STAFF: WILLIAM R. NELSON RICHARD NORRIS PUBLIC WORKS: MONISH SEN

JOCELYN LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, NOVEMBER 21, 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. <u>DETERMINATION OF EASEMENT RIGHTS</u>:

3.

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CLOSED THE PUBLIC
HEARING AND
APPROVED THE
PROJECT WITH A COA
ADDED REQUIRING
CONCEALMENT OF THE
FACILITY.

MATTHEW YERGOVICH C/O CROWN CASTLE (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2033: The applicant requests approval of a land use permit to renew an existing facility, County File #LP00-2113 for the operation of a wireless telecommunication facility that consists of two antennas and a microwave dish on a monopole, and six equipment cabinets located within a fenced lease area on a 17.23 acre parcel. There are no proposed upgrades as part of this land use permit extension. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (north of Pine Valley Road). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (A-80) (GP: PS) (Zoning Atlas: X-18) (CT: 3451.06) (Parcel #222-270-003) (Continued from 11/07/11 WRN) JRC

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED AS AN OPEN HEARING TO DEC. 5, 2011.

CATHOLIC FUNERAL & CEMETERY SERVICES (Applicant) - ROMAN CATHOLIC BISHOP OF OAKLAND (Owner), County File LP09-2036: Request for approval of a land use permit to modify County File #55-433 in order to allow the expansion of the existing Queen of Heaven Cemetery. The project also includes a request for approval of a tree permit to allow the removal of forty-five (45) trees (seven of which are not code-protected due to diameter) ranging in size from 6 inches to 35 inches in diameter; and to work within the dripline of up to six (6) code-protected trees ranging in size from 10 inches to 60 inches in diameter. The subject parcels total 200 acres in area and are identified as 1965 Reliez Valley Road in the unincorporated area of Lafayette. (A-2 & R-10) (GP: AL & SL) (CT: 3470.00) (Parcel #s:167-360-002, 004, 005) (Continued from 11/07/11 WRN) SFT

LAND USE PERMIT: PUBLIC HEARING

CLOSED THE PUBLIC
HEARING AND
APPROVED THE
PROJECT ON CONSENT
WITH A COA ADDED
REQUIRING THAT THE
TIME AND MATERIALS
FEES BE PAID.

ROGER & JANET BROWN (Applicant & Owner), County File # LP11-2075: The applicant is requesting approval for an extension of a previously approved land use permit (LP05-2079) to allow a temporary family member mobile home for the purposes of caring for a family member. Subject property is located at 4512 Sellers Avenue in the Knightsen area. (A-2) (ZA: J26) (CT 3031.00) (Parcel # 020-200-028) SG

CONTINUED AS AN UNOPENED PUBLIC HEARING TO DECEMBER 5, 2011.

DAN BURKE C/O SPRINT PCS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2050: The applicant requests approval of a land use permit to modify an existing facility, County File #LP00-2113 for the operation of a wireless telecommunication facility. The modification includes the following: 1) adding four (4) additional antennas; 2) removal of battery, power, and radio cabinets to upgrade with a MMBS and BBUS cabinet; and 3) relocation of existing GPS antenna on existing mount located within a fenced lease area on a 17.23-acre parcel. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard

(north of Pine Valley Road). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (Zoning: A-80) (General Plan: PS) (Zoning Atlas: X-18) (CT: 3451.06) (Parcel # 222-270-003) JRC

APPROVED ON CONSENT WITH A MODIFICATION TO COA 6.

SPRINT PCS (Applicant) - ARTHUR ROAD ASSOCIATES (Owner), County File #LP11-2065: This is a request for approval of a land use permit to modify County File #LP96-2088 to install 1 new panel antenna, replace and upgrade 3 existing panel antennas, replace 3 existing equipment cabinets with 2 new cabinets, replace and upgrade 1 existing GPS antenna, and install 6 new remote radio units (RRUs) at an existing unmanned wireless telecommunications facility located in the unincorporated Martinez area. (APNs: 380-062-017 & 380-051-042) (Zoning: L-I) (General Plan: LI) (Census Tract: 3200.01) (Zoning Atlas: F-13 & G-13) GK

 $\begin{array}{cccc} CLOSED & THE & PUBLIC \\ HEARING & & AND \\ APPROVED & ON \\ CONSENT & AS \\ RECOMMENDED & BY \\ STAFF. \\ \end{array}$

AT&T MOBILITY (Applicant) - GEOFFREY HODIES TRUST (Owner), County File #LP11-2067: This is a request for approval of a land use permit and development plan combination to modify County File #LP09-2052 to allow the installation of 3 new upgraded panel antennas, the installation of 3 new equipment cabinets, the installation of 1 new GPS receiver, the installation of 6 new remote radio units (RRUs), the installation of 1 new surge suppressor, the installation of 6 new remote electrical tilt units (RETs), and the installation of miscellaneous above-ground electrical cable runs at an existing AT&T telecommunications site. Additionally, this request includes the enlargement of an existing rooftop equipment concealment screen. The subject lease area is located on two commercial parcels in the El Sobrante area. (APN: 425-251 -002 & 008) (Zoning: R-B) (General Plan: CO) (Census Tract: 3601.00) (Zoning Atlas: H-6) GK

CONTINUED AS AN UNOPENED PUBLIC HEARING TO DECEMBER 5, 2011.

9.

CORTEL LLC c/o SPRINT (Applicant) - CS LAND INC. (Owner), County File #LP11-2076: This is a request for approval of a land use permit to modify County File #LP96-2065 to allow the replacement of 4 existing panel antennas with 4 new upgraded panel antennas, replace 2 existing equipment cabinets, replace 1 existing GPS antenna, and install 6 new remote radio units (RRUs) at an existing Sprint lease area located on a 117-acre agricultural parcel located approximately 2000 feet east of the Palm Avenue/Highway 4 overpass on the south side of Highway 4 in the unincorporated Hercules/Rodeo area. (APN: 362-010-007) (Zoning: A-4) (General Plan: AL) (Census Tract: 3592.01) (Zoning Atlas: F-8) GK

ACCEPTED
TESTIMONY, CLOSED
THE PUBLIC HEARING,
AND APPROVED AS
RECOMMENDED BY
STAFF.

10. AT&T (Applicant) – RICHMOND LAND GROUP (Owner), County File #LP11-2014: This is a request for approval of a land use permit to establish a new unmanned telecommunications facility. The proposed project includes installing a new 73-foot tall mono-pole that will contain 12 panel antennas. In addition, nine equipment cabinets, four equipment racks, and several utility boxes will be installed within a prefabricated equipment shelter within a 25-foot by 40-foot fenced lease area. The subject property is addressed at 601 Parr Boulevard in the unincorporated area of North Richmond (General Plan: HI) (Zoning: P-1) (CT: 3650.02) (Assessor Parcel #408-082-001) DAB

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS RECOMMENDED BY STAFF WITH CHANGES TO COAS 4, 5, 6, AND 7. 11. Adam Sellner FOR Primax Properties (Applicant) - SHAPELL HOMES (Owner), County File DP11-3026: The applicant requests approval of a Final Development Plan Modification to allow the construction of a daycare/pre-school to accommodate up to 132 spaces. The facility will include an ±8,274 sq. ft. one-story building, 5,618 sq. ft. of landscaping, 13,566 sq. ft of play area, 19, 344 sq.ft. of paved off-street parking area (± 35 parking stalls), plus related facility signage. The facility is proposed to be located immediately south of Ivyleaf Springs Road across from Goldenbay Avenue, in Phase IV of the Gale Ranch Development in the Dougherty Valley area. (Zoning: P-1) (Zoning Atlas Page: W-16) (Census Tract 3551.03) (APN: 222-270-021) TM

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 5, 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.