warranty (Standby rated Units)
- 1 Year Limited Warranty (Prime rated Units)
- Silencer mounted in the discharge hood (enclosed only)

CONTROL SYSTEM



Control Panel

- Digital Control Panel - Dual 4x20 Display
- Programmable Output Voltage
- 7-Day Programmable Exciter
- Special Applications Programmable PLC
- RS-232C/485
- AS-Phase Sensing DVR
- Full System Status
- Utility Monitoring
- Low Fuel Pressure Indication
- 2-Wire Start Compatible
- Power Output (kW)

Power Factor

- Wt. Name, Total & Last Run

- Real/Reactive/Apparent Power

- All Phase AC Voltage

- All Phase Currents

- Oil Pressure

- Coolant Temperature

- Coolant Level

- Engine Speed

- Battery Voltage

- Waterproof/Sealed Connectors

- Audio Alarms and Shutdowns

- Not in Auto (Flash Light)

- Auto/Manual Switch

- E-Stop (Red Mushroom-Type)

- NFPA110 Level I and II (Programmable)

- Customizable Alarms, Warnings, and Events

- Modbus protocol

- Predictive Maintenance algorithm

- Sealed Boards

- Parameter adjustment protection

ENCLOSURE (IF SELECTED)

- Rust-proof fasteners with nylon washers to protect finish
- High performance sound-absorbing material
- Disassembled doors
- Stamped air-cake louvers
- Air discharge hoods for radiator-upward pointing
- Stainless steel lift off door hinges
- Stainless steel lockable handles
- Rhino Coat™: Textured polyester powder coat

TANKS (IF SELECTED)

- UL 142
- Double wall
- Vents
- Sloped top
- Sloped bottom
- Factory pressure tested (2 psi)
- Flammable vapor alarm
- Fuel level
- Check valve in supply and return lines
- Rhino Coat™: Textured polyester powder coat
- Stainless hardware

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CONFIGURABLE OPTIONS

ENGINE SYSTEM

General

- Oil Heater
- Industrial Exhaust Silencer

Fuel System

- Flexible fuel lines
- Primary fuel filter

Engine Electrical System

- 10A UL battery charger
- 2.5A UL battery charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upgrading
- Aux-Condensation Heater
- Tropical coating
- Permanent Magnet Excitation

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breaker

GENERATOR SET

- Gen-Link Communications Software (English Only)
- 8 Position Load Center
- 2 Year Extended Warranty
- 5 Year Warranty
- 5 Year Extended Warranty

ENCLOSURE

- Weather Protected
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication - Modem
- Remote Communication - Ethernet
- 10A Run Relay
- Ground Fault Indicator and Protection
- Fire/Alarm Switch

TANKS (Size on last page)

- Electrical Fuel Level
- Mechanical Fuel Level
- 54 Gal (204.4 L) Usable Capacity
- 132 Gal (499.7 L) Usable Capacity
- 211 Gal (798.7 L) Usable Capacity
- 300 Gal (1135.6 L) Usable Capacity
- 8" Fit Extension
- 13" Fit Extension
- 19" Fit Extension

CONTROL SYSTEM

- 21-Light Remote Annunciator
- Remote Relay Panel (8 or 16)
- On Temperature Sender with Indication Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote Communication - Modem
- Remote Communication - Ethernet
- 10A Run Relay
- Ground Fault Indicator and Protection
- Fire/Alarm Switch

ENGINEERED OPTIONS

ENGINE SYSTEM

- Overheat heater ball valves
- Blank Hoses
- Fuel containment pans

ALTERNATOR SYSTEM

- 3rd Breaker System

CONTROL SYSTEM

- Spam Inlets (x4) / Outputs (x4) - H Panel Only
- Battery Disconnect Switch

GENERATOR SET

- Special Testing
- IBC Seismic Certification

ENCLOSURE

- Motorized Dampers
- Door switches for intrusion alert
- Enclosure ambient heaters

TANKS

- Overfill Protection Valve
- UL2085 Tank
- ULC S-601 Tank
- Stainless Steel Tank
- Special Fuel Tanks (AODED and FL 08/20/2004, etc.)
- Vent Extensions

RATING DEFINITIONS

Standby - Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.

Prime - Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. A 10% overload capacity is available for 1 out of every 12 hours. The Prime Power option is only available on International applications. Power ratings in accordance with ISO 8525-1, Second Edition

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APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General		Cooling System	
Make	Generac	Cooling System Type	Closed Recovery
EPA Emissions Compliance	Stationary Emergency	Water Pump	Pre-Lube, Self Sealing
EPA Emissions Reference	See Emissions Data Sheet	Fan Type	Pusher
Cylinder #	4	Fan Speed (rpm)	2588
Type	In-Line	Fan Diameter (in) (in)	550 (22)
Displacement - L (imp qt)	2.4 (118.48)	Coolant Standard Voltage	150V
Bore - mm (in)	90 (3.54)	Coolant Heater Standard Voltage	120 VAC
Stroke - mm (in)	94 (3.70)		
Compression Ratio	21.3:1		
Intake Air Method	Turbocharged		
Cylinder Head Type	Cool Free		
Piston Type	Aluminum		
Engine Governing			
Governor	Electronic Isochronous		
Frequency Regulation (Steady State)	+/- 0.25%		
Lubrication System			
Oil Pump Type	Gear		
Oil Filter Type	Fuel Flow		
Quarantine Capacity - L (gal)	6.2 (6.52)		

ALTERNATOR SPECIFICATIONS

Standard Model	390	Standard Excitation	Synchroneous
Poles	4	Windings	Single Sealed Coil
Field Type	Revolving	Cooling	Direct, Flexible Die
Insulation Class - Rotor	H	Load Capacity - Standby	100%
Insulation Class - Stator	H	Prototype Short Circuit Test	Yes
Voltage Regulator Type	<5%	Number of Sensed Phases	All
Telephone Interference Factor (TIF)	<50	Regulation Accuracy (Steady State)	±0.25%

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OPERATING DATA

POWER RATINGS

Single-Phase 120/240 VAC @1.0pf		Standby	
Three-Phase 120/240 VAC @0.8pf	30 kW	Amperes	125
Three-Phase 120/240 VAC @0.8pf	30 kW	Amperes	154
Three-Phase 277/480 VAC @0.8pf	30 kW	Amperes	90
Three-Phase 345/600 VAC @0.8pf	30 kW	Amperes	46
		Amperes	39

STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip														
		460 VAC						235/240 VAC						
Alternator	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%
Standard	35	24	36	45	60	72	84	96	108	120	132	144	156	168
Upgrade 1	40	27	41	54	68	81	95	109	123	137	151	165	179	193
Upgrade 2	53	34	52	69	86	103	120	137	154	171	188	205	222	239

FUEL CONSUMPTION RATES\*

Fuel Pump Lit. - ft. (in)		Percent Load		gph (gph)	
0 (1)		25%		0.92 (3.5)	
		50%		1.40 (5.3)	
		75%		1.86 (7.1)	
		100%		2.34 (10.4)	

\* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

Coolant Flow per Minute		Standby	
Coolant System Capacity	gpm (lpm)	10 (38)	
Heat Rejection to Coolant	gal (L)	2.6 (10.8)	
Heat Rejection to Coolant	BTU/hr	111,000	
Heat Rejection to Coolant	cfm (m3/hr)	4,800 (164)	
Max. Ambient Temperature (Before Start)	°F (°C)	122 (50)	
Max. Ambient Temperature (Before Start)	°F (°C)	134 (57)	
Maximum Radiator Backpressure	in H2O	0.5	

COMBUSTION AIR REQUIREMENTS

Flow at Rated Power		Standby	
Flow at Rated Power	cfm (m3/min)	90 (2.5)	

ENGINE

Standby		Exhaust		Standby	
Rated Engine Speed	rpm	1800		Exhaust Flow (Rated Output)	cfm (m3/min)
Horsepower at Rated RPM**	hp	40		Max. Backpressure (Post Silencer)	inHg (kPa)
Piston Speed	ft/min (m/min)	1110 (338)		Exhaust Temp (Rated Output)	°F (°C)
BMEP	psi	193		Exhaust Outlet Size (Open End)	mm (in)

\*\* Refer to "Performance Data Sheet" for maximum BMEP for EPA and ISO/CEC compliance.

Duration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO8046, BS5514, ISO8525 and DIN8271 standards.

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DIMENSIONS AND WEIGHTS\*

OPEN SET		STANDARD ENCLOSURE	
RAW TIME HOURS	USABLE CAPACITY GAL (L)	RAW TIME HOURS	USABLE CAPACITY GAL (L)
L x W x H in (mm)		L x W x H in (mm)	
WT for (kg) - Tank & Open Set		WT for (kg) - Enclosure Only	
NO TANK	70 (1880.4) x 27.4 (695.9) x 42.2 (1072.1)	NO TANK	94.8 (2478.9) x 38 (965.2) x 49.5 (1258.1)
18	54 (204.4) x 27.4 (695.9) x 56.2 (1427.1)	18	54 (204.4) x 34.8 (884.9) x 62.5 (1587.5)
48	132 (490.7) x 27.4 (695.9) x 67.2 (1706.9)	48	132 (490.7) x 34.8 (884.9) x 74.5 (1892.3)
77	211 (798.7) x 27.4 (695.9) x 72.2 (1831.1)	77	211 (798.7) x 34.8 (884.9) x 86.5 (2191.1)
109	300 (1135.6) x 27.4 (695.9) x 82.2 (2081.5)	109	300 (1135.6) x 34.8 (884.9) x 98.5 (2500.5)

LEVEL 1 ACUSTIC ENCLOSURE		LEVEL 2 ACUSTIC ENCLOSURE	
RAW TIME HOURS	USABLE CAPACITY GAL (L)	RAW TIME HOURS	USABLE CAPACITY GAL (L)
L x W x H in (mm)		L x W x H in (mm)	
WT for (kg) - Enclosure Only		WT for (kg) - Enclosure Only	
NO TANK	112.8 (2867.1) x 38 (965.2) x 49.5 (1258.1)	NO TANK	94.8 (2478.9) x 38 (965.2) x 57 (1447.8)
18	54 (204.4) x 34.8 (884.9) x 62.5 (1587.5)	18	54 (204.4) x 34.8 (884.9) x 75 (1905)
48	132 (490.7) x 34.8 (884.9) x 74.5 (1892.3)	48	132 (490.7) x 34.8 (884.9) x 87 (2214.6)
77	211 (798.7) x 34.8 (884.9) x 86.5 (2191.1)	77	211 (798.7) x 34.8 (884.9) x 99 (2514.6)
109	300 (1135.6) x 34.8 (884.9) x 98.5 (2500.5)	109	300 (1135.6) x 34.8 (884.9) x 110.5 (2803.5)

\*All measurements are approximate and for information purposes only. Sound data can be found on the sound data sheet. Enclosure Only weight is added to Tank & Open Set weight to determine total weight.

YOUR FACTORY RECORDED GENERAC INDUSTRIAL DEALER

Generac Power Systems, Inc. 1 P.O. Box 8 | Whitefish, WI 53187 Part No. 6K5085 Rev. 08/19/15

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B	08/12/19	100% 2D Submittal
A	2/2/19	90% 2D Submittal