

ZA: A. BHAT
STAFF: G. KUPP, J. LAWLOR, S. SOTOODEH & D. KELLY
PW: R. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, JANUARY 20, 2021
30 MUIR ROAD
MARTINEZ, CA 94553

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

To slow the spread of COVID-19, the Health Officer's Shelter Order of December 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/87389129266>

Meeting ID: 87389129266

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR 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 THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

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 Zoning Administrator 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.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

NONE

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

ADOPTED MITIGATED
NEGATIVE
DECLARATION AND
APPROVED WITH
MODIFICATIONS TO
CONDITIONS OF
APPROVAL

2a. RPCA SOLAR 2, LLC (Applicant) - JEFFREY TAMAYO AND SARA TAMAYO FAMILY LIVING TRUST (Owner), County File #LP20-2028: The applicant requests approval of a land use permit to establish a Commercial Solar Energy Facility. The facility will interconnect to Pacific Gas and Electric Company's (PG&E's) existing electrical distribution system located on the site. The subject property is located at 5525 Hope Way in the Byron area. (Zoning: A-3 Heavy Agricultural (A-3) District and Solar Energy Generation (-SG) Combining District) (APN: 002-210-019) (Continued from 01/04/2021 AB) JL [Staff Report](#)

ADOPTED MITIGATED
NEGATIVE
DECLARATION AND
APPROVED WITH
MODIFICATIONS TO
CONDITIONS OF
APPROVAL

- 2b. RPCA SOLAR 3, LLC (Applicant) - THE ULRICH WINGENS 1989 REVOCABLE TRUST (Owner), County File #LP20-2029: The applicant requests approval of a land use permit to establish a Commercial Solar Energy Facility. The facility will interconnect to Pacific Gas and Electric Company's (PG&E's) existing electrical distribution system located on the site. The subject property is located Northeast of the Byron Highway and Rankin Road intersection in the Byron area. (Zoning: A-2 General Agricultural (A-2) District and Solar Energy Generation (-SG) Combining District) (APN: 002-210-025)_(Continued from 01/04/2021 AB)JL [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
CONDITIONS OF
APPROVAL

- 2c. JUSTIN DERHAM/MAGIC FLOWER LLC (Applicant) - MARK HOWE (Owner), County File #LP20-2011: An application for a land use permit and development plan modification to establish a vertically-integrated commercial cannabis cultivation and manufacturing facility within an existing light industrial complex and to modify the North Richmond Final Development Plan to identify commercial cannabis cultivation as a permitted use, with a land use permit, within commercial and industrial designated areas of North Richmond. The business will occupy an existing approximately 6,000-square-foot space within the complex and include a vegetative grow room, a manufacturing room, a drying room, three flowering rooms, three office spaces and a shipping and receiving area. The subject property is an established 13.7-acre light industrial site located at 851 Chesley Avenue in the North Richmond area of the County. (Zoning: P-1) (General Plan: LI) (APN: 409-131-002) GF [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
CONDITIONS OF
APPROVAL

- 2d. ROBERT NUNN (Applicant and Owner), County File LP16-2039: The applicant requests approval of a Land Use Permit for the proposed Three Springs Olive Oil Mill on a 5.58-acre site, consisting of an olive oil mill in an existing barn on the site. The olive oil processing equipment would be in a portion of the ground floor of the barn. Proposed accessory uses include a tasting area, retail sales of olive oil and related products, and storage. The tasting area would be located adjacent to the mill equipment area. Tastings would be private and by appointment only. In addition to operating the olive oil mill, the applicant proposes to hold up to 32 special events a year at the olive oil mill, including up to 20 events a year related to the operation of the olive oil mill and up to 12 events a year not related to the operation of the olive oil mill. As part of the Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance to allow offsite parking for the special events to be located further than 200 feet of the project site. The applicant also requests authorization of an exception to the requirements of County Code Section 914-2.002 (Onsite Collect and Convey Requirements). The property is located at 10030 Marsh Creek Road in the Clayton area in unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 078-060-035) SM [Staff Report](#)

3:30 P.M.

1. PUBLIC COMMENTS
2. SCOPING SESSION: PUBLIC HEARING

COMMENTS WERE
ACCEPTED AS PART OF
THE SCOPING SESSION
AND THE HEARING
CLOSED

- 2a. PHILLIPS 66 COMPANY (Applicant & Owner), County File #LP20-2040: This is a Scoping Session to accept public comments in determining the scope and content of an Environmental Impact Report that is to be prepared for the Phillips 66 Rodeo Renewed project. The proposed project would transform the existing Phillips 66 Rodeo refinery from one that refines petroleum feed stocks (i.e. crude oil) into a facility that would process renewable feedstocks into renewable diesel fuel, renewable components of other transportation fuels, and renewable fuel gas. The modified facility would mostly use existing process units, converted to handle the new feedstocks, and existing storage facilities, supplemented by a new renewable feedstocks pre-treatment unit and limited other new equipment. The project also includes decommissioning and potential demolition of an existing facility in Santa Maria, California that currently supplies semi-refined crude oil to the Rodeo Refinery via pipeline, as well as a petroleum coke processing facility in nearby Franklin Canyon. Once the Rodeo Renewed Project is complete, the Rodeo facility would no longer process crude oil and petroleum feedstocks into transportation fuels. To replace the current crude oil feedstocks during construction of the project, the refinery would temporarily increase imports of crude oil and gas oil via tanker vessels and barges through the existing marine terminal; no modification of the marine terminal would be needed and crude oil deliveries would cease upon implementation of the project. The project site is located at 1380 San Pablo Avenue in the unincorporated Rodeo area. (Zoning (H-I) Heavy Industrial District); (APNs: 357-010-001, 357-300-005, 357-320-002, 357-010-002, 357-210-009, 357-210-010, 357-300-001, 357-300-008, 357-310-001, 358-010-008, 358-020-004, 358-030-034); (CEQA: This is a hearing to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report that is to be prepared for the Phillips 66 Rodeo Renewed project) GK [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 1, 2021.