



## NOTICE OF INTENT

### Sanders Ranch Wireless Facility IS-MND

**Date:** August 31, 2023  
**To:** Reviewing Agencies, Interested Parties, and Organizations  
**Subject:** Notice of Availability of a Sanders Ranch Wireless Facility IS-MND

Pursuant to the State of California Public Resources Code and Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the Town of Moraga (the Town) intends to adopt a Mitigated Negative Declaration for the proposed project described below.

The Town of Moraga has prepared a Draft Initial Study Mitigated Negative Declaration (IS-MND) for the Sanders Ranch Wireless Facility project. Copies of the Draft IS-MND are available for review at the Town's Planning Department at 329 Rheem Boulevard, at the Town Library at 1500 St Mary's Road, and online at: <https://www.moraga.ca.us/166/Development-Activity>. Comments will be received until 5:00 p.m. on Monday, October 2, 2023; any person or agency wishing to comment on this matter must submit such comments, in writing, prior to this date.

**Project Name:** Sanders Ranch Wireless Facility

**Project Location:** The project site is located on open space land within the Sanders Ranch Subdivision (Assessor's Parcel Number 258-300-019) in the southeastern portion of the Town of Moraga, California. The site footprint totals approximately 0.75-acre within the common open space area of the Sanders Ranch Subdivision and east of a segment of the existing Old Moraga Ranch Trail. Regional access is available to the site from Interstate 580, located approximately 5 miles west of the site; Interstate 680, located approximately 5 miles east of the site; and State Route 24, located approximately 4.7 miles north of the site. Local access to the site is available from Sanders Ranch Road via Canyon Road and Camino Pablo. Figure 1 shows the regional location of the project site, and Figure 2 provides an aerial image of the project site in its neighborhood context.

**Lead Agency:** Town of Moraga  
329 Rheem Boulevard  
Moraga, California 94556

**Lead Agency Contact:** Brian Horn  
Senior Planner  
Telephone: (925) 888-7044  
Email: [bhorn@moraga.ca.us](mailto:bhorn@moraga.ca.us)

<b>Project Description:</b>	<p>The proposed project would involve the installation of six panel antennas on a 12-foot high “top hat” extension, three 6449 antenna integrated radio (air) antennas with a centerline height of 45 feet, six Verizon Wireless radios, two Verizon Wireless Raycap, a microwave antenna with a centerline height of 35 feet, and two hybrid wireless cables. An equipment enclosure consisting of a 19-foot by 19-foot concrete pad with 8-foot-tall composite fencing would enclose the facilities’ ground equipment, including an emergency generator, within the base of the PG&amp;E transmission tower and would operate under two hours per day for occasional maintenance activities. A new transformer would be located on a 4-foot 2-inch by 4-foot 4-inch pad approximately 9 feet west of the equipment enclosure pad along with a 3,000-gallon water tank. Additionally, the proposed project would include the installation of new Verizon Wireless fiber vaults every 150 feet along Sanders Ranch Road and installation of a new fiber route for approximately 8,600 feet through existing in-road conduits. To provide access to the facility for construction and maintenance, a new 15-foot-wide access driveway constructed of Class II aggregate base would be graded and built approximately 155 feet northwest from near the end of Sanders Ranch Road to the existing PG&amp;E transmission tower to be modified. The new road would be built on some portions of slopes exceeding 20 percent, roughly following the alignment of a portion of Old Moraga Ranch Trail for approximately 630 feet and would also cross a Moraga Open Space Ordinance (MOSO) minor ridgeline.</p> <p>Construction would occur over approximately four months. Grading activities would primarily occur along the proposed new road alignment and through a portion of a MOSO minor ridgeline. The total proposed grading for the project would be approximately 350 cubic yards of cut and 530 cubic yards of fill, totaling approximately 1,020 cubic yards of grading activities. The maximum cut depth would be approximately 3.6 feet and the maximum fill height would be approximately 4 feet. The total disturbed area of the site would be approximately 0.75 acre.</p>
<b>Environmental Determination:</b>	<p>The Town has prepared an Initial Study to determine the proposed project’s potential impact on the environment. The Town has determined that the project may have a significant effect on the environment, but by implementing mitigation measures, the project’s impacts could be reduced to less than significant levels. Accordingly, the Town intends to adopt a Mitigated Negative Declaration. The Town Council shall consider adopting the proposed Mitigated Negative Declaration as part of their consideration of the project at a future Town Council meeting.</p>
<b>Hazardous Waste Sites:</b>	<p>The project site is not identified on any of the lists enumerated under Government Code Section 65962.5 (Cortese List).</p>
<b>Public Comment Period:</b>	<p>The IS-MND will be available for public comment for a 30-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the IS-MND and the potential environmental impacts that may result from project implementation.</p> <p>Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and cumulative impacts presented in the IS-MND will be considered by the Town. The public comment period for the IS-MND will begin on August 31, 2023, and will end on October 2, 2023 (a 32-day public review period). Comments on the IS-MND must be in writing and submitted to the Town by 5:00 p.m. on Monday, October 2, 2023. If applicable, please indicate a contact person for your agency or organization. If your agency is a responsible agency as defined by CEQA Guidelines Section 15381, your agency may use the</p>

environmental documents prepared by the Town when considering permits or approvals for action regarding the project. Please submit written comments by email or mail to the Town Contact:

**Mail:** Brian Horn, Senior Planner  
Town of Moraga Planning Department  
329 Rheem Boulevard  
Moraga, California 94556

**Email:** [bhorn@moraga.ca.us](mailto:bhorn@moraga.ca.us)

For comments submitted via email, please include "IS-MND Comments: Sanders Ranch Wireless Facility" in the subject line and the name and physical address of the commenter in the body of the email.

**Public Hearing:** A public hearing to consider adoption of the IS-MND and approval of the project is scheduled for October 3, 2023, at 6:30pm to be held at the Moraga Council Chambers and Community Meeting Room, 335 Rheem Boulevard, Moraga, CA 94556. The agenda and materials for the hearing will be available at <https://www.moraga.ca.us/AgendaCenter> on or before September 29, 2023.



---

Brian Horn, Senior Planner

8/24/2023

---

Date

### Figure 1 Regional Location

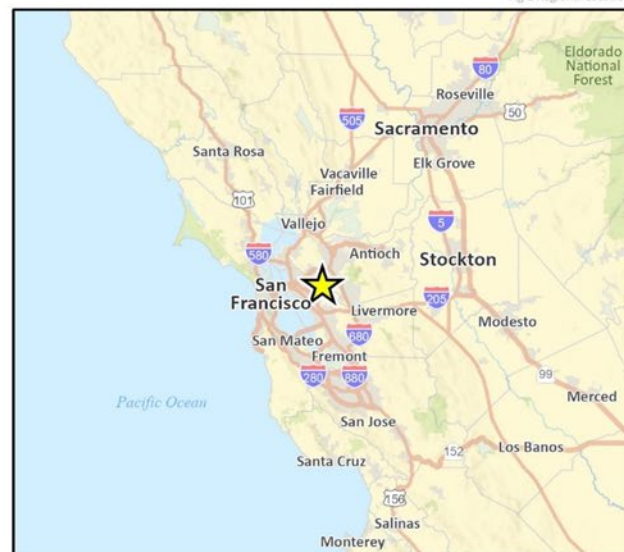




Figure 2 Plan Area



Imagery provided by Microsoft Bing and its licensors © 2023.  
Additional data provided by East Bay Regional Parks District, 2023.

23-14577.EPS  
Fig 2 Project Location 20230804