

COMMISSIONERS STEWART AND SWENSON ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, S. MURAOKA & H. LI

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**TUESDAY, FEBRUARY 23, 2016**  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Don Snyder  
VICE-CHAIR: Duane Steele  
COMMISSIONERS: Richard Clark, Marvin Terrell, Doug Stewart, Jeffrey Wright, Rand Swenson

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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

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

NONE

1. PUBLIC COMMENTS:

2. BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

DENIED THE APPEAL,  
UPHELD ZONING  
ADMINISTRATOR'S  
DECISION; ADOPTED  
THE MITIGATED  
NEGATIVE  
DECLARATION AND  
THE MITIGATION  
MONITORING  
PROGRAM AND  
RELATED FINDINGS

2a. BRYAN W. WENTER, AICP (Appellant) -THE LYLE CO. (Applicant) - SUMMIT RANCH PROPERTIES, LLC (Owner), County File #LP15-2018: This is an appeal of the Zoning Administrator's decision to approve 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 County Planning Commission 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) SM [Staff Report](#)

Vote: (5-0)

Motion: Steele

2<sup>nd</sup>: Wright

Aves: Steele, Terrell,  
Wright, Clark & Snyder

Noes: None

Absent: Stewart &  
Swenson

3. STAFF REPORT: None.

4. COMMISSIONERS' COMMENTS: Commissioners Terrell and Clark complimented Senior Planner, Stanley Muraoka for his excellent staff report. They also commented on the excellent quality of all staff reports prepared by Planners.
  
5. COMMUNICATIONS: Adjourned at 9 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 8, 2016.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 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 a majority of members of the County Planning Commission less than 96 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.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. 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.