

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, NOVEMBER 7, 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: PUBLIC HEARING

CONTINUED  
INDEFINITELY (LC)

- 2a. DAVID BANDUCCI (Applicant) - DEBORAH KNIBB (Owner), County File #LP16-2038: The applicant is requesting approval of a land use permit to establish a veterinary hospital within the Las Trampas Shopping Center in Alamo. The project includes tenant improvements to 2,611 square-feet of retail space (Suite D/E), which will include a reception area, two exam rooms, a treatment room, a separate surgery room, and a grooming area. The hours of operation will be Monday through Friday, 8:00 am to 6:00 pm, and Saturday, 9:00 am to 1:00 pm, and will only serve cats and dogs. No overnight stay of pets will be available. Emergency drop-ins will be available during normal business hours only. The subject property is located at 3217 Danville Boulevard, Suite D/E, in the unincorporated Alamo area. (Zoning: Retail Business (R-B) and Sign Control Combining District (-S-2); (Assessor's Parcel Number: 198-010-020) DV [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO COA  
#16 (LC)

- 3a. DISCOVERY BUILDERS (Applicant) - WEST COAST HOME BUILDERS, INC. (Owner), County File #DP16-3021: A request for approval of a Development Plan for construction of a 5,544 square-foot, two-story, single-family residence, with an attached 873 square-foot garage, a retaining wall, fencing, and new landscaping. Approval of a Tree Permit is also requested because construction will involve work within the driplines of two code-protected trees. The subject property is located at 401 Legacy Drive in the unincorporated Alamo area. (Zoning: Planned Unit (P-1) Zoning District) (Assessor's Parcel Number: 193-010-036) DV [Staff Report](#)

\*\*\*3:30 P.M. \*\*

NONE

4. PUBLIC COMMENTS:

ACCEPTED PUBLIC  
COMMENTS (AMB)

- 4a. TASSAJARA PARKS PROJECT (FT LAND LLC – Applicant and Owner, County File Numbers: GP07-0009, RZ09-3212, SD10-9280, DP10-3008): This is a public hearing to accept comments on the adequacy of the *Recirculated* Draft Environmental Impact Report ( R-DEIR) prepared for the proposed Tassajara Parks Project (“Project”). The proposed Project entails the approval of a 125 lot single-family residential subdivision with substantial park, recreation and open space components in the Tassajara Valley / San Ramon area.  
The Project site is composed of two, noncontiguous, areas of land, which are referred to as the “Northern Site” and the “Southern Site” – together referred to as the project site. The Southern Site consists of approximately 616-acres and the Northern Site, which is situated less than one-half mile to the north is approximately 155-acres (Refer to attached Vicinity Map).  
The Northern Site would consist of 125 single-family homes on 30-acres, with an adjacent detention basin. Most of the remaining acreage of the Northern Site, containing two staging areas and a public trail, would be dedicated to the East Bay Regional Park District for parks / recreation / open space and agricultural use. The project would also make improvements to the parking lot of the adjacent Tassajara Hills Elementary School Elementary School to improve circulation and parking at the school.

The Applicant proposes to convey almost all of the Southern Site (approximately 609-acres) to the East Bay Regional Park District, for parks / recreation / open space and agricultural use. The remaining 7-acres of the Southern Site would be offered for dedication to the San Ramon Valley Fire Protection District for their potential use.

The project proponent and the County are considering entering into a Development Agreement to vest the ability to build the Project and secure funding from the project proponent to support, develop, and implement policies, programs, and other actions intended to enhance agriculture and preserve open space, wetlands, parks, and other non-urban uses in the Tassajara Valley. Additionally, for purposes of clarity, the R-DEIR includes information about a Memorandum of Understanding (MOU) between various local agencies relating to the agricultural preservation and enhancement area of the broader Tassajara Valley.

The Project would require a change to the Contra Costa County Urban Limit Line (ULL) to include the 30-acre residential development area, encompassing the Project's residential development on the Northern Site.

The Project involves the following entitlements: General Plan Amendment, Rezoning, Subdivision, Development Plan, Development Agreement, Tree removal and a change to the ULL (Pursuant to Chapter 82-1.018 of the Contra Costa County Ordinance Code).

The Project site is situated on approximately 771-acres of land in the unincorporated Tassajara Valley area, east of the City of San Ramon and Town of Danville and is adjacent to and outside of the County ULL.

(Zoning: A-80, Exclusive Agricultural District) (General Plan Designation: AL, Agricultural Lands) (APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021) JO [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 21, 2016.

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 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.

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.