

**COMMISSIONERS TERRELL, CLARK AND STEELE ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, P. ROCHE, R. HERNANDEZ & H. LI  
PW: R. LIERLY**

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, DECEMBER 10, 2013  
**30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

CHAIR: Marvin Terrell  
VICE-CHAIR: Don Snyder  
COMMISSIONERS: Richard Clark, Duane Steele, Doug Stewart, Jeffrey Wright, Rand Swenson

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 Hiliana Li at least 48 hours before the meeting at (925) 674-7205.

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

1. PUBLIC COMMENTS: NONE

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REVISED FINAL MAP FOR SUBDIVISIONS, DEVELOPMENT PLAN MODIFICATION: PUBLIC HEARING

STEVE SAVAGE (Applicant) - SHAPELL HOMES (Owner): The applicant is requesting approval of a General Plan Amendment, Specific Plan Amendment, Revised Final Map for Subdivisions, and a Final Development Plan Modification as they relate to Gale Ranch Phase III and Phase IV of Dougherty Valley located in eastern San Ramon. (Zoning: P-1) CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. RLH [Staff Report](#)

GENERAL PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

2. GENERAL PLAN AMENDMENT, County File #GP12-0005: A request for approval of a General Plan Amendment in order to accommodate the establishment of a new elementary school on a 7.9-acre site in Neighborhood 3 of Gale Ranch Phase IV in Dougherty Valley.

**VOTE:**

**Ayes:** Stewart,  
Wright, Swenson and  
Snyder

**Noes:** None

**Abstain:** None

**Absent:** Terrell,  
Clark and Steele

SPECIFIC PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED  
APPROVAL TO THE

3. SPECIFIC PLAN AMENDMENT, County File #SP12-0001: A request for approval of various amendments to the Dougherty Valley Specific Plan (DVSP) including an amendment to accommodate the establishment

of a new elementary school within Gale Ranch Phase IV.

REVISED FINAL MAP FOR SUBDIVISIONS: PUBLIC HEARING

- APPROVED PROJECT WITH MODIFICATION TO COA #16  
VOTE: SAME AS ABOVE
4. REVISED FINAL MAPS FOR SUBDIVISIONS #9247, 9297, 9298, 9302, 9303 and 9326: A request for approval of revised tentative maps for Subdivision 9326 (Gale Ranch Phase 3, Neighborhood 6), Subdivisions 9247, 9302 and 9303 (Gale Ranch Phase 4, Neighborhood 6) and Subdivisions 9297 and 9298 (Gale Ranch Phase 4, Neighborhood 3).

FINAL DEVELOPMENT PLAN MODIFICATION: PUBLIC HEARING

- APPROVED PROJECT WITH MODIFICATION TO COA #16  
VOTE: SAME AS ABOVE
5. FINAL DEVELOPMENT PLAN MODIFICATION, County File #DP12-3032: A request for approval of a modification to the final development plan for Gale Ranch Phase III and IV.

6. STAFF REPORT:

- Staff indicated that DCD received appeals on the Phillips 66 approval
- The Kensington cell site appeals are scheduled on the Board's Agenda for December 17, 2013

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS:

Adjourned at 7:20 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 14, 2014.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, 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, 30 Muir Road, Martinez, California 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, 30 Muir Road, Martinez, California 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) 674-7205.