

**ZA: A. BHAT & L. CROSS**  
**PW: J. LAROCQUE**  
**STAFF; D. BARRIOS**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, NOVEMBER 2, 2015  
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:

DEVELOPMENT PLAN: CLOSED FOR DECISION

APPROVED WITH  
MODIFICATIONS TO -  
COA #1 AND ADDED  
COA FOR VEGETATIVE  
SCREENING (LC)

2. PHOEBE KWAN AND RALPH LEIGHTON (Applicants and Owners), County File #DP15-3009: The applicant requests approval of a Kensington Design Review Development Plan Permit to allow a one-story 335 square-foot addition and a deck to the existing residence. The addition involves a bedroom, bathroom, and deck, and expansion of the existing kitchen. The addition does not exceed the gross floor area threshold for the subject property. The subject property is located at 285 Colusa Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6/Tree of Obstruction of Views, -TOV/ Kensington Combining District, -K) (Assessor's Parcel Number: 571-350-016) (Continued from 10/19/15 LC) [JRC](#) [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

WITHDRAWN BY  
APPLICANT PER 10/26/15  
(LC)

3. ALTAIR RIBEIRO DA SILVA (Applicant and Owner), County File #LP12-2094: The applicant requests approval of a Land Use Permit for a home occupation to allow the use of a portion of a single-family home to be used for the administrative functions of a debris-hauling business. The subject property is located at 2705 Shamrock Drive, in the unincorporated area of San Pablo. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 405-252-003) [SG](#) [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (LC)

4. ARTHUR ROAD ASSOCIATES, LLC (Applicant and Owner), County File #LP15-2016: The applicant is requesting approval of a Land Use Permit to establish a new 5,500 square-foot prefabricated metal warehouse building within an existing industrial park. The project includes a lot line adjustment between the subject parcel and an adjacent parcel under common ownership. The lot line adjustment (County File #LL15-0032) will ensure conformance with the lot coverage requirements set forth by the Contra Costa County 2005-2020 General Plan and is under concurrent review by County staff. The subject property is located in unincorporated Martinez. (Zoning: Light Industrial, L-I; General Plan: Light Industry, LI) (Assessor's Parcel Numbers: 380-051-042, 380-051-044, 380-041-006, 380-062-021, 380-062-017). [AV](#) [Staff Report](#)

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

NONE

5. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING:

ACCEPTED PUBLIC  
COMMENTS (AMB)

6. KELLER CANYON LANDFILL LAND USE AMENDMENT (Keller Canyon Landfill, Applicant & Owner), County File #LP08-2026: This is a Scoping Session to accept public comments in determining the scope and content of the environmental concerns related to the Supplemental Environmental Impact Report prepared for the proposed Keller Canyon Landfill land use permit amendment. The Project would amend LUP 2020-89 to:

- Increase the maximum daily tonnage that the landfill may accept for disposal, from the currently permitted maximum of 3,500 tons per day, to the proposed maximum of 4,900 tons per day; Establish separate limits for the maximum daily tonnage of green waste (i.e., yard debris), wood waste, and inert recyclable solids, such as rock and concrete, that the landfill may accept for beneficial use on site, in addition to the proposed maximum daily tonnage, as follows:
  - Green waste: 500 tons per day
  - Wood waste: 300 tons per day
  - Inerts and other recyclable material: 500 tons per day
- Increase maximum daily truck trips that may enter the landfill, from the current maximum of 320 per day to the proposed maximum of 395 per day (increase of 75 truck trips per day). In addition, the current limit of 225 transfer trucks (large 18-wheel trucks) would be lifted.

BASELINE AND PROPOSED EXTENTS OF DISTURBANCE

The Project to be evaluated in the SEIR includes proposed modification of the Extent of Disturbance (EOD). The boundaries of the 480 acre baseline EOD are shown on Figure 2 attached to this NOP. The baseline EOD includes both developed and undeveloped portions of the Project Area, that are permanently disturbed, or subject to future permanent or temporary disturbance activities allowed under permits regulating landfill design, construction, and operation. The baseline EOD was established through a combination of Geographic Information System (GIS) mapping, engineering design reports, aerial survey data of as-built conditions, and field reconnaissance. The baseline EOD includes the landfill waste placement area as well as on-site paved and unpaved roads; parking lots; landscaped areas; landfill gas power plant; appurtenant facilities; ancillary operations areas; and non-operations areas containing unstable slopes, landslide remediation areas, and open space.

The proposed EOD is approximately 572 acres. The proposed EOD would include the baseline EOD plus six areas totaling about 92 acres situated near the periphery of the baseline EOD where primarily temporary disturbance could occur in the future. Activities within these 92 acres would potentially include surveying and geologic testing, excavation and stabilization, placement of engineered fill, instrumentation, slope reconstruction, earthmoving and stockpiling of excavated soils, vegetation restoration for the purposes of slope maintenance, landslide remediation, and grading and construction associated with stormwater management infrastructure improvements (which could require minor realignment of adjacent on-site road).

The Project site is located at 901 Bailey Rd. in the unincorporated area of Bay Point, approximately 0.5 mile south of State Route 4, and immediately south of the southern limits of the City of Pittsburg. (Zoning: Heavy Agricultural District, A3 and Agricultural Preserve District, A-4) (General Plan: Landfill, LF and Open Space, OS) (APN: 094-360-019 et. al.) [DB Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 16, 2015. 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 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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205..