

ZA: L. CROSS & R. HERNANDEZ
STAFF; M. MITCHELL
PW: L. GOSSETT & R. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JUNE 7, 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 March 10, 2021, prevents public gatherings (Health Officer Order). 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://cccounty-us.zoom.us/j/84347173039>

Meeting ID: 843 4717 3039

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) 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 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 Danielle Kelly at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO
AUGUST 2, 2021 (LC)

2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 03.01.2021 LC) CF [Staff Report](#)

PUBLIC HEARING
CLOSED AND THE
PROPERTY WAS
DETERMINED TO BE IN
COMPLIANCE
REGARDING THE TITLE
8 VIOLATION (LC)

- 2b. ELENO & ALEX SAUCEDO (Owners), County File # BIRF19-00288: This is a hearing on the appeal for the Notice of Fine issued in the total amount of \$14,300.00, at the property located at 50 Broadway Road, Bethel Island. (APN 032-040-028) (Zoning: A-2) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 03.15.2021 LC) [CF](#) [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (RH)

- 3a. AT&T, C/O CARL JONES (Applicant) - KEITH AND DANA FREITAS (Owners), County File #CDLP21-02002: This is a land use permit amendment application to allow the construction and operation of an approved wireless telecommunications facility (County File #CDLP14-02069) approximately 300 feet south of the originally approved location, at the southwestern corner of the subject property. The project includes the installation of (1) 85-foot-tall mono-eucalyptus tree tower that can support up to three wireless service providers, (12) panel antennas, (12) remote radio units (RRU's), and associated equipment installed on the tower (including radio frequency alerting signage at the base of the pole). In addition, the project includes the installation of (1) 8-foot by 8-foot walk-in closet equipment shelter mounted on a new concrete pad, (1) 30kW diesel emergency backup generator with a 190-gallon belly tank, and associated equipment within a new 23-foot by 34-foot AT&T fenced lease area within a 45-foot by 30-foot AT&T multi-carrier compound lease area. The subject property is located at 8651 Camino Tassajara in the Danville/Pleasanton area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 223-060-001) [SJ](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (RH)

- 3b. AMERICAN TOWER, C/O JOHN MERRITT (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File #CDLP20-02054: A request for approval of a land use permit to allow the renewal of expired Land Use Permit #CDLP08-02001, for the continued operation of an existing wireless telecommunications facility. Verizon Wireless is presently leasing space on the existing tower (owned by American Tower) and no modifications to the existing facility are proposed at this time. The subject property is located at 17521 CA Route 4 in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: A-3, Heavy Agricultural District) (Assessor's Parcel Number: 008-340-036) [SJ](#) [Staff Report](#)

4. COMPLIANCE REVIEW: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO THE
ADDENDUM TO MND;
COA #25 WAS LEFT-AS-
IS (RH)

- 4a. BRIAN BIGELOW (Applicant) - CHRISTINE AND GEE WING BUCK TRE (Owner), County File #CDCV19-00063 (CDMS05-00013): The applicant requests approval of a modification to the conditions of approval for the Vesting Tentative Map approved under County File CDMS05-00013. Pursuant to CEQA guidelines, section 15162, an addendum to the previously adopted Mitigated Negative Declaration has been prepared for the project. The subject property is located at 501 Pine Creek Road in the unincorporated Walnut Creek area. (Zoning: R-40 Single-Family Residential District) (APN: 138-230-002) [JL](#) [Staff Report](#)

5. PLANNING CONSIDERATION: NOTICE OF DETERMINATION

- 5a. DAVID DORROH (Applicant) - DUPONT MECS (Owner), County File #PC21-0006: This is a Notice of Determination of Non-coverage pursuant to Section 84-63.806 of the County Hazardous Material Ordinance. The purpose of the project is to allow Dupont MECS to receive and store sulfuric acid external from that supplied from the Marathon Refinery. As a result, MECS will no longer be using their 500-gallon day tank and associated pipeline from Marathon. A new truck unloading station will be installed along with new piping and a new pump to transfer the sulfuric acid into a new 5,600-gallon storage tank. However, no changes are anticipated in the amount of material processed through the facility. Sulfuric acid is classified as a hazard category "B" material according to Section 84-63.1016, and the scoring was determined to be 73. As a result, it requires notification of Determination of Non-Coverage but it does not require a land use permit.

An appeal for this Determination of Non-Coverage may be filed within ten calendar days of the date the determination is listed on the Zoning Administrator's agenda or ten calendar days from the date of publication. Site is located at 1778 Monsanto Way, in the Martinez area. (Zoning: Heavy Industrial) (Assessor Parcel Number (APN): 159-120-039).

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 21, 2021.