

# REVISED

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, JANUARY 24, 2011  
McBRIEN ADMINISTRATION BUILDING  
ROOM 107  
PINE & ESCOBAR STREETS  
MARTINEZ, CA

\*\*\*1:30 P.M.\*\*\*

NOTICE: The Zoning Administrator may alter the order of agenda items at the 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 Zoning Administrator meetings. Please contact Simar Gill at least 48 hours before the meeting at (925) 335-1244.

1. PUBLIC COMMENTS:
2. DETERMINATION OF EASEMENT RIGHTS:

#### MINOR SUBDIVISION: PUBLIC HEARING

3. DUANE DOHSE (Applicant & Owner), County File #MS04-0004: The applicant requests approval of the following: (1) A vesting tentative map to subdivide a 19.57 acre parcel into three (3) lots (Parcel A - 5.16 acres, Parcel B - 5.87 acres, and Parcel C - 8.54 acres); (2) A zero foot front yard setback (where twenty-five feet is required) for the construction of retaining walls; (3) A request to allow work within the drip line of nine (9) Code Protected trees for the construction and installation, including but not limited to leach field, septic tank, and access improvements. The subject site is located at 305 Bollinger Estates Court in the unincorporated area of San Ramon. (A-2) (GP: AL) (CT: 3452.02) (APN # 199-370-016 and 021). JRC

#### DEVELOPMENT PLAN: PUBLIC HEARING

4. BARBARA DAGLE (Applicant), DEBRA WIEGERT (Owner) - County File # DP10-3036: A request for a development plan modification to allow: (1) a 140 square foot first story addition; (2) a 152 square foot second story loft and a 212 square foot deck addition; and (3) change the existing roof from flat to pitch. In addition, the applicant is also requesting variances to allow: A 22-foot front yard setback (where 25 feet is required); and a 0-foot side yard setback (where 20 feet is required). The subject property is located at 1226 Marina Circle in the Discovery Bay area. (GP: SM) (M-12) (CT: 3040) (Parcel # 004-111-045). JRC

#### LAND USE: PUBLIC HEARING

5. T-MOBILE WEST CORP. (Applicant), CONTRA COSTA COUNTY (Owner), County File #LP10-2062: Request for approval of a land use permit/development plan combination to renew an existing wireless telecommunications facility originally approved under County File #DP00-3029, and to legalize electrical equipment upgrades that have already been made at the site. The electrical equipment upgrade consists of (a) the removal of one (1) microcell and (b) the addition of three (3) BTS cabinets, one (1) pull box, two (2) TMAs, one (1) GPS antenna, one (1) LMU box, one (1) meter, and one (1) subpanel. The existing facility is located within the Viewpointe Boulevard right-of-way, approximately 220 feet southwest of the southernmost intersection of Viewpointe Blvd. and Coral Drive in the Rodeo area. (P-1) (GP: OS) (CT: 3560.01) (APN # 358-080-015). ST
6. CONOCO PHILLIPS COMPANY (Applicant & Owner), County File #LP05-2048: This is the first of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Conoco Phillips San Francisco (aka Rodeo) Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (GP: Heavy Industry) (Heavy Industrial) (APN # 357-010-001, 357-300-005, 357-310-001, 358-030-034). WRN

\*\*\*3:30 P.M.\*\*\*

7. VASCO WINDS, LLC (Applicant); CONTRA COSTA WATER DISTRICT, JACKSON LAND & CATTLE, LP, WALKER FAMILY RANCHES, LLC, HERBERT ELWORTHY (Owners); County File #LP08-2049: This is a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (Draft EIR) prepared for the proposed Vasco Winds Repowering Project.

Vasco Winds, LLC, has requested approval of a Land Use Permit to allow repowering of an existing wind farm. The proposed project includes: (1) decommissioning and removal of 438 existing wind turbines and related infrastructure; (2) removal of 286 foundations from which turbines have already been removed; (3) construction of up to 35 Siemens 2.3 megawatt (MW) turbines with an overall height of 429 feet or up to 50 General Electric 1.5 MW turbines with an overall height of 398 feet; (4) replacement of the Jackson Substation; (5) construction of new onsite gravel roads to provide access to the new turbine pads; (6) roadway improvements at two access points along Vasco Road, one of which is in Alameda County; and (7) reclamation (through regrading and revegetation) of existing turbine pads and access roads not reused as part of the proposed project. Implementation of the project would increase electrical generation at the site by up to 150 percent over current levels while maintaining the existing nameplate generating capacity of approximately 80 MW.

The project site consists of 30 parcels encompassing 4,267 acres in unincorporated Contra Costa and Alameda counties. The site is approximately 4.5 miles southwest of the community of Byron in Contra Costa County, approximately 5 miles north of the city of Livermore in Alameda County, and adjacent to Los Vaqueros Reservoir and Vasco Caves Regional Preserve. Vasco Road runs through the site in a north-south direction and provides access.

Street Address: None; General Plan Designations: Watershed, Agricultural Lands, Parklands; Zoning Designations: A-2 General Agricultural District, A-4 Agricultural Preserve (APN Numbers: *Contra Costa County*: 001-021-010, 005-050-002, 005-050-006, 005-060-002, 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

8. ALLIED WASTE SERVICES (Applicant & Owner); County File #CP10-00019: Pursuant to County Ordinance Code 84-63.808 the Department of Conservation and Development is issuing a Determination of Noncoverage for the following project: Installation of Compressed Natural Gas (CNG) equipment to refuel solid waste collection trucks at the Allied Waste Services (applicant) facility located at 441 North Buchanan Circle in the unincorporated community of Pacheco. The facility currently uses diesel fuel to refuel the collection trucks which will be replaced by the CNG facility. JO

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, FEBRUARY 7, 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, 2<sup>nd</sup> 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 the Zoning Administrator 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, 2<sup>nd</sup> 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.