

COMMISSIONER GADDIS ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: KUTSURIS, BHAT, MOREIRA, NELSON, CROSS, STAMPS AND PARKES
CONSULTANT: COOK
PW: BALBAS AND GOSPODCHIKOV

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, NOVEMBER 8, 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, Karen Peterson

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: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

TOOK PUBLIC
TESTIMONY;
APPROVED WITH
ADDED CONDITIONS
OF APPROVAL

2. TRES VAQUEROS WINDFARMS, LLC (Applicant); CONTRA COSTA WATER DISTRICT and EAST BAY REGIONAL PARK DISTRICT (Owners); County File #LP09-2005: The applicant requests approval of a Land Use Permit to allow development of the Tres Vaqueros Windfarm Repowering Project. The proposed project includes: (1) decommissioning and removal of 91 obsolete wind turbines and related infrastructure; (2) construction of up to 19 Siemens 2.3-megawatt wind turbines, each with an total height of approximately 430 feet; (3) expansion and upgrade of the Tres Vaqueros Substation; (4) construction of new on-site gravel roads to provide access to the new turbines; (5) roadway improvements at one access point along Vasco Road; (6) reduced setbacks for up to 4 new turbines; (7) reclamation (through regrading and revegetation) of existing turbine pads and access roads that would no longer be utilized; and (8) extraction of construction water from Byron Bethany Irrigation District Canal 45. The project site lies within the portion of the Altamont Pass Wind Resource Area that is located in unincorporated Contra Costa County, and consists of 15 parcels encompassing approximately 2,664 acres. The site is approximately 2 miles southwest of the community of Byron, approximately 4 miles south of the city of Brentwood, approximately 1.5 miles west-southwest of Byron Airport, and adjacent to Los Vaqueros Reservoir and Vasco Caves Regional Preserve. Vasco Road runs along the project's southeastern boundary. [Assessor Parcel Numbers: 005-090-006, 005-090-007, 005-090-008, 005-100-002, 005-100-004, 005-100-005, 005-140-003, 005-150-004, 005-160-001, 005-160-004, 005-160-005, 005-170-006, 005-170-007, 005-170-008, 005-170-011, 003-13C-XXX (Canal 45) (Continued from 10/25/11) WRN

FINAL ENVIRONMENTAL IMPACT REPORT AND LAND USE PERMIT: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

3. SHELL OIL PRODUCTS U.S. (Applicant/Owner), County File #LP10-2006: The applicant is proposing a land use permit to allow approval of the Shell Crude Tank Replacement Project, located in the Martinez Area. State Clearinghouse #2010022034. The Proposed Project Consists of the Following Components: 1) 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). 2) 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. 3) 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

LAND USE PERMIT AND MINOR SUBDIVISION: CONTINUED PUBLIC HEARING – CLOSED
FOR TESTIMONY

APPROVED WITH
ADDED AND
MODIFIED
CONDITIONS OF
APPROVAL

Vote: (4- 2)

Ayes: Clark, Terrell
Sloan and Snyder

Noes: Peterson and
Steele

Abstain: None

Absent: Gaddis

4. SUFISM REORIENTED (Owner and Applicant), County Files LP08-2034 and MS09-0008: Applicant requests approval of a Land Use Permit AND Minor Subdivision as follows:

LAND USE PERMIT # LP08-2034: This is a request for a Land Use Permit to allow construction of a new sanctuary on approximately 3.12 acres. The proposed project includes: (1) a 66,074 square foot sanctuary building that includes a prayer hall, administrative offices, a library, classroom, archives, art and music program space, and related ancillary uses. Approximately 46,074 square feet of the building would be located below ground, including the administrative offices, bookstore, art studio, art storage, chorus rehearsal, video and audio production, music mixing and scoring, reception area, multi-purpose room, film/video and photo library, a music, drama, and dance studio, a coat room, women's and men's restrooms, and a kitchen. The 46,074 square feet includes approximately 13,800 square feet as open areas referenced as a rotunda, plaza, and east and west galleries (hallway) and a grand staircase; (2) a request for parking reduction based on a Transportation Demand Management Program (TDM) which includes the promotion of carpool, shuttle service, pedestrian and secure bicycle parking; (3) the removal of approximately 58 trees and the planting of at least 165 new trees; (4) the excavation and removal of soil (approximately 40,000 cubic yards of soil) an estimated 3,300 truck load of soil to be exported; and (5) demolition of three existing single family residences. (Continued from 11/01/11) LC

MINOR SUBDIVISION # MS09-0008: The applicant requests approval of a minor subdivision for the merging of seven (7) lots into one (1) parcel to create approximately 3.12 acres. The project addresses are 11 White Horse Ct., 1354, 1360, 1364, 1366, and 1384 Boulevard Way within the unincorporated (Saranap) Walnut Creek area of Contra Costa County [Zoning: Single Family Residential, 10,000 square foot minimum parcels (R-10); (General Plan: Single Family Residential High Density (SH), (Census Tract: 3410.00) (Parcel Nos. 184-450-006, 007, 012, 031, 032, 033, 034) (Zoning Atlas page:N-13)] (Continued from 11/01/11) LC

5. STAFF REPORT: NONE
6. COMMISSIONERS' COMMENTS: Commissioner Clark stated that the commission is very impressed by and thankful for the hard work that staff did pulling all of this complex material together.
7. COMMUNICATIONS: NONE

Meeting adjourned at 10:06 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 29, 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.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. 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.