



# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Date:** October 1, 2015  
**Project Name:** Pinole Pfeiffer Lane Verizon Wireless  
Communications Facility

Notice is hereby given that the City of Pinole has prepared an Initial Study and intends to adopt a Mitigated Negative Declaration (MND) for the proposed Pinole Verizon Wireless Communications Facility project.

**Project Description:** The proposed project site is located at 2518 Pfeiffer Lane (APN 360-131-036) in the southeastern region of the City of Pinole, Contra Costa County, California. The project site is adjacent to a private garage and residence atop a small hill at an elevation of approximately 265 feet. The site is not included on any lists enumerated under California Government Code Section 65962.5.

The project site (see map) is bounded by undeveloped land to the east, owned by East Bay Municipal Utility District (EBMUD); Pfeiffer Lane and single-family residences to the north; undeveloped land and single-family residential to the west; and an undeveloped portion of the property, Pinole Creek, and single-family residences to the south. The project site is accessed by Pfeiffer Lane to the north.

**Project Vicinity Map**



Verizon Wireless will lease the proposed cellular site from the existing property owner. The proposed project would include the installation of nine panel antennas mounted within a new 34-foot tall faux water tank on a concrete pad foundation adjacent to an existing detached garage associated with the residence located at 2518 Pfeiffer Lane, Pinole, CA. The approximately 653-square-foot equipment area, located about the base of the faux water tank will be fenced with redwood fencing and contain outdoor equipment cabinets and a new stand-by 30 kilowatt (kW) diesel generator with a UL 142 fire-rated 132-gallon diesel fuel tank. Grapevine plantings would also be included on the north, south, and west sides of the fenced equipment area for partial screening purposes. In addition, an approved Fire Department turnaround would also be incorporated within the site. The proposed project would install Verizon Wireless utility lines underground leading up to the proposed tower.

Concrete retaining walls will be constructed along the northern, western, and southern sides of the concrete foundation of the equipment area. The equipment area will include an 8-foot by 20-foot vegetated bioswale constructed with an approved soil mixture blend, which will allow treated water to percolate into the soil. The total disturbed area for the project would be approximately 4,483 square feet (approximately 0.103 acres), which includes the driveway improvements, utility trenches, and equipment area. In order to ensure that these disturbed soils will not be subject to erosion during construction, the construction phase of the project includes best management practices.

Implementation of the proposed project would require the following discretionary actions by the City of Pinole:

- Adoption of an Initial Study/MND and Mitigation Monitoring and Reporting Program;
- Design Review Approval; and
- Conditional Use Permit Approval for a new wireless communication facility.

**Public Review Period:** Notice is hereby given that a Draft MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The City, as lead agency, has elected to provide a 30-day public review period for the MND beginning on Thursday, October 1, 2015 and ending on Friday, October 30, 2015 pursuant to CEQA Guidelines Section 15105. The Draft MND and supporting documents are available for public review at the City of Pinole Development Services Department, located at 2131 Pear Street in Pinole, CA. In addition, the Pinole Library, located at 2935 Pinole Valley Road in Pinole, CA, will have a copy available for public review. An electronic copy of the MND and other project information is available for viewing at the following website address:

**<http://www.ci.pinole.ca.us/planning/verizon.html>**

Written comments on the Draft MND will be accepted during the 30-day public review period commencing **October 1, 2015 and ending October 30, 2015 at 5:00 PM**. Written comments on the Draft MND should be mailed or emailed to the addresses below.

Winston Rhodes AICP, Planning Manager  
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