

**ZA: T. MOREIRA  
PW: J. LAROCQUE  
STAFF: D. VOGELPOHL**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, DECEMBER 21, 2015  
30 MUIR ROAD  
MARTINEZ, CA 94553

**\*\*\*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) 674-7792.

NONE

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO  
JANUARY 4, 2016 AS  
CLOSED HEARING

2. THE LYLE CO. (Applicant) – SUMMIT RANCH PROPERTIES, LLC (Owner), County File #LP15-2018: The applicant requests approval of a Land Use Permit to install and operate an unmanned Verizon Wireless telecommunications facility consisting of a faux water tower antenna structure containing six panel antennas, an equipment enclosure containing ancillary transmission equipment and a back-up diesel generator, and a coax cable connecting the antenna structure to the equipment enclosure. The project site is located at 100 Summit Ranch Road, at the eastern terminus of Serafix Road, in the Alamo area in unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 193-190-031) (Continued from 12/07/15 TM) SM [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COA'S #6, #8, #21 & #35

3. CENTRAL CONTRA COSTA SANITARY DISTRICT (Applicant/Owner), County File #LP14-2051: The applicant is requesting approval of a land use permit to establish a farming operation on the western 14.8 acres of the subject 33 acre site. The project will primarily consist of row crops, construction of a 6,048 square-foot green house, a temporary office building, and one 1,500 square-foot shed/barn. Access to the site will be provided via two gravel driveways off of Imhoff Drive. The project also includes a request for 30 special events per year. Several variances for the site's parking lot are being requested, which include: gravel surfacing, no parking space stripping, no landscaping and no lighting. The project site is located on the southern side of Imhoff Drive between Grayson and Walnut Creeks in the Martinez area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: H-I, Heavy Industrial Zoning District) (Assessor's Parcel Number: 159-140-051) FA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

4. VERIZON (Applicant) - BRIAN GATES (Owner), County File #LP15-2023: The applicant is requesting approval of a land use permit to upgrade an existing Verizon wireless telecommunications facility. The project consists of: 1) adding two panel antennas, 2) adding six Remote Radio Units, 3) installation of new coaxial cables/conduit, and 4) installation of associated electrical equipment to serve the new antennas within the existing equipment lease area. The project is located at 150 Old Tunnel Road in the Orinda area. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 273-171-036) FA [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 4, 2016. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.**

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, 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, 30 Muir Road, Martinez, California 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, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.