

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

September 22, 2020

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

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

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

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

The proposed facility consists of the following elements:

- One (1) approximately 60-foot tall mono-pine antenna structure within an enclosed equipment compound approximately 1,200 square-feet in area
- Nine (9) antennas (three per sector) for use by T-Mobile
- Twelve (12) antennas (four per sector) for use by AT&T Wireless
- Twelve (12) RRUs in three sectors (two per sector; six for each carrier)
- One (1) AT&T Equipment Shelter
 - One (1) AT&T GPS Unit
 - One (1) AT&T Ice Bridge and COAX entry port
- One (1) 180 square-foot T-Mobile Equipment Pad
 - One (1) Utility H-Frame
 - One (1) T-Mobile GPS Antenna
 - One (1) T-Mobile Telco Box
 - One (1) T-Mobile Tech Light with Timer
 - One (1) T-Mobile PPC with Generator Plug
 - Three (3) T-Mobile RBS and equipment cabinets
 - One (1) T-Mobile Ice Bridge
- One (1) Surge Suppressor
- One (1) 400-amp Multi-meter Bank
- One (1) Utility Vault
- A proposed 5-foot wide utility easement for a cable route (± 78 linear feet) from the proposed Telco Vault to an existing Utility Pole
- One (1) emergency backup generator with a 132-gallon diesel fuel tank
- Miscellaneous small electrical equipment

8. **Surrounding Land Uses and Setting:** The subject property is an approximately 5-acre site located north of Fish Ranch Road and west of Frontage Road within a predominantly agricultural and open space area of unincorporated Orinda in Contra Costa County and outside of the Urban Limit Line. The subject property is approximately 250 feet west of State Highway 24 and the Caldecott Tunnel. Due to the relatively hilly topography of the surrounding area, the parcel is not visible from Highway 24. The subject property and the property to the south have a General Plan Land Use designation of Agricultural Lands (AL), with other surrounding properties to the north, south, east, and west in the Parks and Recreation (PR), Public-Semi-Public, or Watershed (WS) land use designations. The subject property and surrounding properties to the north, south, and east are zoned for General Agricultura (A-2), with most of the remaining surrounding properties within the Exclusive Agricultural (A-80) zoning district.

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

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

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

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

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

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

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

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

Sincerely,



Syd Sotoodeh
Planner II
Department of Conservation & Development

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

attch: Project Vicinity Map & Site Plan

Vicinity Map



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



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

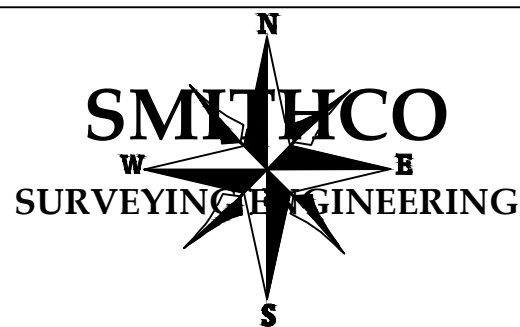
1: 2,257



Notes
Contra Costa County -DOIT GIS



BEACON
DEVELOPMENT



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

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SPACE RESERVED FOR PROFESSIONAL SEAL

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

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

SITE NAME

BUN #826713
PL32 RT24-A

SITE ADDRESS

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

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET

C-1

NOTES

APN: 265-180-009

OWNER(S): PAUL & TAMARA ATTARD

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

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

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

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

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

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

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

PARENT PARCEL LEGAL DESCRIPTION PER TITLE REPORT:

SEE SHEET C-3.

EXCEPTIONS PER TITLE REPORT:

SEE SHEET C-3.

APN: 265-180-035

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

FISH RANCH ROAD

APN: 265-180-018

PTH. PARCEL 'B'
121 PM 51

PARCEL 'W'
121 PM 51

15 SUBSURFACE TUNNEL EASEMENT
5609 O.R. 271

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

PARCEL 'W'
121 PM 51

(E) RESIDENCE

10' WIDE
ROAD DEDICATION

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

FISH RANCH ROAD

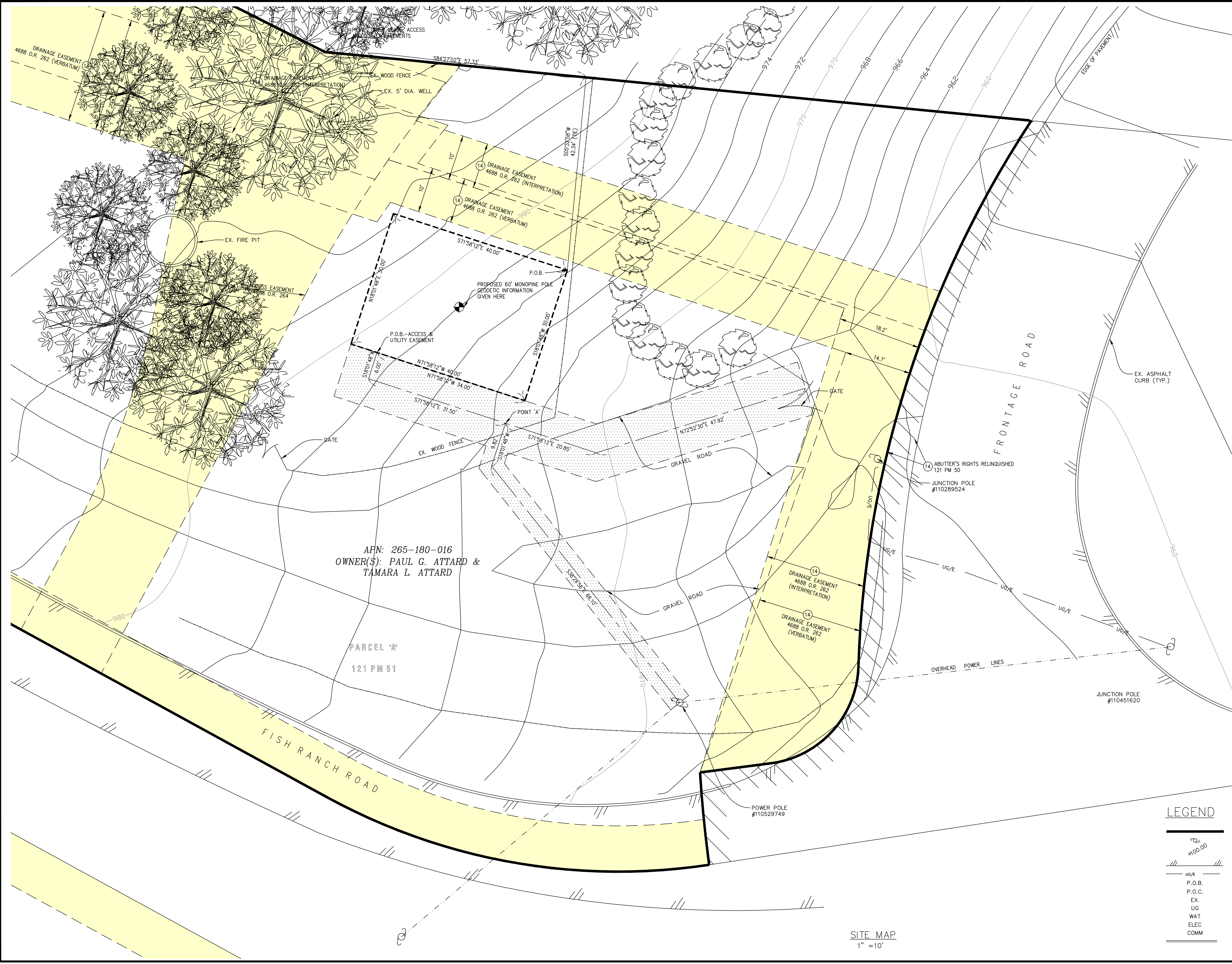
PTH. PARCEL 'B'
121 PM 51

LEGEND

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

OVERALL SITE MAP
1" = 60'

VICINITY MAP
N.T.S.



REVISION

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

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

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BUN #826913
PL32 - RT 24-A

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CONTRA COSTA COUNTY

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SITE SURVEY

FOR EXAMINATION ONLY
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C-2