

ALL COMMISSIONERS PRESENT
STAFF: A. BHAT, F. D. DINGMAN, F. AVILA, D. BROCKBANK, D. VOGELPOHL, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT, J. LAROCQUE

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 25, 2022
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT:
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Meeting ID: 815 3461 4384

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PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

****** 6:30 P.M. ******

1. PUBLIC COMMENTS
2. PUBLIC HEARINGS

CONTINUED TO JUNE 22, 2022

- 2a. DAVID VIGGIANO (Applicant) - US GL LAND LLC (Owner), DANIEL AND SIBHAN STOKES (Appellants), County File #CDTP21-00076: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow removal of 26 code-protected trees and work within the dripline of 5 code-

Motion: Amin

2nd: Allen

Vote: 7-0

Ayes: Allen, Amin,
Bhandari, Van Buskirk,
Hillesheim, Mankin,
Wright

Noes: None

Abstain: None

Absent: None

CLOSED THE PUBLIC
HEARING;
APPROVED AS
RECOMMENDED BY
STAFF

Motion: Wright

2nd: Van Buskirk

Vote: 7-0

Ayes: Allen, Amin,
Bhandari, Van Buskirk,
Hillesheim, Mankin,
Wright

Noes: None

Abstain: None

Absent: None

CLOSED THE PUBLIC
HEARING;
APPROVED AS
RECOMMENDED BY
STAFF

Motion: Amin

2nd: Van Buskirk

Vote: 7-0

Ayes: Allen, Amin,
Bhandari, Van Buskirk,
Hillesheim, Mankin,
Wright

Noes: None

Abstain: None

Absent: None

protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter). 5 Coast Live Oaks (between 13-43 inches trunk diameter) are requested to be removed because they are dead. The subject property is located at 5 Casa de Campo in the unincorporated Martinez area of Contra Costa County. Zoning: General Agricultural (A-2); APN: 367-140-013 (Continued from 04/27/2022 [DV](#) [Staff Report](#))

- 2b. [CENTERPOINT PROPERTIES](#) (Applicant and Owner), County File #CDDP18-03007 and CDMS19-00009: The applicant requests approval of a Development Plan and Tentative Map (consolidation of 19 parcels into 3 larger parcels) to construct three warehouse buildings totaling 555,537 square feet on a 31.48-acre site. Off-site improvements will occur along Fred Jackson Way, Brookside Drive and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West County Wastewater District, removal of 7 trees, and grading of approximately 131,415 cubic yards of soil. The subject property is located at 506 Brookside Drive in the North Richmond area. The Planning Commission will consider certifying the environmental impact report prepared for the project and taking related actions under the California Environmental Quality Act. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 409-300-037 – reference parcel) (Continued from 05/11/2022) [FA](#) [Staff Report](#)

- 2c. [KELLER CANYON LANDFILL COMPANY](#) (Owner and Operator), County File #LP89-2020: This is a public hearing for the County Planning Commission to receive a status report on condition of approval compliance for the Keller Canyon Landfill's existing land use permit. This is not a formal land use permit review to be approved by the Board of Supervisors, and staff is not recommending modifications to the conditions of approval. The conditions are available online at www.cccounty.us/kcl. Existing project permits and conditions of approval govern what landfill operations and site development is allowed and this would not change because of this status report. The facility is located at 901 Bailey Road, in the Pittsburg – Bay Point area. (Zoning: Heavy Agricultural, A-3 and Agricultural Preserve, A-4) (Assessor Parcel Numbers: 094-360-008, 018, 019, 020 & 021) [DB](#) [Staff Report](#)

3. [STAFF REPORT:](#) NONE

4. [COMMISSIONERS' COMMENTS](#) Commissioner Allen and Hillesheim requested certain documents from staff.

5. [COMMUNICATIONS:](#) NONE

**ADJOURNED at 8:03 p.m. **

PLEASE NOTE: [THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 8, 2022, at 6:30 p.m.](#)