

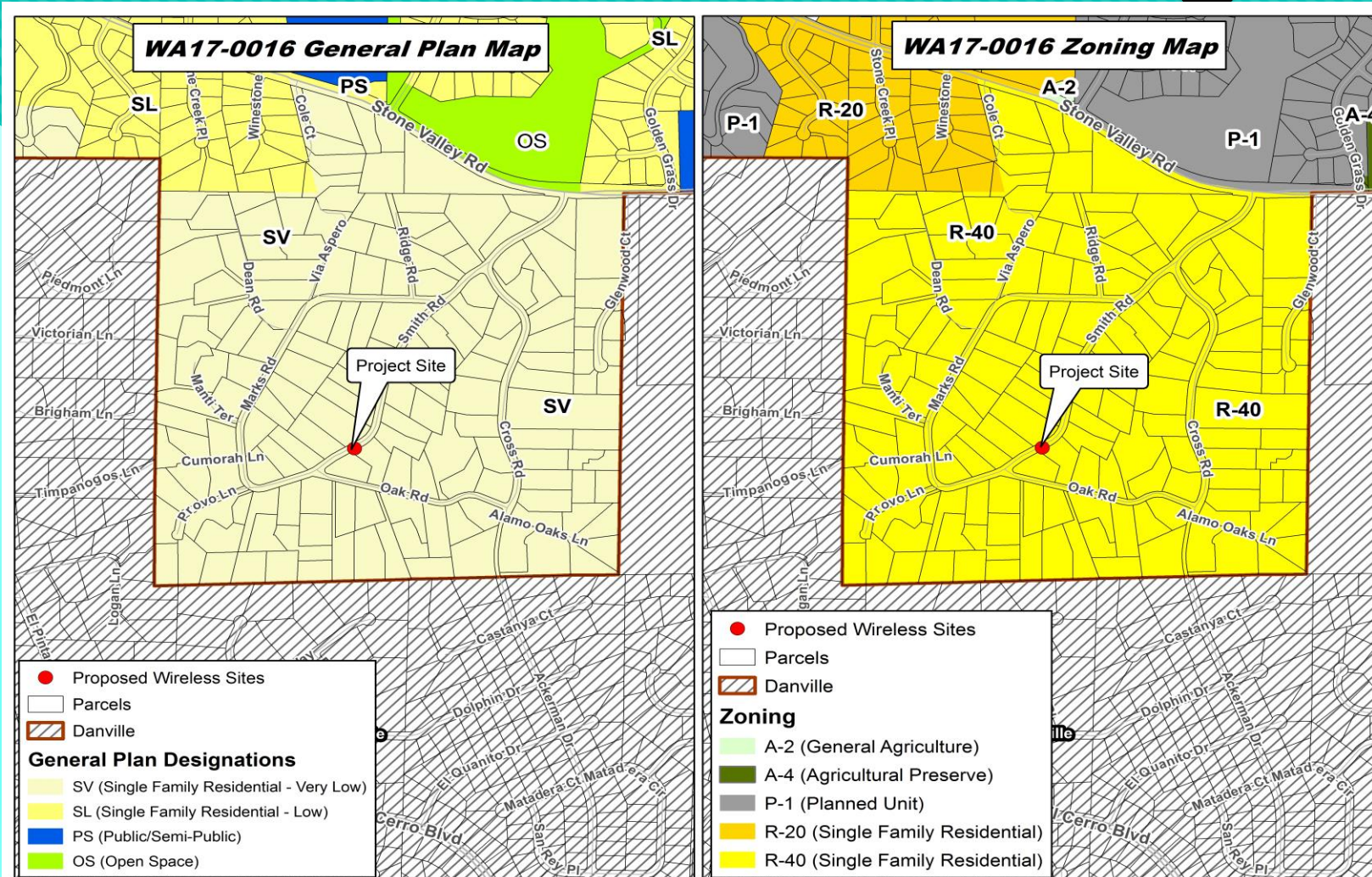
**Public Right-of-Way Near
279 Smith Road, Alamo
Wireless Access Permit Appeal
County File #WA17-0016**

**Contra Costa County Board of Supervisors
Tuesday, May 7, 2019**

Project Description

This is a hearing for an appeal of the County Planning Commission's decision to deny an appeal and uphold the decision of the County Zoning Administrator to approve a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing utility pole in the public right-of-way near 279 Smith Road in the Alamo area of unincorporated Contra Costa County.

General Plan and Zoning Maps



Aerial Photo



0 30 60 120 Feet

Aerial Photo taken 2014

Map Created 4/16/2019
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.758W

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Background

- The County Zoning Administrator (ZA) approved #WA17-0016 at the public hearing held on December 17, 2018.
- Karl Gross and Alamo Oaks Homeowners appealed the ZA decision on December 24, 2018.
- The County Planning Commission approved #WA17-0016 at the Planning Commission meeting held on February 13, 2019.
- On February 25, 2019, Lowell Tunison, a signatory of the Alamo Oaks Homeowners Appeal, appealed the County Planning Commission's decision.

Summary of Appeal Points

- **Summary of Appeal Point #1:** The site should be located along Stone Valley Road where other cellular facilities are located.
- **Summary of Appeal Point #2:** The Conditions of Approval recommended by planning staff ignore Ordinance Code Section 88-24.408(f)(2)(B), which calls for undergrounding of ancillary equipment.
- **Summary of Appeal Point #3:** The proposed pole-mounted equipment faces directly towards the residence at 279 Smith Road. The proposed equipment shroud makes pole-mounted equipment stand out even more.

Photo Simulation (Looking Southwest)



Photo Simulation (Looking East)



Shroud vs. No Shroud Comparison

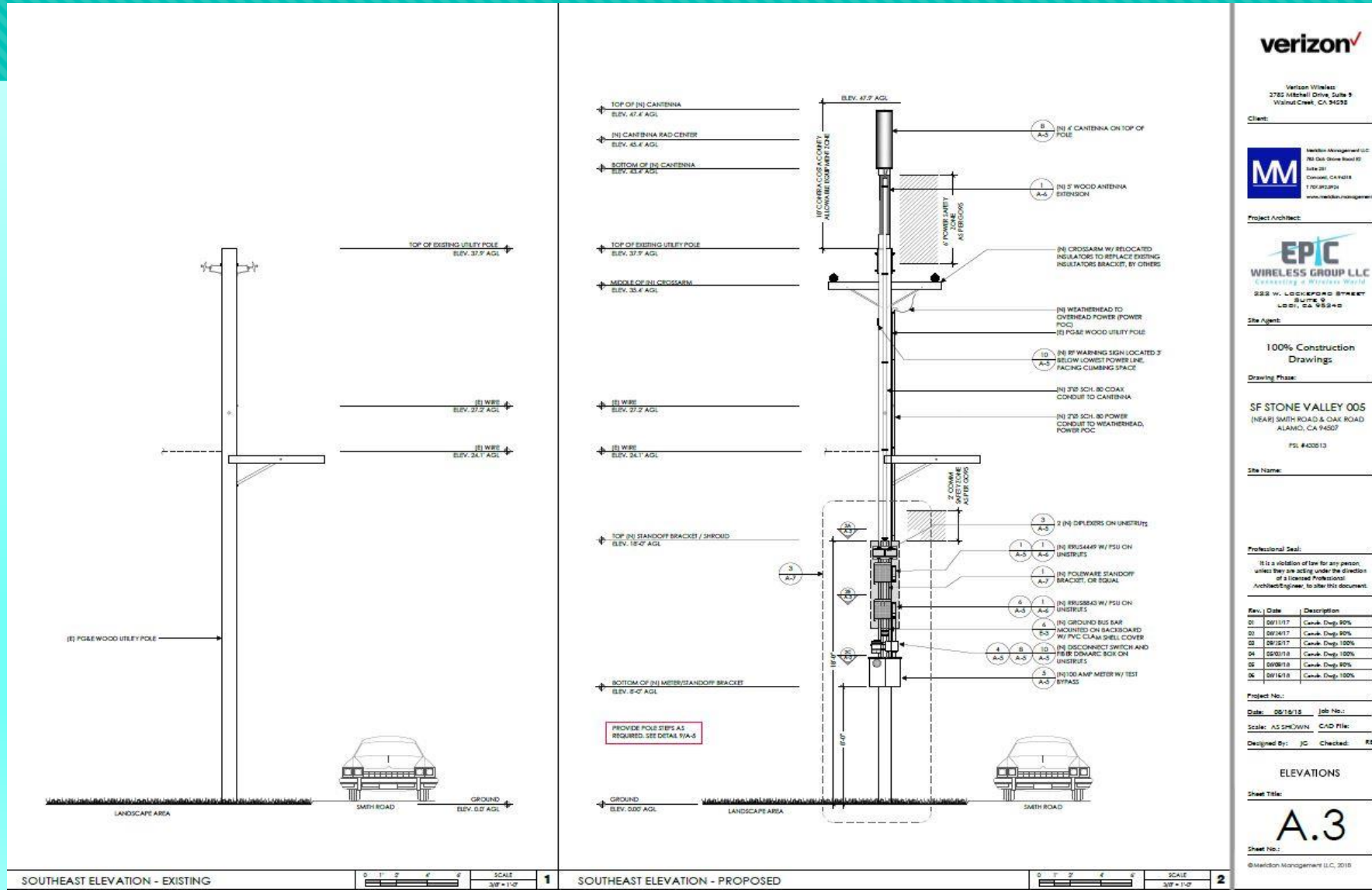


Proposed Design

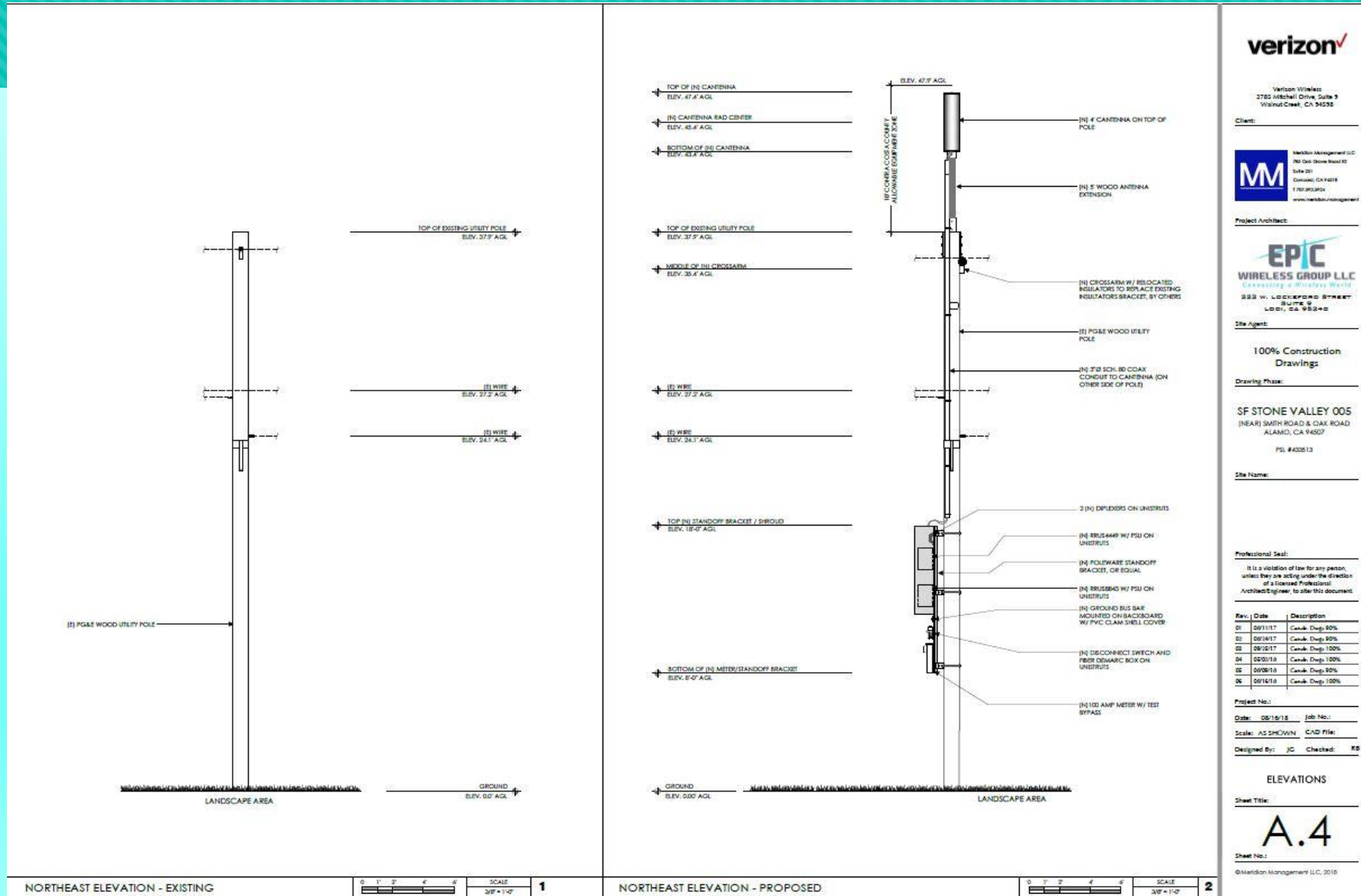


Shroud Removed

Elevations



Elevations



Staff Recommendation

Staff recommends that the Board of Supervisors DENY the appeal and UPHOLD the County Planning Commission's decision to approve County File #WA17-0016.

QUESTIONS?