

COMMISSIONERS SLOAN AND SNYDER ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: KUTSURIS, BHAT, NELSON, AVILA AND PARKES
PW: SEN

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, APRIL 26, 2011
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, Jake Sloan, Duane Steele, Karen Peterson

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next 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 County Planning Commission meetings. Please contact Maureen Parkes at least 48 hours before the meeting at (925) 335-1209.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS: NONE

BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

DENIED APPEAL,
UPHELD ZONING
ADMINISTRATOR
DECISION

2. T-MOBILE (Applicant) – PACIFIC GAS & ELECTRIC (Owner), EAST RICHMOND HEIGHTS NEIGHBORS AGAINST THE T-MOBILE ANTENNAS (Appellant) County File #LP10-2074: This is a hearing on an appeal by East Richmond Heights Neighbors Against the T-Mobile Antennas of the Zoning Administrator's decision approving a Land Use Permit for the co-location of a telecommunications facility. The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting of two (2) panel antennas on an existing 40-foot tall utility pole (pole to be extended up to 52-feet above-ground-level). The applicant also proposes to locate four (4) equipment cabinets to serve the antennas lower on the pole. The site is located on the eastern side of Taft Avenue, 150-feet west of the Highland/Taft Avenue intersection, in the East Richmond Heights area. (R-6) (GP: SH) (CT: 3620.00) (Parcel ROW: 521-041-013) FA

Vote:

Ayes: Steele and Terrell

Noes: None

Abstain: Gaddis and Peterson

Recused: Clark

Absent: Sloan and Snyder

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH ONE
ADDED AND ONE
MODIFIED CONDITION
OF APPROVAL

3. VASCO WINDS, LLC (Applicant); CONTRA COSTA WATER DISTRICT, HERBERT ELWORTHY, WALKER FAMILY RANCHES, LLC, JACKSON LAND & CATTLE, LP (Owners); County File #LP08-2049: The Applicant requests approval of a Land Use Permit to allow development of the Vasco Winds Repowering Project. The project includes: (1) decommissioning and removal of 438 existing wind turbines and related infrastructure; (2) construction of up to 34 Siemens 2.3 megawatt wind turbines, each with an overall height of 429 feet; (3) replacement and expansion of the Jackson Substation; (4) construction of new onsite gravel roads to provide access to the new turbines; (5) roadway improvements at two access points along Vasco Road, one each in Contra Costa and Alameda counties; (6) reduced setbacks for up to 13 new turbines; (7) a variance to allow noise levels at certain property lines to exceed 65 decibels; (8) reclamation (through regrading and revegetation) of existing turbine pads and access roads not utilized by the new project; and (9) extraction of construction water from Byron Bethany Irrigation District Canal 45. The project site consists of 29 parcels located immediately south/southeast of Los Vaqueros Reservoir in unincorporated Contra Costa and Alameda counties. [Assessor Parcel Numbers: *Contra Costa County*: 001-021-010, 003-13C-XXX, 005-050-006, 005-060-004, 005-070-006, 005-070-010, 005-070-012, 005-070-014, 005-070-016, 005-070-017, 005-070-018, 005-070-019, 005-070-020, 005-070-021, 005-070-022, 005-080-001, 005-080-002, 005-080-007, 005-080-008, 005-080-009, 005-080-010, 005-080-011, 005-170-013, 005-170-014, 005-190-001, 005-190-002; *Alameda County*: 902-7-4-1, 99B-4990-1-4, 99B-6100-2-8.] WRN

Vote:

Ayes: Clark, Steele, Peterson and Terrell

Noes: None

Abstain: Gaddis

Absent: Sloan and Snyder

*An additional motion was made during the meeting:

The Commission further requested that the Department of Conservation and Development meet with the Public Works Department to discuss Vasco Road safety and report back to the Commission by July 2011.

Ayes: Clark, Terrell, Gaddis, Steele and Peterson

Noes: None

Absent: Sloan and Snyder

4. STAFF REPORT: NONE

5. COMMISSIONERS' COMMENTS: NONE

6. COMMUNICATIONS: NONE

Meeting adjourned at 9:20pm

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 10, 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 a majority of members of the County Planning Commission 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.