



Community and Economic Development Department – Planning Division

### NOTICE OF EXEMPTION

To:  County Clerk-Recorder, County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title/File No.:** New FirstNet/AT&T Wireless Facility – Design Review, Variance AP-22-0123 (DR, VA)

**Project Location:** 1415 Simpson Court - Assessor Parcel No. 088-570-013

**Project Description:** This is a request for Design Review approval to construct a new, 80-foot-tall faux ‘Water Tank’ Telecommunications Facility, and a Variance from the required maximum height standards on a leased portion of the 1.89-acre property located at 1415 Simpson Court, in the ‘Community Commercial’ (CC) Zoning District.

**Name of approving public agency:** City of Pittsburg, Planning Division

**Lead Agency Name, Address, Telephone Number**

Alison Spells, Associate Planner, City of Pittsburg Planning Division, 65 Civic Avenue, Pittsburg CA 94565, [aspells@pittsburgca.gov](mailto:aspells@pittsburgca.gov), (925) 252-6987

**Project Applicant Name, Address, Telephone Number**

Carol Kincheloe, Tower Engineering Professionals, Inc., 4710 East Elwood St, Suite 9, Phoenix, AZ 85040, (619) 488-0933, [ckincheloe@tepgroup.net](mailto:ckincheloe@tepgroup.net)

- Exempt Status:**
- Ministerial (Section 21080(b)(1); 15268);
  - Declared Emergency (Section 21080 (b)(3); 15269(a));
  - Emergency Project (Section 21080(b)(4); 15269(b)(c));
  - Categorical Exemption – Section: 15332 – In-Fill Development Projects
  - Statutory Exemptions – Section:
  - General Rule Exemption – Section:

**Reason(s) why Project is Exempt:** The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, ‘Infill Development’ of the State CEQA Guidelines, section 15332. The proposed project qualifies for a Class 32 categorical exemption because: (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, with the exception of height, for which a Variance has been approved, (b) it is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value, as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

**Lead Agency/Contact Person:** City of Pittsburg/Alison Spells, 925-252-6987, [aspells@pittsburgca.gov](mailto:aspells@pittsburgca.gov)

**Signature:** Alison Spells

**Date:** 08/14/2024

**Title:** Associate Planner

**Tel:** 925-252-6987

**Date received for filing and posting:** 08/14/2024