

STAFF: A. BHAT, T. MOREIRA, R. NORRIS & F. AVILA  
PW: M. SEN

## ~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, AUGUST 29, 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 Hilitiana Li at least 48 hours before the meeting at (925) 335-1203.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

### LAND USE PERMIT: CONTINUED PUBLIC HEARING

TOOK TESTIMONY AND  
CONTINUED THE  
PUBLIC HEARING TO  
OCTOBER 17, 2011 (TM)

3. 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 ConocoPhillips 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) (Continued from 06/20/11 TM) WRN

### LAND USE PERMIT: PUBLIC HEARING

TOOK PUBLIC  
TESTIMONY, CLOSED  
THE PUBLIC HEARING,  
AND APPROVED THE  
ITEM AS  
RECOMMENDED BY  
STAFF (TM)

4. ALHAMBRA INVESTMENT CORPORATION (Applicant) - JOHN SALA (Owner), County File #LP11-2036: The applicant is requesting approval of a land use permit for a home occupation to operate the administrative portion of a wholesale auto auction business which will be conducted within a room of the residence. The subject property is located at 5425 Stonehurst Drive, in the unincorporated Martinez area of the County. (P-1) (GP:SV) (ZM: H11 & J-11) (CT: 3560) (Parcel #367-230-010) DLL

TOOK TESTIMONY,  
CLOSED THE PUBLIC  
HEARING, AND  
APPROVED THE ITEM  
WITH THE ADDITION  
OF COA 18 (AMB)

5. NEXTG NETWORKS (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP11-2026: The applicant requests approval of a land use permit, development plan combination to co-locate one new wireless telecommunication facility on four separate existing light poles at the following locations: 1) 3575 Shadow Creek Drive, 2) 4283 Knollview Drive, 3) southwest corner of Charbray Street & Camino Tassajara, 4) southeast corner of Charbray & Lusitano Streets. Sites 1, 2 and 4 will consist of attaching one antenna atop the existing light pole for a total height of 28.5-feet. Site 3 will consist of attaching one antenna atop the existing light pole at the site for an overall height of 32.5-feet. All four sites will incorporate an equipment cabinet and electrical meter at ground level. All four facilities will be within the public right-of-way, in the Danville area. (P-1)(GP: OS, SM & SH)(CT 3551.04)(Parcel: ROW 220-343-024, 220-090-009, 206-700-030, & 206-710-002) FA

APPROVED ON  
CONSENT AS  
RECOMMENDED BY  
STAFF WITH THE  
DELETION OF COA 6  
(TM)

6. ROSEMARY BYRNE/AT&T MOBILITY (Applicant) - ANITA EILEEN FORRY TRUST (Owner), County File #LP11-2032: A request to renew approval of a land use permit for an unmanned wireless telecommunication facility. The wireless facility consist of nine (9) panel antennas and one microwave dish antenna mounted on an existing 150-foot monopole tower, and an equipment shelter, emergency generator and fuel tank all located within a fenced 71-foot by 32-foot lease area. The subject property is located at 1631 Arabian Lane in the Brentwood area. (A-40) (CT: 3031.0) (GP: Agricultural Core) (Parcel #015-040-056) RLH

ACCEPTED TESTIMONY AND CLOSED THE PUBLIC HEARING. APPROVED WITH MODIFICATIONS TO COA 1, 5, AND 8 AS WELL AS THE ADDITION OF ADVISORY NOTE G (TM)

TOOK TESTIMONY, CLOSED THE PUBLIC HEARING, AND APPROVED THE APPLICATION WITH THE REMOVAL OF COA 4, MODIFICATIONS TO COAS 3, 6, 8, 9, 12, 16, 20, AND 31, AS WELL AS MODIFICATIONS TO BIO-1A AND BIO-1B OF THE MITIGATION MONITORING PLAN (TM)

OPENED THE PUBLIC HEARING AND CLOSED THE PUBLIC HEARING. NO ONE WAS PRESENT TO TESTIFY. WHEN THE HEARING WAS CLOSED THE ZA STATED FOR THE RECORD THAT THE LAST DATE TO COMMENT IS SEPTEMBER 12, 2011 (AMB).

7. PHIL HERNDON (Applicant) - CARONE & SONS (Owners), County File #LP09-2029: This is a request for a Land Use Permit to establish a portable steel storage container rental business, and a portable concrete mixer rental business. Additionally, this is a request to establish two contractor's yards: 1) A home remodeling contractor whose inventory consists of two 40' X 8' storage containers for tools and construction equipment, stacks of lumber for recycling, and a small sawmill; and 2) A home builder/general contractor whose inventory consists of one 15' x 8' storage container for tools and construction equipment, a small "Bobcat" tractor, and some scaffolding. The subject property is located at 2449 Bates Avenue in the unincorporated Concord area. (L-1) (GP: LI) (CT: 3150.00) (Parcel #159-040-019) GK
8. JOHN & ELAINE CAPRIO (Applicants and Owners), County File #LP07-2025: The applicant proposes removal of outdated/ deteriorated facilities, expansion of some existing uses, and establishment of a recreational vehicle (RV) campground. The request is for the approval of the following: (a) remove 18 mobile homes and convert that area, along with an adjacent tent campground, to a 111-unit RV campground with underground utilities, provide private recreational facilities, including a volleyball court, swimming pool, Bocce ball courts, and shuffle board area and picnic area, and meeting room (all facilities intended for the use of persons staying at the RV campground); (b) expansion/remodel of the existing restaurant; (c) replace existing boat re-fueling facility and existing docks with new docks that are reconfigured to be more efficient serve the boating public; provide Americans with Disabilities Act (ADA) ramps to allow handicapped access to the docks; (d) replace existing fuel tanks with new larger tanks (e) Type 47 liquor license w/ seasonal concession stand (f) enlarge existing stores associated with the docking facilities, and add picnic areas, walkways and restrooms adjacent to the docks; (g) dedicate abutters rights to portions of the Orwood Road frontage and make internal road improvements; (h) make drainage improvements, including stormwater detention facilities and provide both on-site and off-site mitigation for loss of wetlands; (i) removal of 119 eucalyptus trees and relocation of four palm trees; and (j) a maximum of four special events per calendar year for Boat Demo Day, Party on the Point, Water Ski and Air Show, and Poker Runs. The applicant also requests approval of a pedestrian bridge to link the docking area in the eastern portion of the site with the facilities in the western portion of the site (e.g., restaurant and RV campground). The property fronts for approximately 1,075 feet on the south side of Orwood Road, approximately 3,000 feet east of the Orwood Road/Bixler Road intersection. The property is located in the NE¼ Section 14, T1N, R3E, Mt. Diablo B&M, and is addressed 4451 and 4511 Orwood Road, in the Brentwood area. (A-2) (GP: AL & W) (ZA: L-28) (CT 3040.00) (Parcel #015-180-001 & -010) LC

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

9. PUBLIC COMMENTS:

DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

10. SHELL OIL PRODUCTS U.S. (Applicant/Owner), County File #LP10-2006: This is a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report prepared for the proposed Shell Crude Tank Replacement Project, located in the Martinez Area. State Clearinghouse #2010022034. The Proposed Project Consists of the Following Components: Replacement of two existing crude oil storage tanks and the existing crude oil mix tank with three new larger crude oil storage tanks, and construction of a new crude oil mix tank. The proposed Project will also include refurbishment of an existing storage tank to allow it to be returned to crude oil service. The proposed Project will result in an increase of storage capacity at the facility by approximately 800 thousand barrels (MBbl). Increase in the volume of crude oil shipments received at the marine terminal (approximately one additional ship per week) to maintain production levels as crude oil delivered by vessel replaces San Joaquin Valley crude oil received by pipeline. Implement emission reduction projects as proposed measures to reduce project emissions to, or below, CEQA thresholds. The Refinery is bounded by Pacheco Boulevard to the south and interstate 680 to the north, except for portions of the Refinery that border the Carquinez Strait north of Marina Vista. (Parcel #378-072-016 et. al.) (Zoning: HI) (General Plan: HI) TM

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, SEPTEMBER 19, 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.