



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: October 19, 2021

Subject: APPROVE and AUTHORIZE the Carquinez Radio Tower Replacement Project, Martinez area.

RECOMMENDATION(S):

APPROVE the Carquinez Radio Tower Replacement Project to relocate the County's emergency communications system from 651 Pine Street, Martinez, to an existing telecommunications tower site on East Bay Regional Park District property at 1001 Arabian Heights, Martinez.

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a 25-year ground lease with the East Bay Regional Park District for approximately 3,790 square feet of land at 1001 Arabian Heights, Martinez (a portion of APN 372-140-001), to be used as the site of the County's emergency communications tower, at an initial rent of \$1,200 per year, with increases every five years.

DETERMINE that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15302 of the CEQA Guidelines (replacement or reconstruction of existing structures and facilities).

DIRECT the Director of Department of Conservation and Development (DCD) to file a Notice of Exemption with the County Clerk.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **10/19/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: October 19, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Margaret Eychner,
925. 957-2463

AUTHORIZE the Public Works Director, or designee, to arrange for payment of a \$25 fee to DCD for processing and a \$50 fee to the County Clerk for filing the Notice of Exemption.

RECOMMENDATION(S): (CONT'D)

FISCAL IMPACT:

100% General Fund

BACKGROUND:

The County's former administration building at 651 Pine Street, Martinez, is the current site of the County's emergency communications system for the County, City of Martinez, Contra Costa Regional Medical Center, Contra Costa County Fire Protection District, and other public emergency services. The former administration building will be demolished and the emergency communication services will be relocated to an existing telecommunications tower site within East Bay Regional Park District (EBRPD) property at 1001 Arabian Heights, Martinez (APN 372-140-001).

A new 50-foot-tall support structure and an approximately 350-square foot associated equipment building will replace the existing telecommunications tower at the EBRPD site. The new structure will be constructed within a 3,790-square foot area that will be graded and encompassed by a gated chain-link fence; additional grading would occur approximately 20 feet around the fence to provide a fire safety zone. An existing dirt access road extends to the site from an EBRPD gate just west of Panoramic Drive. An electrical service line will be installed below and along the access road. The road will be improved with concrete-grooved pavement from the EBRPD gate access for approximately 300 feet and with aggregate base to the site along with necessary drainage improvements. Unimproved sloped areas will be applied with hydroseed for erosion control. Employee access to the project site would be allowed 24 hours a day, seven days a week. The existing 50-foot-tall tower will be removed after construction of the new telecommunication tower. Construction of the new tower will take approximately four months; removal of the existing tower will take approximately one month.

The County will also enter into a 25-year ground lease with EBRPD. The initial rent will be \$1,200 per year, with increases every five years.

The Carquinez Radio Tower Replacement Project is categorically exempt from CEQA under Section 15302 of the CEQA Guidelines (replacement or reconstruction of existing structures and facilities). The new tower will be located on the same site as the tower it will replace, and will have substantially the same purpose and capacity as the structure replaced.

CONSEQUENCE OF NEGATIVE ACTION:

If the project is not approved, the County will need to identify an alternate site for the County's emergency communications tower. The time involved in identifying a new site could result in a delay in the demolition of 651 Pine Street or a dangerous interruption in the County's emergency radio communications system.

ATTACHMENTS

Lease Agreement
CEQA Notice of Exemption