

ZA: A. BHAT & T. MOREIRA  
PW: J. LAROCQUE  
STAFF: D. VOGELPOHL

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, JANUARY 4, 2016**  
30 MUIR ROAD  
MARTINEZ, CA 94553

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

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 CLOSED HEARING

APPROVED WITH  
MODIFICATIONS TO  
GROWTH  
MANAGEMENT AND  
LAND USE PERMIT  
FINDINGS:  
MODIFICATIONS TO:  
COA'S #5, 21, 23 & 30  
(TM)

2a. THE LYLE CO. (Applicant) – SUMMIT RANCH PROPERTIES, LLC (Owner), County File #LP15-2018: The applicant requests approval of a Land Use Permit to install and operate an unmanned Verizon Wireless telecommunications facility consisting of a faux water tower antenna structure containing six panel antennas, an equipment enclosure containing ancillary transmission equipment and a back-up diesel generator, and a coax cable connecting the antenna structure to the equipment enclosure. The project site is located at 100 Summit Ranch Road, at the eastern terminus of Serafix Road, in the Alamo area in unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 193-190-031) (Continued from 12/21/15 TM) SM [Staff Report](#)

3. DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

ACCEPT COMPLIANCE  
REPORT AND ADOPT  
RESOLUTION AS  
RECOMMENDED BY  
STAFF (AMB)

3a. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR15-0117: This is a public hearing on the Project Year 2015. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA: W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010) TM [Staff Report](#)

ACCEPT COMPLIANCE  
REPORT AND ADOPT  
RESOLUTION AS  
RECOMMENDED BY  
STAFF (AMB)

3b. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR15-0118: This is a public hearing on the Project Year 2015. Annual Review of the Windemere BLC, LLC Development Agreement dated January 11, 1996 by and between the County of Contra Costa and Windemere BLC, LLC relative to the Windemere Ranch Development. The subject property includes lands north to the Lawrence Road area, on both sides of Dougherty Road from Camp Parks on the south to the Shapell property line on the west and the Tassajara Valley Ridge to the east. (P-1) (ZA: W-19-M, W-17, X-18, W-18, V-16, V-17, V-18, V-19) (Parcel Nos. various) LC [Staff Report](#)

4. SETTLEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

ACCEPT COMPLIANCE  
REPORT AND ADOPT  
RESOLUTION AS  
RECOMMENDED BY  
STAFF (AMB)

4a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA15-0006: This is a public hearing on the Twenty-First Annual Compliance Report for project year 2015, dated November 18, 2015, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM [Staff Report](#)

ACCEPT COMPLIANCE  
REPORT AND ADOPT  
RESOLUTION AS  
RECOMMENDED BY  
STAFF (AMB)

- 4b. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA15-0006: This is a public hearing on the Twenty-First Annual Compliance Report for Project Year 2015, November 9, 2015, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994 by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere Ranch Partners and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. [LC](#) [Staff Report](#)

5. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
ADDED COA #3 AND  
MODIFY THE  
NUMBERING OF COA'S  
(AMB)

- 5a. PETER PETERSEN (Applicant & Owner), County File #LP15-2022. The applicant requests approval of a land use permit to allow the establishment of a commercial winery within an existing barn, with special events for wine club members. The project also includes variance requests to allow 1) an off-street parking area without landscaping, 2) an unlit off-street parking area, and 3) an off-street parking area with a gravel surface. The project site is located at 101 Blaine Lane and 2551 Bartels Drive in Knightsen. (Zoning: Heavy Agricultural, A-3/General Agricultural, A-2) (Assessor's Parcel Number: 020-110-012, -009) [SFT](#) [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 20, 2016. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.**

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 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 the Zoning Administrator less than 96 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.

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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.