

STAFF: T. MOREIRA, W. NELSON & F. AVILA
PW: S. GOSPODCHIKOV

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 6, 2011
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 335-1203.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH THE
ADDITION OF ONE NEW
COA (#23) (WRN)

3. AT&T MOBILITY (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP10-2050: The applicant requests approval of a land use permit to update and expand an existing unmanned wireless communications facility. The project involves the addition of two (2) new equipment cabinets on a new 4-foot by 15-foot lease area within an existing equipment compound and the addition of two (2) new 12-foot (maximum) antenna pipe poles adjacent to existing antenna poles. Each of the two new antenna poles will be equipped with one (1) panel antenna, two (2) remote radio units and one (1) surge protector box. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (just north of Pine Valley Rd.). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (A-80) (ZA: X-18) (CT 3451.06) (Parcel #222-270-003) (Continued from 05/16/11 WRN) RLH

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

4. CROWN CASTLE/SPRINT-PCS (Applicant) - ROBERT & VELINA HERRENKOHL (Owners), County File #LP11-2009: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP00-2022) for the operation of a wireless telecommunication facility that consists of panel antennas on an approximate 53 foot high monopole and six equipment cabinets. This permit extension request does not include any expansion or modification to the existing facility. The lease area for the project is within a 41,338 square foot parcel located at 816 Port Chicago Highway, in the unincorporated Bay Point area of East Contra Costa County. (Z: P-1) (LI) (CT 3142.00) (Parcel #098-020-001) DAB

CLOSED HEARING AND
CONTINUED TO JUNE
20, 2011 (TM)

5. RICHARD KENT (Applicant) - ELIZABETH SANDLIN (Owner), County File #LP10-2057: Request for approval of a land use permit/development plan combination to legalize a contractor's yard use. The project also includes variances to allow 1) a gravel-surfaced parking lot and 2) an unmarked parking lot. The subject property is an 11.59 acre parcel located approximately 340 feet south of the intersection of Bethel Island and Dutch Slough Roads in the unincorporated area of Oakley. (Z: RB) (GP: CO) (CT: 3010) (Parcel #032-330-033) SFT

CONTINUED AS OPEN
HEARING TO JUNE 20,
2011 (TM)

6. RIDGE COMMUNICATIONS (Applicant on behalf of Verizon Wireless) - CONTRA COSTA WATER DISTRICT (Owner), County File #LP09-2037: The applicant seeks approval of a land use permit to establish a new wireless telecommunications facility on a property owned by the Contra Costa Water District. The proposed facility consists of nine (9) Verizon Wireless panel antennas and six (6) Metro-PCS panel antennas to be mounted inside of and concealed by a proposed 48-foot tall faux water tower. In addition to the antenna, an equipment area is proposed which would contain eight (8) equipment cabinets, one (1) diesel generator and a 210 gallon fuel tank, one (1) power meter, two (2) GPS antennas, and two (2) electrical boxes to work in conjunction with Verizon's antennas. There is no Metro-PCS equipment proposed aside from the antennas. The proposed electrical equipment area is to be mounted on a concrete pad supported by a retaining wall up to three (3) feet in height in places. The entire equipment area is

encircled by a fence with a maximum height of up to six (6) feet (not including three strands of barbed wire proposed on top of it). The total height of the entire retaining wall/fence combination never exceeds nine (9) feet at any point. The applicant proposes to construct an approximately 480-foot long gravel access road leading to the site from the Contra Costa Water District's existing access road. The proposal also includes roughly 180-feet of trenching between the proposed equipment area and the proposed faux water tower, and roughly 730-feet of trenching between the equipment area and the utility pole from which it derives power and its connection to the telephone grid. The proposed project is located at 19430 Vasco Road in the Byron area of the County. (Z: A-4) (GP: AL & PS) (CT: 3551.04) (Parcel #003-010-012) RJN

DENIED WITHOUT
PREJUDICE (TM)

7. JOEL HEWATT (Applicant) - ERIK BOCK AND HEBO LLC (Owners), County File #LP05-2089: This is a request to modify land use permit with development plan, County File #LP05-2089, to establish shared access and off-street parking between two parcels. The subject property is located at 2520 and 2530 Pacheco Boulevard, in the Martinez area. (Z: R-B) (GP: CO) (Base Map Pages: F-12) (CT: 3190) (Parcel #375-014-007 & 008) CYL

APPROVED AS
RECOMMENDED BY
STAFF (TM)

8. MATHEW YERGOVICH C/O CROWN CASTLE (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP11-2020: This is a request for approval of a land use permit renewal due to a lapse in the previous County File #LP99-2111, for an existing unmanned wireless telecommunications facility. The telecommunications equipment consists of 6 panel antennas on a 20-foot-tall wood monopole, one 2-foot diameter microwave dish, one GPS antenna, and 2 equipment cabinets. In addition, there is a 500-galloon propane gas tank and a generator on the site. No new equipment or modifications are proposed at this time. The lease area for the project is within a 252-acre parcel located chiefly east of Vasco Road and approximately 2.5 miles southeast of the Camino Diablo/Vasco Road intersection in the Byron area. (Z A-3) (GP: AL) (CT: 3040.00) (Parcel #001-011-047) GK

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JUNE 20, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.