

ZA: L. CROSS
STAFF: D. BARRIOS
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, FEBRUARY 3, 2014
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.

1. PUBLIC COMMENTS: NONE

MANDATORY REFERRAL: PUBLIC HEARING

APPROVED AND
DETERMINED TO BE IN
CONFORMANCE WITH
THE GENERAL PLAN

2. MANDATORY REFERRAL FOR THE ACQUISITION OF 960 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 078-050-003,004,006 AND 078-100-002,003,007 LOCATED IN THE BRIONES VALLEY ROAD AREA WEST OF THE CITY OF BRENTWOOD (KNOWN AS THE SMITH RANCH PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 14-01) This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of six parcels totaling 960 (+/-) acres of land located in the unincorporated area of Briones Valley west of the City of Brentwood. (CT 3410.00) Section 65402 of the California Government Code requires a finding regarding the General Plan conformance of any public project that involves the acquisition or disposal of real property, or the authorization or construction of a building or structure. EBRPD proposes to acquire six parcels totaling 960 (+/-) acres near the City of Brentwood in unincorporated area, commonly known as the Smith Ranch property. The parcels to be acquired are Assessor Parcel Numbers: 078-050-003,004,006 and 078-100-002, 003,007. The subject parcels are depicted in a map attached to the letter from EBRPD describing this property acquisition, which is listed as Exhibit "A" to this report. EBRPD describes this as the acquisition of property for the expansion of the future Deer Valley Regional Park as shown on EBRPD's 2013 Master Plan. PR [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA#3, 5, 14,15 & 21

3. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2115: The applicant is requesting approval of a Land Use Permit to replace an existing 25-foot, 4-inch utility pole with a 45-foot, 11-inch utility pole, and install a new wireless telecommunications facility for use by ExteNet Systems. The project includes the addition of two panel antennas, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located within the public right-of-way (ROW), on the southwest side of Marsh Creek Road, approximately 400 feet southeast of Morgan Territory Road, in front of 2401 Marsh Creek Road, in Clayton. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-070-046) SG [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA#3, 5, 14,15 & 21

4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2117: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole for use by ExteNet Systems. The project includes adding an extension to an existing 41-foot, 10-inch utility pole (for a total height of 51-foot, 9-inches) and the addition of two panel antennas, one power transformer, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located within the public right-of-way (ROW), on the north side of Marsh Creek Road, across from 11650 Marsh Creek Road, in Clayton. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-070-027) SG [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA#3, 5, 14,15, 21 AND
ADDITIONAL

5. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2083: The applicant is requesting approval of a land use permit to replace an existing 43-foot 1-inch tall utility pole with a 53-foot 1-inch pole and attach a new wireless telecommunications facility. The project also includes the addition of two panel antennas,

LANGUAGE TO COA#24

two remote radio units, one battery back-up unit cabinet and associated equipment at various heights along the pole. The subject utility pole is located within the public right-of-way on the south side of Marsh Creek Road, approximately 500 feet east from the intersection of Aspara Drive and Marsh Creek Road, in the Clayton area. (Zoning: F-R, Forest Recreation District) (Parcel: ROW 078-180-004) DAB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, FEBRUARY 19, 2014. PLEASE BE AWARE OF THE NEW 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.