COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 17, 2014

I. INTRODUCTION

EXTENET SYSTEMS, INC. (APPLICANT); WILLIAM EVERETT GALVIN AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (OWNERS) – County File #LP13-2116 – 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 37-foot, 4-inch utility pole (for a total height of 47-foot, 4-inches) and 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 11 feet northeast of a non-exclusive private roadway and utility easement near the southwest property line of APN 078-260-019, approximately 200 feet northwest of the intersection with Marsh Creek Road, in Clayton. (Zoning: Agricultural Preserve District, A-4) (Assessor's Parcel Number: 078-260-019)

II. RECOMMENDATION

Staff recommends that the Zoning Administrator APPROVE County File #LP13-2116 based on the attached findings and subject to the attached conditions of approval.

III. BACKGROUND

On February 19, 2014, the Zoning Administrator received testimony from the owner's representative and the public. The Zoning Administrator closed the item and continued the hearing to March 17, 2014 to allow the applicant to address the following items requested by the Zoning Administrator:

1. Resolution of private road access issue
2. Resolution of staging area on private property issue
3. Meeting with property owners to answer any further questions

As of March 5, 2014, the applicant has not been able to complete these outstanding items, and requests that the hearing be continued to April 7, 2014.