

**TOWN OF MORAGA PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
Monday, March 1, 2010  
7:30 PM**

**Moraga Library Meeting Room at  
1500 Saint Mary's Road, Moraga California 94556**

*All documents relating to the following agenda items are available for public review in the Planning Department of the Town of Moraga at 329 Rheem Blvd. between the hours of 9 to 12, Monday, Tuesday and Thursday (other times by appointment). Staff reports will normally be available on the Monday afternoon one week preceding the meeting. It is recommended that you contact the Planning Department at 925-888-7040 for availability.*

**I. CALL TO ORDER AND ROLL CALL**

**Planning Commission**

- A. Driver, Levenfeld, Obsitnik, Richards, Socolich, Whitley, Wykle
- B. Conflict of Interest

**II. ADOPTION OF MEETING AGENDA**

**III. ANNOUNCEMENTS**

- A. **Swearing in of New Planning Commissioners.**

**IV. PUBLIC COMMENTS**

*This part of the agenda is to receive public comments on matters that are not on this agenda. Comments received will not be acted upon at this meeting and may be referred to a subcommittee for response. Comments should not exceed three minutes.*

**V. ADOPTION OF THE CONSENT CALENDAR**

*Items on the Consent Calendar are believed by staff to be non-controversial. Staff believes that the proposed action is consistent with the commission's instructions. A single motion may adopt all items on the Consent Calendar. If any commissioner or member of the public questions any item, it should be removed from the Consent Calendar and placed in part IX of the Regular Agenda.*

- A. January 4, 2010 Minutes

**VI. PUBLIC HEARINGS –**

*Opening remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. The purpose of a public hearing is to supply the Planning Commission with information that it cannot otherwise obtain. Because of the length of time that the Planning Commission meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Commission and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony. Thank you. Moraga Planning Commission.*

- A. **UP-02-09 – Verizon Wireless, Inc. / Charnel James for NSA Wireless, Inc. (Applicant), PG&E (Transmission Tower Owner), Rancho Laguna LLC (Property Owner).** A public hearing to consider a conditional use permit for a new Verizon Wireless telecommunications facility consisting of nine 6-foot high panel antennas to be located on a 12-foot extension of the existing 105-foot high PG&E transmission tower located on the Rancho Laguna property adjacent to the EBMUD Fayhill Reservoir. The equipment associated with the antennas is to be located approximately 53-feet southwest of the PG&E tower legs and 5-feet south of the 4-foot high barbed wire fence enclosure around the Fayhill Reservoir. The equipment enclosure will be 35-feet wide and 17-feet deep with a 4-foot high retaining wall behind it and a 6-foot high chain link fence around it. A 30 KVA generator for emergency power will be inside the enclosure, in addition to the cellular transmitter cabinets, battery cabinets and step-down transformer. The purpose of the new transmitter facility is to provide cellular phone service to Rheem Valley and the Campolindo High School area. The property is zoned OSM-DT (Open Space – MOSO – Density Transfer). APN 256-040-024.

**B. UP-07-09 – AT&T Wireless Transmitter Facility / Shannon McDougall (Applicant) for AT&T, PG&E (Transmission Tower Owner), Rancho Laguna LLC (Property Owner).** A public hearing to consider a conditional use permit for a new AT&T telecommunications facility consisting of nine panel antennas to be located on an existing PG&E transmission tower located on the Rancho Laguna property adjacent to the EBMUD Fayhill Reservoir. The equipment associated with the antennas is to be located 53-feet south of the PG&E tower legs and 53-feet southeast of the 4-foot high barbed wire fence enclosure around the Fayhill Reservoir. Each of the nine antennas will be approximately 6-feet high, 1-foot wide and 6-inches deep. The antennas will be mounted 42-feet above the ground near the middle of the 105-foot high PG&E transmission tower. The equipment enclosure will be 36-feet wide and 17-feet deep with a 4-foot high retaining wall behind it and a 6-foot high chain link fence around it. Three cabinets measuring 69-inches high, 51-inches wide and 36-inches deep will be installed initially with splice boxes for two additional cabinets in the future. The purpose of the new transmitter facility is to provide cellular phone service to Rheem Valley and the Campolindo High School areas. The property is zoned OSM-DT (Open Space – MOSO – Density Transfer). APN 256-040-024.

**VII. PUBLIC MEETING – None**

**VIII. ROUTINE & OTHER MATTERS**

*The following items do not require a public hearing, although the Chair or staff will indicate why each item is on the agenda. Public participation will be limited and the Commission may decide to reschedule the item as a public hearing. Discussion of administrative matters, such as adoption of findings, may be limited to the Planning Commission.*

**IX. COMMUNICATIONS – None**

**X. REPORTS**

**A. Planning Commission**

1. Jim Obsitnik, Chair
2. Russell Driver, Vice Chair
3. Stacia Levenfeld
4. Dick Socolich
5. Bruce Whitley
6. Tom Richards
7. Roger Wykle

**B. Staff**

1. Update on Town Council actions and future agenda items.

**XII. ADJOURNMENT**

To a special meeting of the Planning Commission on **Monday, March 15, 2010** at 7:30 P.M. at the Moraga Library Meeting Room, 1500 Saint Mary's Road, Moraga, California. Notices of Planning Commission meetings are posted at 2100 Donald Drive, the Moraga Commons, and the Moraga Public Library.

**NOTICE: If you challenge a town's zoning, planning or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior, to the public hearing. Judging review of any town administrative decision may be had only if petition is filed with the court not later than the 90<sup>th</sup> day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.**

The Town of Moraga will provide special assistance for disabled citizens upon at least 24 hours advance notice to the Planning Department (888-7040). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to disabled.

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection the 5<sup>th</sup> day before each regularly scheduled Planning Commission meeting at the Planning Department, located at 329 Rheem Boulevard, Moraga, CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Town Council regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at 329 Rheem Boulevard, Moraga, CA during regular business hours.