

****REVISED****

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JANUARY 22, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin

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) 674-7792.

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

1. PUBLIC COMMENTS:
2. REZONING: PUBLIC HEARING
- 2a. R. ROSS AVEDIAN – P/A DESIGN RESOURCES, INC. (Applicant) - ROBERT FREITAS (Owner), County File #RZ19-3249: A request for approval to rezone a 30.96-acre parcel (Parcel B of County file #MS18-0008) from Agricultural Preserve District (A-4) to Exclusive Agricultural District (A-20). The subject property is located at 2350 Norris Canyon Road in the unincorporated San Ramon area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Agricultural Preserve District (A-4); APN: 211-210-029 & -075) DB [Staff Report](#)
3. MINOR SUBDIVISION: PUBLIC HEARING
- 3a. R. ROSS AVEDIAN – P/A DESIGN RESOURCES, INC. (Applicant) - ROBERT FREITAS (Owner), County File #MS18-0008: A request for approval of a vesting tentative map to subdivide a 69.34-acre property into two parcels. These two new parcels are proposed as Parcel A and Parcel B, with 38.38 acres and 30.96 acres of total area, respectively. The proposed project also includes a variance to allow proposed Parcel A to have a total area of 38.38 acres, where the A-4 district requires a minimum of 40 acres. No development is proposed as a part of this project. The subject property is located at 2350 Norris Canyon Road in the unincorporated San Ramon area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Agricultural Preserve District (A-4); APN: 211-210-029 & -075) DB [Staff Report](#)
4. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 4a. County File #GP19-0001: County-initiated amendment to the 2005-2020 Contra Costa County General Plan to allow, commercial/distribution-scale solar energy generating facilities in areas designated on the Land Use Element Map as Commercial, Light Industry, Heavy Industry, and conditionally allow in Agricultural Lands, and Public-Semi Public. (Zoning: A-2, A-3, C, L-I, H-I, and P-1), (General Plan: C, LI, HI, PS, and AL) (Assessor Parcel Number: 001-041-044 et. al.) JL [Staff Report](#)
5. ZONING TEXT AMENDMENT: PUBLIC HEARING

- 5a. COUNTY FILE #ZT19-0004: A County-initiated Ordinance to establish the (-SG) combining district to allow solar facilities after the granting of a land use permit. (Zoning: A-2, A-3, C, L-I, H-I, and P-1), (General Plan: C, LI, HI, PS, and AL) (Assessor Parcel Number: 001-041-044 et. al). JL [Staff Report](#)
- 5b. COUNTY FILE #ZT19-0004: A County-initiated amendment to the County Ordinance Code to allow the establishment of commercial solar energy facilities in the general commercial (C), light industrial (L-I), heavy industrial (H-I) districts, planned unit (P-1) districts, and in (-SG) districts after the granting of a land use permit. (Zoning: A-2, A-3, C, L-I, H-I, and P-1), (General Plan: C, LI, HI, PS, and AL) (Assessor Parcel Number: 001-041-044 et. al). JL [Staff Report](#)
6. REZONING: PUBLIC HEARING
- 6a. County File RZ19-3251: A County-initiated rezoning of properties in specified Agricultural districts in Bethel Island, Byron, Discovery Bay, and Jersey Island to apply the solar energy generation (-SG) combining district. (Zoning: A-2, A-3, C, L-I, H-I, and P-1), (General Plan: C, LI, HI, PS, and AL) (Assessor Parcel Number: 001-041-044 et. al). JL [Staff Report](#)
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, FEBRUARY 12, 2020.

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 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.

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