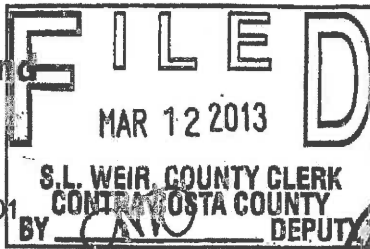


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626



**Contra
Costa
County**



Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

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Deputy Director
Transportation, Conservation and
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(925) 674-7783

March 12, 2013

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

County File No. ZT13-0001

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

- PROJECT NAME:** Wireless Facility Ordinance County File #ZT13-0001
- APPLICANT:** Contra Costa County Department of Conservation and Development
- PROJECT SPONSOR:** Contra Costa County Department of Conservation and Development Community Development Division 30 Muir Road, Martinez, CA 94553
- LOCATION:** Countywide, unincorporated Contra Costa County.

DESCRIPTION: Background: In order to support the fast-paced improvements in broadband technology, the wireless industry has been updating its equipment and infrastructure at a very fast pace. For this same reason, the Department of Conservation and Development is experiencing a large amount of applications for not only upgrade of existing facilities but applications for new facilities. There are parts of the County where this proliferation has been smaller in scale and other areas such as the South County, San Ramon area, and other underserved areas of the East County, where proliferation has been most predominant.

The County currently does not have a wireless facility ordinance. The existing Telecommunications Policy was approved by the Board of Supervisors in July of 1998. Due to the extensive time since the adoption of this Policy, the existing County Telecommunication Policy is not in its entirety consistent with current state and federal laws. In addition, this new Ordinance will allow for more specific requirements/conditions

to be imposed on wireless facilities currently not provided in the Policy, and at the same time, provide consistency with current state and federal regulations.

Purpose of this Initial Study: The purpose of this Initial Study is to discuss how the proposed Wireless Facility Ordinance would establish criteria for the location and design of wireless facilities in the County. While this Initial Study briefly illustrates the potential impacts that facilities may generate, it is not the intent of this Initial Study to conclude how the erection and maintenance of wireless facilities will cause impact in the environment because the specific location, existing surroundings, size, height, and design of a facility is unknown at this point.

The proposed Ordinance would allow wireless facilities in all County general plan designation and all zoning districts; however, facilities which are considered to be high-visibility and towers, would be prohibited in, or within 100 feet of, a single-family residential (R-), two-family residential (D-1), multiple-family residential (M-), water recreational (F-1), mobile home/manufactured home park (T-1), or Kensington combining (-K) zoning district.

High-visibility facilities will also be prohibited between the face of a building and a public street, bikeway, trail, or park. Additionally, no new tower may be located within 1,000 feet of an existing tower, unless the Zoning Administrator finds that the tower will have less than significant impacts and also that collocation was not possible.

The Ordinance would also allow review of facilities through a land use permit and ministerial reviews. In conformance with state law, a ministerial review is applicable for facilities that have been through prior discretionary approval. Typically, collocation and upgrade of an existing facility will be reviewed ministerial and a new facility will be processed through a land use permit. However, even if a facility is undergoing ministerial review, it still needs to meet the required design/development requirements of the proposed Ordinance.

SURROUNDING USE/SETTINGS: All areas that allow the establishment of a wireless facility in unincorporated Contra Costa County would be affected by this zoning text amendment, including private properties, public properties and properties within the public right-of-ways (ROWs).

ENVIRONMENTAL EFFECTS:

The adoption of this Ordinance will not result in significant environmental impacts. A copy of the Initial Study/Negative Declaration and all documents referenced in the Negative Declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, and Application and Permit Center at 30 Muir Road, Martinez. You may also find a copy of this Initial Study/Negative Declaration document at the County's webpage: <http://www.co.contra-costa.ca.us/> Go to Department of Conservation and Development, Community Development Division, Forms and Documents, and click on Negative Declarations.

Public Comment Period- The Period for accepting comments on the adequacy of the environmental documents extends to **Thursday, April 11, 2013, at 5:00 P.M.** Any comments should be in writing and submitted via email and/or to the following address:

Name: Telma B. Moreira, Principal Planner
(925) 674-77-83
Department of Conservation and Development
Community Development Division
Contra Costa County
30 Muir Road
Martinez, CA 94553
email: telma.moreira@dcd.cccounty.us

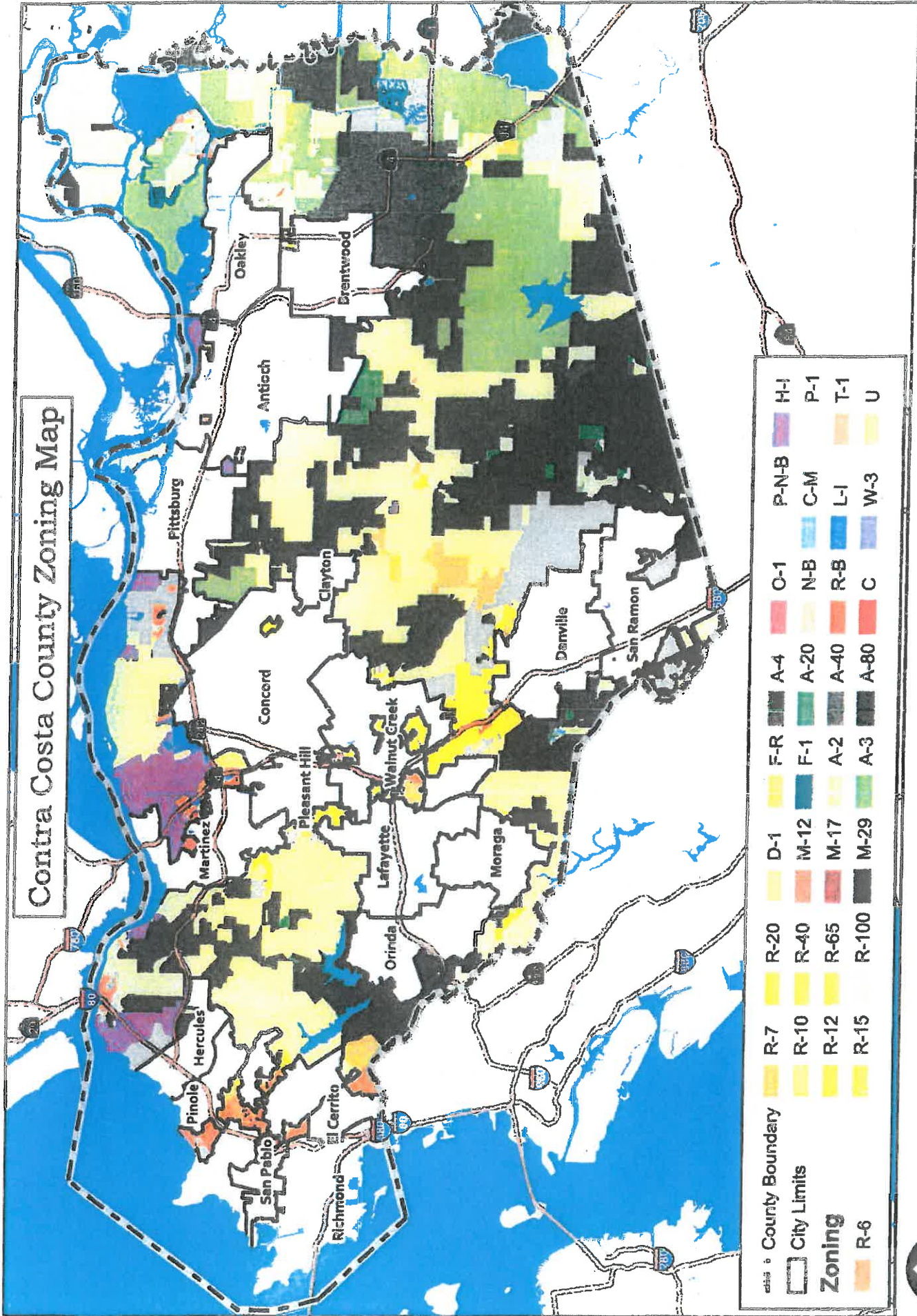
It is anticipated that the proposed Negative Declaration will be considered for recommendation at a meeting of the County Planning Commission in April 2013 (meeting and date to be scheduled). The hearing is anticipated to be held at the 30 Muir Road, Martinez.



Telma B. Moreira
Principal Planner

cc: County Clerk's Office (2 copies)

Contra Costa County Zoning Map



County Boundary	R-7	R-20	D-1	F-R	A-4	O-1	P-N-B	H-J
City Limits	R-10	R-40	M-12	F-1	A-20	N-B	C-M	P-1
Zoning	R-12	R-65	M-17	A-2	A-40	R-B	L-1	T-1
R-6	R-15	R-100	M-29	A-3	A-80	C	W-3	U



This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some boundary information, while not shown, is derived from the California State Board of Equalization's tax rate areas. While every effort has been made to ensure the accuracy of this map, the County assumes no responsibility for its accuracy. This map contains copyrighted data that may not be altered, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the County of Contra Costa. The County of Contra Costa disclaims liability for geographic information.

Map Created 08/2012
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 3000 Main Street, Suite 200
 Concord, CA 94520
 925.834.7500



California Environmental Quality Act Environmental Checklist Form

1. Project Title: Wireless Facilities Ordinance
County File #ZT13-0001
2. Lead Agency Name and Address: Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553
3. Contact Person and Phone Number: Telma Moreira, (925) 674-7783
4. Project Location: Countywide, unincorporated Contra Costa County.
5. Project Sponsor's Name and Address: Department of Conservation & Development
30 Muir Road
Martinez, CA 94553
6. General Plan Land Use Designation: A wireless facility (facility) is not restricted from any specific general plan land use designations.
7. Zoning: A wireless facility may be allowed in any property within unincorporated County except that high visibility facilities and towers are not allowed in residentially zoned districts. See further details under Project Description and in the Land Use Section of this document.
8. Setting, Site Description & Surrounding Land Uses: All areas that allow the establishment of a wireless facility in unincorporated Contra Costa County would be affected by this zoning text amendment, including private properties, public properties and properties within the public right-of-ways (ROWS).
9. Background: In order to support the fast-paced improvements in broadband technology, the wireless industry has been updating its equipment and infrastructure at a very fast pace. For this same reason, the Department of Conservation and Development is experiencing a large amount of applications for not only upgrade of existing facilities but applications for new facilities. There are parts of the County where this proliferation has been smaller in scale and other areas such as the South County, San Ramon area, and other underserved areas of the East County, where proliferation has been most predominant.

The County currently does not have a wireless facility ordinance. The existing Telecommunications Policy was approved by the Board of Supervisors in July of 1998.

Due to the extensive time since the adoption of this Policy, the existing County Telecommunication Policy is not in its entirety consistent with current state and federal laws. In addition, this new Ordinance will allow for more specific requirements to be imposed on wireless facilities currently not provided in the Policy, and at the same time, provide consistency with current state and federal regulations.

10. Project Description: The purpose of this Initial Study is to discuss how the proposed Wireless Facility Ordinance, will establish criteria for the location and design of wireless facilities in the County. While this Initial Study briefly illustrates the potential impacts that facilities may generate, it is not the intent of this Initial Study to conclude how the erection and maintenance of wireless facilities will cause impact in the environment because the specific location, existing surroundings, size, height, and design of a facility is unknown at this point.

The proposed Ordinance would allow wireless facilities in all County general plan designation and all zoning districts; however, facilities which are considered to be high-visibility and towers, would be prohibited in, or within 100 feet of, a single-family residential (R-), two-family residential (D-1), multiple-family residential (M-), water recreational (F-1), mobile home/manufactured home park (T-1), or Kensington combining (-K) zoning district.

High-visibility facilities will also be prohibited between the face of a building and a public street, bikeway, trail, or park. Additionally, no new tower may be located within 1,000 feet of an existing tower, unless the Zoning Administrator finds that the tower will have less than significant impacts and also that collocation was not possible.

The Ordinance would also allow review of facilities through a land use permit and ministerial reviews. In conformance with state law, a ministerial review is applicable for facilities that have been through prior discretionary approval. Typically, collocation and upgrade of an existing facility will be reviewed ministerial and a new facility will be processed through a land use permit. However, even if a facility is undergoing ministerial review, it still needs to meet the required design/development requirements of the proposed Ordinance.

11. Other Public Agencies Whose Approval May be Required: (e.g. permits, financing, approval or participation agreement): None; a zoning text amendment is a legislative act under the sole purview of the County Board of Supervisors.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <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 type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

None of the above

DETERMINATION

On the basis of this Initial Study:


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 the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze the effects that remain to be addressed.

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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Signature

Telma Moreira
Principal Planner

Contra Costa County Department of Conservation and Development

Date: March 12, 2013

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	_____	_____	_____	<u>X</u>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	_____	<u>X</u>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	_____	<u>X</u>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	_____	_____	_____	<u>X</u>

Summary:

- a) The proposed Zoning Text Amendment would add Chapter 88-24 of the County Code, which will establish criteria for the location and design of wireless facilities.

The Contra Costa County General Plan identifies numerous scenic vistas (Mount Diablo, Briones, Cummings Skyway, etc.) as a major component of the perception of the County as a desirable place to live and work. The General Plan identifies four kinds of scenic locations in the County: (1) scenic ridges, hillsides, and rock outcropping; (2) the San Francisco Bay/Delta estuary system; (3) Scenic Highways and Expressways; and (4) Scenic Routes. The location of the facilities will vary and will be allowed throughout unincorporated areas of the County, except that high-visibility facilities and towers will not be allowed in residential areas.

A land use permit is a discretionary process that requires review under the California Environmental Quality Act. Each discretionary permit will be reviewed on a case by case basis. Consideration will be given to location of the facility away from scenic vistas, scenic ridges, and other prominent sensitive areas to the feasible extent possible. Applications undergoing ministerial review would also be required to comply with the design and development requirements of the Ordinance.

- b) One of the goals of the Open Space Element is to protect major scenic resources from the extent possible, from roadways, building of structures, and other activities that would harm the scenic qualities. Consideration will be given to the location and design of a facility to ensure it would be located in the most discreet manner possible.
- c) Even though facilities towers/monopole vary in height, it can vary from slightly over ten feet to over 100-foot in height. It is uncertain at this point the exact height of the tower and the location

of where it will be installed and how it could impact its surroundings. However, through a land use permit process, review will be conducted to ensure it will not degrade the existing visual character or quality of the site and its surroundings. In addition, every facility will be required to provide a bond sufficient to cover for the dismantling of the facility once it is no longer needed or its permit has expired.

- d) Because facilities, especially towers, vary in height, not every tower may be tall enough to warrant a safety light. In case a light is required to be installed, it is typically of a soft blue, low intensity color, and it would not create any major source of light or glare. Lighting can also be required during the construction. However, because construction is short in nature and takes place mostly during daytime, it is not typical for light to be a concern during the construction/installation of wireless facilities.

The proposed Ordinance includes requirements for all facilities to be properly screened and designed to blend in with the surrounding environment. A facility that is high-visibility and includes towers will not be allowed in or within 100 feet from residential areas, and not allowed on any property between the face and a public street, bikeway, trail, or park. The Ordinance may also require an applicant to provide evidence that the facility proposed will be constructed with best technology available to minimize visual impacts. As such, it would result in no impacts to aesthetics with regard to scenic vistas, scenic resources, degrading the existing visual character, creating new sources of light or glare, or affecting areas of public assembly and congregation. Unless required by the Federal Aviation Administration and/or the Federal Communication Commission due to safety reasons, no lights or beacons would be allowed.

The timing, extent and location of future facilities are speculative. Individual applications for facilities would be reviewed and assessed for CEQA consistency as they are submitted for review, separate from this IS/ND. At that time, the specific details of the facility being proposed and the physical changes would be assessed for aesthetic impacts per CEQA and also assessed for compliance with the provisions of the Ordinance. The adoption of this Ordinance would cause no impact on aesthetics.

II. AGRICULTURE & FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agricultural and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection and state’s inventory of forest land, including the Forest and Range Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the	_____	_____	_____	_____X_____

Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	_____	_____	_____	X
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))?	_____	_____	_____	X
d. Result in the loss of forest land or conversion of forest land to non-forest use?	_____	_____	_____	X
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?	_____	_____	_____	X

Summary:

a)-e) A wireless facility generally occupies a small footprint. Typically the foundation/base of the tower is not much larger than the required foundation area to support tower/pole and electrical equipment.

A facility should not conflict with existing zoning for agricultural use. Due to the fact that such facilities impose a small footprint of disturbance, it is not expected to be any conflict with an existing Williamson Act. Properties that are involved with a Williamson Act are not typically concentrated at a particular area, but rather, they are scattered throughout the County. In fact, it is known that most of properties that are within the Williamson Act are not necessarily located within prime agricultural areas, but mostly on properties used for grazing.

III. **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	_____	X
b. Violate any air quality standard or contribute to an existing or projected air quality violation?	_____	_____	_____	X

- | | | | | | |
|--|-------|-------|-------|-------|---|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | _____ | _____ | _____ | _____ | X |
| d. Expose sensitive receptors to substantial pollutant concentrations? | _____ | _____ | _____ | _____ | X |
| e. Create objectionable odors affecting a substantial number of people? | _____ | _____ | _____ | _____ | X |

Summary:

- a) The 2010 CAP is an update to the Bay Area Air Quality Management District's 2005 Ozone Strategy to comply with State air quality planning requirements. The CAP also serves as a multi-pollutant air utility plan to protect public health and the climate. Neither the operation nor the construction of wireless facilities are expected to disrupt or hinder the implementation of any of the CAP control measures.
- b) Neither the operation of construction of a facility would result in or contribute to air quality violations. There is only minor construction to allow the installation of the facility. Construction-related activities generate criteria air pollutants including carbon monoxide, sulfur dioxide, particulate matter (PM2.5, PM10) as well as precursor emissions such as reactive organic gases (ROG) and oxides of nitrogen (NOx) and GHGs from exhaust, fugitive dust. The BAAQMD CEQA Air Quality Guidelines (Guidelines) provides preliminary screening criteria to determine if project construction-related emissions would result in a less-than-significant impact.

Installation of facilities are typically quick and exhaust emissions from the construction of the installation of facilities would be required to implement the already existing best management construction measures ensures that all of the temporary emissions, including fugitive dust, would be appropriately addressed.

- c) Based on BAAQMD guidance, if a project would result in an increase in POC, NOX, PM10, or PM2.5 or more than its respective average daily or annual mass significance threshold, then it would also be considered to contribute to a significant cumulative impact. If a project would exceed the identified significance threshold, its emissions would be cumulative considerable, and if a project would not exceed the significance thresholds, its emissions would not be cumulative considerable.
- d) Construction of a facility would temporary increase the concentration of pollutants which could occur during construction but in the long term would not increase pollutants above existing levels. Sensitive receptors include those segments of the population most susceptible to poor air quality such as children, the elderly, and those with pre-existing serious health problems affected by air quality which are those places such as schools/schoolyards, parks and playgrounds, day care centers, nursing homes, hospitals, and residential communities.

- e) The erection of a facility may create minor temporary objectionable odors due to construction activities; however the exposure to objectionable odors during construction will be minor and temporary. Facilities would have to comply with existing BAAQMD best management practices. Detailed analyzes will be done on a case by case basis. No portions of this Ordinance will impose an impact on Air Quality.

IV. **BIOLOGICAL RESOURCES** – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Dept. of Fish and Game or U.S. Fish & Wildlife Service?	_____	_____	_____	<u>X</u>
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 Dept. of Fish and Game or U.S. Fish & Wildlife Service?	_____	_____	_____	<u>X</u>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	_____	<u>X</u>
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 native wildlife nursery sites?	_____	_____	_____	<u>X</u>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	_____	_____	_____	<u>X</u>
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?	_____	_____	_____	<u>X</u>

Summary:

- a-b) As previously stated, because the specific location, existing surroundings, size, height, and design of tower/facility is unknown at this point, it is only speculative to discuss in the details the potential impacts that it may or not cause in the environment. On a case by case basis, the review of an application would include sufficient details about the facility and its surrounding to determine if the facility would 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 Dept. of Fish and Game or U.S. Fish & Wildlife Service

- c-d) Once a project is proposed and a biological survey is warranted, it would provide for sufficient information on existing/potential presence of animal species, birds, and other special sensitive vegetation that may have the potential to be within the property or its surrounding. Without a biological report/survey, it is only speculative to determine the significance of a project at this point or if it will or not impose an impact on special species or wetlands. A wireless facility may be located on high elevations and where body of waters may not be present. There are also other lowers locations where it may be appropriate to witness the erection of these facilities. As part of the evaluation of the project, consideration will be given to potential mitigations, including avoidance by relocating a facility accordingly.

- e) The footprint of disturbance that a facility occupies is not substantial. Specifically, the footprint of a new facility is no larger than it needs to be to provide for the installation of the facility and its electrical ground equipment. Disturbance of trees would not be very likely to occur. Any potential impacts on trees will be analyzed and mitigated on a case by case basis.

- f) The County adopted the East Contra Costa County Habitat Conservation Plan in November of 2009. This Plan includes an inventory area of over 174,000 acres. The Plan will provide permits for between 8,670 and 11,853 acres of development and will permit impacts on an additional 1,126 acres from rural infrastructure projects. This Plan includes protection/mitigation for 28 different species. A wireless facility could be located at any location within the County where permitted, both inside and outside of HCP the inventory area. Both the temporary and permanent towers would be subject to the review of the East Contra Costa County HCP if located within the inventory area.

As proposed, the Ordinance would not conflict with the County's ability to review impacts of wireless facilities on the biology.

V. **CULTURAL RESOURCES** – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	_____	_____	_____	X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	_____	_____	_____	X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	_____	_____	_____	X
d. Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	X

Summary:

a-d) As previously stated, meteorological facilities occupy a very small footprint. Review to cultural resources will be done on a case by case basis. The adoption of this Ordinance will not impose any impact on cultural resources.

VI. **GEOLOGY AND SOILS** – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	_____	X
2. Strong seismic ground shaking?	_____	_____	_____	X
3. Seismic-related ground failure, including liquefaction?	_____	_____	_____	X X
4. Landslides?	_____	_____	_____	_____
b. Result in substantial soil erosion or the loss of topsoil?	_____	_____	_____	X

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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	_____	_____	_____	X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1998), creating substantial risks to life or property?	_____	_____	_____	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	_____	_____	_____	X

Summary:

- a)-e) A facility can be typically installed both on higher elevations and on flat properties. A discretionary process will consider the topography of the site, and the safety conditions of the soil to ensure that not only the ground mounted towers/poles, but the entire facility will be installed in the safest manner possible. Geology concerns related to landslide, liquefaction, that could impose the potential for the soil/ground to fail will be analyzed on a case by case basis.

The timing and location of future facilities is speculative. Any proposal to construct a facility would need to be analyzed separately under CEQA as part of project specific environmental review. The site specific geologic and soils conditions and the type of facility would be assessed at that time for the actual development project. Accordingly, plans for any future wireless telecommunication facilities will be subject to the adopted California Building Code requirements and local building code related to seismic risk factors. Nonetheless, the proposed Ordinance will place stricter requirements on the construction of new wireless telecommunication facilities and expansion of existing wireless facilities. In fact, additional setback regulations from habitable structures to freestanding towers will not be allowed within residential areas and will be further restricted from any zoning districts that are in, or within 100 feet of, any residentially zoned parcel. Therefore, the Ordinance adoption would result in no impact to geology and soils.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	_____	_____	_____	X
b. Conflict with an applicable plan, policy or	_____	_____	_____	X

regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Summary:

- a) The erection of a facility should not pose no GHG through its operation. The construction activities of the project will generate some GHG through vehicle exhaust. The BAAQMD does not have an adopted threshold of significance for construction related GHG emissions, however, to provide a comparison, operational GHG emissions are considered significant at 1,100 metric tons CO₂ equivalent/yr. Additionally, the typical project emissions for NO_x for this type of projects are below the adopted threshold of significance for criteria pollutants. As discussed in Air Quality section (a) the project will implement standard Air Quality BMPs which include measures to reduce emissions from construction vehicles such as minimizing idling times and requiring properly maintained and tuned equipment. Because project emissions of CO₂ are relatively small and of a temporary nature, potential project impacts are negligible. Once completed a facility would generate only a few trips per month for the required maintenance/monitoring of the site. Therefore, no new regional vehicle emissions are expected to occur.
- b) As discussed above in the Air Quality Section, implementation of the air pollution control measures will minimize air quality impacts which are consistent with the BAAQMD air quality plans on achieving GHG reductions and reviewed on a case by case basis; therefore, the adoption of this ordinance will cause no impact on greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	_____	_____	_____	X
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?	_____	_____	_____	X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	_____	_____	_____	X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	_____	X
e. For a project located within an airport land use	_____	_____	_____	X

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 for people residing or working in the project area?

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

			X
			X
			X

Summary:

a)-h): This is a countywide ordinance and location and upgrade of wireless facilities could be anywhere through the unincorporated areas of the County. Information of properties are not known at this time. There should be no hazardous materials involved with the operation of the project. Some hazardous materials may be involved during the installation of the project that are related to potential spill of diesel and other flammable construction materials; however, this materials are temporary in nature and they are handled according to the local and state laws. It is not anticipated that erections of these facilities would because of concerns and impose a significant interference with any adopted emergency response plan or be a cause of concern involving wild land fires.

With the exception of a few facilities that have back-up generators, wireless facilities are not generally associated with the use, storage or transport of hazardous materials. Furthermore, any future facility proposal would be analyzed for potential hazardous effects under CEQA, and would need to undergo separate project and environmental review, where these issues would be further analyzed. Currently, the location and timing of such proposals is speculative. The Ordinance has been prepared in light of the following Federal Telecommunication Act Requirement which states:

No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's [Federal Communications Commission] regulations concerning such emissions. 47 U.S.C. 332(c)(7)(B)(iv)

The Ordinance requires that a technical report assessing the expected radio frequency emissions from a given facility be submitted as part of the application for approval. The radio frequency emissions must be found to be within the acceptable range pursuant to the

Federal Communication Commission (FCC) standards prior to the County approving a project. The Ordinance includes measures to ensure that the emissions levels remain within FCC standards. A facility will be required to continue providing evidence through a 3-year interval, that the facility continues to meet the FCC standards. Therefore, the adoption of this Ordinance would result in no impact.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	_____	_____	_____	<u>X</u>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	_____	<u>X</u>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	_____	_____	_____	<u>X</u>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner that would result in flooding on- or off-site?	_____	_____	_____	<u>X</u>
e. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	_____	_____	_____	<u>X</u>
f. Otherwise substantially degrade water quality?	_____	_____	_____	<u>X</u>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u>X</u>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	_____	_____	_____	<u>X</u>

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	_____	X
j. Be subject to inundation by seiche, tsunami or mudflow?	_____	_____	_____	_____	X

Summary:

a)-j): Wireless facilities are not generally associated with impacts to hydrology and water quality. Additionally, the Ordinance does not contain provisions that are in conflict with ensuring adequate hydrology resources and water quality. Nevertheless, as noted previously in this document, it is unknown where or when facilities might be proposed, and any proposal to construct a facility would undergo separate project and environmental review per CEQA, with any hydrology and water quality concerns assessed at that time. Once a project is proposed, consideration will be given to any potential impact that it may cause on hydrology. The impervious surface generated by a tower/facility is very insignificant; However, projects will have to comply, regardless if administratively or not, with the National Pollution Prevention Discharge as established by the Regional Water Quality Board. Any project that would cause additional hydrology impacts would have to comply with the local, state and federal requirements to lessen or avoid hydrology and water quality impacts. Therefore the adoption of this Ordinance would result in no impact.

X. LAND USE AND PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	_____	_____	_____	X
b. Conflict with any applicable land use plan, policy, or the regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	_____	X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	X

Summary:

- a) The proposed Ordinance would allow wireless facilities in all County general plan designation and all zoning districts; however, facilities which are considered to be high-visibility and towers, would be prohibited in, or within 100 feet of, a single-family residential (R-), two-family residential (D-1), multiple-family residential (M-), water recreational (F-1), mobile home/manufactured home park (T-1), or Kensington combining (-K) zoning district.

High-visibility facilities and towers would also be prohibited between a face of a building and a public street, bikeway, trail, or park. Additionally, no new tower may be located within 1,000 feet of an existing tower, unless the Zoning Administrator finds that the tower will have less than significant impacts and also that collocation was not possible.

The Ordinance would also allow review of facilities through a land use permit and ministerial reviews. In conformance with state law, a ministerial review is applicable for facilities that have been through prior discretionary approval. Typically, collocation and upgrade of an existing facility will be reviewed ministerial and a new facility will be processed through a land use permit. However, even if a facility is undergoing ministerial review, it still needs to meet the required design/development requirements of the proposed Ordinance.

The procedures, conditions, and requirements proposed by the Ordinance, has no potential to divide an established community, on the contrary, the Ordinance's goal is to avoid impacts of facilities in a manner that is consistent with state and federal law

- b) As proposed, the Ordinance will protect and enhance the health, safety and welfare of the County residents. Wireless facilities are both commercial and non-commercial in nature. The proposed Ordinance intends to promote the deployment the installation of facilities that are owned or operated by federal, state, or local government. As proposed, the Ordinance would exempt a facility owned or operated by one or more federal, state, or local government, including, but not limited to, any facility for a regional emergency communication system, and any facility for a 911 system. The Safety Element of the County General Plan includes Section 10.11 Public Protection Services and Disaster Planning. This section includes discussion on the essential public protection services which will provide the major work force, facilities and equipment for disaster recovery. The exemption of this Ordinance given to governmental facilities will specifically allow the County to achieve the following Goal and Policies:

Goal 10-N: To Provide for a continuing high level of public protection service and coordination of service in a disaster.

Policy 10-83: The Office of Emergency Services, in cooperation with cities within the County, shall delineate evacuation routes and, where possible, alternate routes around points of congestion.

Policy 10-84: The Office of Emergency Service, in cooperation with public protection agencies, shall delineate emergency vehicles routes for disaster response, and where possible, alternate routes where congestion or road failure could occur.

The Ordinance will also restrict commercial facilities from being located within 50 horizontal feet of any ridge or peak within the Mount Diablo area, or any other scenic ridge located in a non-urban area, unless the Zoning Administrator finds the facility will not result in significant impacts. Facilities would also be required to meet the required setback for each zoning in which it is established. High-visibility facilities and towers will be required to be camouflaged with its natural surrounding. The adoption of this Ordinance is consistent with the intent and purpose of the Conservation and Open Space Element which protect scenic vistas, scenic ridges, hillsides, scenic highways and Expressways; scenic routes, and other open spaces areas.

- c) The County adopted the East Contra Costa County Habitat Conservation Plan (ECCCHCP) in November of 2009. This Plan includes an inventory area of over 174,000 acres. The Plan will provide permits for between 8,670 and 11,853 acres of development and will permit impacts on an additional 1,126 acres from rural infrastructure projects. This Plan includes mitigation for 28 different species. A wireless facility could be located at any location within the County where permitted, both inside and outside of HCP the inventory area. Conformance of a facility with the ECCCHCP will be done on a case by case basis. The adoption of this Ordinance will not cause any impact on land use.

XI. MINERAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	_____	_____	_____	X
b. Result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	_____	_____	_____	X

Summary:

- a)-b) Due to the nature of wireless facility facilities and the small footprint it occupies on a property, it will be very unlikely that a project may cause any impacts on mineral resources. If there are any potential impacts it will be analyzed on a case by case basis. The adoption of this Ordinance will not cause any impact on mineral resources.

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	_____	_____	X

b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	_____	_____	_____	<u> X </u>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____	<u> X </u>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____	<u> X </u>
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 expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u> X </u>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u> X </u>

Summary:

a)-f) The proposed Ordinance would establish criteria for the location and design of wireless facilities. It is unknown where or when facilities might be proposed, and any proposal for a facility in the County would be analyzed separately under CEQA as part of project specific environmental review. The site specific noise conditions and the type of facility would be assessed, as necessary, at that time. The operation of wireless facilities are not typically a source of any noise. The only noise expected is from the construction phase and some periodical noise from emergency generators. The installation period for a facility is very short and temporary in nature, in a matter of a few hours for minor upgrade (e.g. replacement of antennas) to a few weeks for the erections of ground mounted and/or new facilities. All impacts of noise during construction will be evaluated once a project is well defined. The proposed Ordinance does not include any provisions that would conflict with the noise standards and requirements of the County, as outlined in the General. The adoption of this Ordinance will have no impact on noise.

XIII. POPULATION AND HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for	_____	_____	_____	<u> X </u>

example, through extension of roads or other infrastructure)?

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	_____	X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	_____	X

Summary:

a-c) The Ordinance will specifically restrict high-visibility and new towers within residential areas. However, any impacts related to population and housing will be individually analyzed for as each project is proposed for review. The adoption of this Ordinance will have no impact on population and housing.

XIV. PUBLIC SERVICES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?				X
1. Fire protection?	_____	_____	_____	X
2. Police protection?	_____	_____	_____	X
3. Schools?	_____	_____	_____	X
4. Parks?	_____	_____	_____	X
5. Other public facilities?	_____	_____	_____	X

Summary:

a) 1-5: The proposed Ordinance would establish criteria for the location and design of wireless facilities. Wireless facilities do not typically contribute to the demand for public facilities, such as fire protection, police protection, schools, and parks. There are no provisions of the Ordinance that would present conflicts with the continued provision of such services in the County, nor increase the demand for such facilities. As an individual facility proposal comes forward, it would undergo site specific environmental review and be assessed for the above noted public services impacts. It is currently unknown where and

when such facilities will be proposed. Therefore, there would be no impact on public services with the adoption of this Ordinance.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	_____	_____	_____	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	_____	_____	_____	X

Summary:

- a) b) The intent of this ordinance is to establish criteria for the location and design of facilities. The ordinance will also prohibit the erection of ground mounted facilities within residentially zoned areas. However, any impacts related to recreational facilities will be individually analyzed for as each project is proposed for review. This ordinance will not cause any impact on recreation.

XVI. TRANSPORTATION/TRAFFIC – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	_____	_____	_____	X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	_____	_____	_____	X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial	_____	_____	_____	X

safety risks?	_____	_____	_____	_____
d. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	_____	_____	_____	<u>X</u>
e. Result in inadequate emergency access?	_____	_____	_____	<u>X</u>
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	_____	_____	_____	<u>X</u>

Summary:

a)- f): New wireless facilities are installed in a matter of weeks. They typically require maintenance once or twice per month. The only traffic related to the facility would be mostly related to the construction period. It is not anticipated that neither the construction phase nor the operation of these facilities would be a cause of vehicular traffic or pedestrian safety.

However, any project specific impacts of a proposed facility that are related to transportation and traffic will be individually analyzed for as each project is proposed for review. The adoption of this Ordinance will not cause any impact on transportation/traffic.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	<u>X</u>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>X</u>
c. Require or result in the construction of new stormwater drainage facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>X</u>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	_____	_____	<u>X</u>

- | | | | | | |
|--|-------|-------|-------|-------|---|
| e. Result in a determination by the wastewater treatment provider that 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? | _____ | _____ | _____ | _____ | X |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's waste disposal needs? | _____ | _____ | _____ | _____ | X |
| g. Comply with federal, state and local statutes and regulations related to solid waste? | _____ | _____ | _____ | _____ | X |

Summary:

- a)-g): The installation of a new facility or upgrade to facilities typically do not impose any potential impact on utilities and services systems. However, any potential impacts will be individually analyzed for as each project is proposed for review.

The proposed Ordinance addresses modifications to standards regulating wireless facilities. Furthermore, the proposed Ordinance will place stricter requirements on the construction of new wireless facilities and expansion of existing wireless facilities; therefore, it will likely result in the construction of fewer facilities. The proposed Ordinance regulations would not conflict with the continued provision of water, waste water, solid waste or storm drain facilities in the County. While wireless facilities normally do not effect issues of water supply, wastewater treatment, storm water drainage, or solid waste disposal, as individual facility projects are proposed, separate CEQA review would be undertaken. It is currently unknown where and when facilities will be proposed. As a result, the proposed ordinance would result in no impacts.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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? | _____ | _____ | _____ | _____ |
| b. Does the project have impacts that are individually limited, but are cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project | _____ | _____ | _____ | X |

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)?

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

			X
			X

Summary:

- a) The purpose of this Ordinance is to establish criteria for the location and design of facilities in order to promote the public health, safety and welfare of the citizens of the County. A review will be done for each facility and discretion will be used to ensure that even though a project may be exempt from the land use process, it would still be required to comply with the design/development and safety standards as established in the Ordinance.

The proposed Ordinance does not include review/approval of a specific facility. Where and when the wireless facilities might be proposed is unknown at this time. When such a proposal is submitted, the project would be analyzed as part of a separate, specific CEQA analysis, where the particular site and action would be assessed for its potential to 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, 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. Therefore, adoption of the Ordinance would result in no impact.

- b) The proposed ordinance includes more strict regulations and regulation which are a consistent with recent state and federal regulations. Therefore, the net effect of the Ordinance will be the construction of fewer facilities, with generally less impacts cumulatively. Therefore, adoption of the new Ordinance will result in no impact.
- c) The proposed ordinance includes modifications to the County's standards regulating wireless facilities and processing requirements. As such, there would be no impact with regard to environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, future wireless projects, which are not exempt, would be analyzed as part of a separate, specific CEQA analysis, where the particular site and action would be assessed for its potential to cause substantial adverse impacts on human beings.

SOURCES

In the process of preparing the Initial Study Checklist and conducting the evaluation, the following references, which are available for review either online or at the Contra Costa County Department of Conservation & Development, 30 Muir Road, Martinez, were consulted:

1. Draft Wireless Facility Ordinance, Chapter 88-24.
2. Contra Costa County General Plan 2005-2020
3. Contra Costa County Code – Title 8 Zoning Ordinance
4. Contra Costa County Geographic Information System
5. Contra Costa County Important Farmland Map 2008 prepared by the California Department of Conservation: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/con08.pdf>
6. Planning and Zoning Laws, American Council of Engineering Companies- 2012
7. California Environmental Quality Act (CEQA) as amended January 1, 2013
8. Bay Area Air Quality Management District CEQA Guidelines updated May 2012.
9. East Contra Costa County Habitat Conservation Plan/ Natural Community Conservation Plan, October 2006
10. Contra Costa County Airport Land Use Compatibility Plan, December 2000
11. 1998 Telecommunications Policy