

COMMISSIONER SNYDER ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, NELSON AND PARKES

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JANUARY 25, 2011
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, Jake Sloan, Duane Steele

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

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next 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 County Planning Commission meetings. Please contact Maureen Parkes at least 48 hours before the meeting at (925) 335-1209.

**** 7:00 P.M.****

1. PUBLIC COMMENTS: Jody Bailey introduced herself as the newest member of Save Mount Diablo. She spoke regarding the history, purpose, programs, current endeavors and accomplishments of Save Mount Diablo and also passed out literature.

ZONING TEXT AMENDMENT: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS

2. COUNTY-INITIATED ZONING TEXT AMENDMENT, County File #ZT09-0001: This is a hearing to consider a proposed zoning text amendment that would modify several sections of County Code Chapter 88-3 – *Wind Energy Conversion Systems*. Chapter 88-3 regulates development of commercial and residential wind energy conversion systems (WECS), more commonly known as wind turbines. The proposed zoning text amendment includes: modifications to definitions and permitting procedures; addition of a permitting mechanism that would allow the County to approve reductions in the minimum setback requirements for commercial WECS; elimination of certain aesthetic standards for commercial WECS; elimination of restrictions on hours of operation for residential WECS; and addition of several development standards for residential WECS. The proposed zoning text amendment would apply to all unincorporated areas of Contra Costa County. WRN

MANDATORY REFERRAL: PUBLIC HEARING

DETERMINED TO BE
IN CONFORMANCE
WITH THE COUNTY
GENERAL PLAN ON
CONSENT

3. MANDATORY REFERRAL FOR THE ACQUISITION OF 120 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 006-230-003 AND 205-060-003 (REFERRED TO AS THE SCHMITZ PROPERTY), LOCATED BETWEEN CAMINO TASSAJARA ROAD AND COLLIER CANYON ROAD IN UNINCORPORATED AREA NEAR ALAMEDA COUNTY LINE BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 11-02): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of 120 (+/-) acres located in Doolan Canyon in an unincorporated area near the Alameda County line. (CT 4507.21). PR

DETERMINED TO BE
IN CONFORMANCE
WITH THE COUNTY
GENERAL PLAN ON
CONSENT

4. MANDATORY REFERRAL FOR THE ACQUISITION OF 1,030 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 001-021-001/008/009, 005-170-009/010, 005-160-006, AND 005-180-002 LOCATED ALONG VASCO ROAD IN UNINCORPORATED AREA SOUTHEAST OF BYRON (KNOWN AS THE SOUZA III PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT. (CP# 11-03): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of seven parcels totaling 1,030 (+/-) acres located along Vasco Road near Byron. (CT 3040.00) PR

DETERMINED TO BE
IN CONFORMANCE
WITH THE COUNTY
GENERAL PLAN ON
CONSENT

5. MANDATORY REFERRAL FOR THE ACQUISITION OF 798 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 075-170-003 AND 075-180-004, LOCATED NORTH OF MARSH CREEK ROAD AND EAST OF KIRKER PASS ROAD IN UNINCORPORATED AREA SOUTH OF PITTSBURG (KNOWN AS THE BARRON PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT. (CP# 11-04): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of two parcels totaling 798 (+/-) acres of land located north of Marsh Creek Road and east of Kirker Pass Road in an unincorporated area south of Pittsburg. (CT 3851.06). PR

DETERMINED TO BE
IN CONFORMANCE
WITH THE COUNTY
GENERAL PLAN ON
CONSENT

6. MANDATORY REFERRAL PROPERTY CONVEYANCE EAST BAY MUNICIPAL UTILITY DISTRICT TO MALCOLM AND EMILY FAIRBAIRN PROPERTY .14 ACRE PORTION OF PARCEL # 365-220-023 IN THE UNINCORPORATED ORINDA, BRIONES HILLS AREA (CP#11-05): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposal by the East Bay Municipal Utility District (EBMUD) to convey a .14 acre portion of Assessor Parcel No. 365-220-023, a 147 acre portion of watershed property in the unincorporated Orinda area. (CT 3540.02). PR
7. STAFF REPORT: Aruna Bhat informed the commissioners that the Contra Costa Water District appealed their decision on the Sosnowski application.
8. COMMISSIONERS' COMMENTS: Commissioner Gaddis inquired about the discussion at the Board of Supervisors today regarding refineries. Aruna explained that the Health Department had an item on the agenda regarding the Industrial Safety Ordinance.

Commissioner Clark requested that staff announce the date and location of Bob Drake's memorial service. Aruna stated that it will be on February 3rd from 1pm – 3pm at the Martinez Event Center.

9. COMMUNICATIONS:

Meeting adjourned at 7:25 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, FEBRUARY 8, 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, 2nd 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 a majority of members of the County Planning Commission 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, 2nd 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.