

ZA: A. BHAT AND T. MOREIRA  
PW: J. LAROCQUE & H. SHAFaq  
STAFF: J. ISIP

**~ R E V I S E D ~**  
**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, JUNE 6, 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 Hiliانا Li at least 48 hours before the meeting at (925) 674-7792.

NONE

1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
FINDINGS #1 & 2, AND  
COA #9 AND ADD NEW  
COA (TM)

- 2a. JEFF RANDOLPH, PACIFIC CREST BUILDERS, INC. (Applicant) – DAVID AND MARY HAUMESSER (Owner), County File #MS16-0001: The applicant requests approval of a Vesting Tentative Parcel Map to subdivide a 1.07-acre single-family residential lot into two parcels of 25,214 and 21,419 square feet. The project also includes a request for a Tree Permit to remove four protected trees and work within the drip line of 13 protected trees to accommodate future development on the new parcels, including the demolition of the existing single-family residence and driveway, construction of two new single-family residences, driveways, and drainage improvements, and the widening of a portion of Amigo Lane to a 20-foot roadway width. The subject site is located at 76 Amigo Lane in the Walnut Creek area in unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: 182-150-025) SM [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
COA'S #9, 16, 19, 25, 26  
AND FINDING #1 (TM)

- 3a. JONATHAN KENDLER, CENTURY MANAGEMENT CO. (Applicant) – HOFMANN HOLDINGS LP (Owner), County File #LP16-2001: The applicant requests approval of a Land Use Permit/Development Plan to establish a master take-out food establishment permit for the Discovery Bay Shopping Center, allow a weekly outdoor farmers market, and up to 10 outdoor non-profit special events per year, and to revise Development Plan DP87-3080, Condition of Approval #1, to allow commercial office and retail uses in all three existing buildings at the Shopping Center. The project site is located at 1520 Discovery Bay Boulevard and 1540 Riverlake Road in the Discovery Bay area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Numbers: 004-182-005, 004-182-006) SM [Staff Report](#)

APPROVED WITH  
MODIFICATION TO COA  
#1 (TM)

- 3b. T-MOBILE (Applicant) - WEST COAST TOWERS LLC (Owners), County File #LP15-2046: The applicant requests approval to modify County File #LP06-2016 in order to replace three (3) existing panel antennas, the installation of three (3) new RRU units, the installation of three (3) new diplexer units, and the replacement of six (6) TMA units. The subject property is located at 4310 Knightsen Ave. in the unincorporated Knightsen area. (Zoning: A-2—General Agricultural District) (APN: 032-040-043) GK [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COA'S #17 & #21

- 3c. VERIZON WIRELESS (Applicant) - MATHEW COELHO & SONS INC. (Owners), County File #LP15-2029. The applicant is requesting approval of a land use permit for the purposes of constructing and operating a new wireless telecommunications facility. The project includes the following: a) 70-foot tall mono-pine, b) 9 Verizon Wireless panel antennas (6 feet tall each), with the potential to collocate two additional carriers with 9 antennas each for a total of 27, c) 2 Raycap Fiber Power Surge Protectors, d) 9 Remote Radio Head Units, e) 2 Verizon GPS antennas, f) 1,700 square-foot lease area, (900 square-foot Verizon lease area, with two additional 400 square-foot lease areas for future wireless tenants, g) 10-foot x 10-foot equipment shelter, h) 6-foot wide utility easement, i) 15-foot wide non-exclusive access easement,

j) 450-foot long power/utility trench, k) 1 back-up generator with 132 gallon tank and l) 8-foot tall security fence with privacy slats at lease area. The project is located at 3510 Point of Timber Road in the Brentwood area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 011-170-002) EA [Staff Report](#)

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

NONE

1. PUBLIC COMMENTS:
2. ACCEPT COMMENTS ON THE DEIR: PUBLIC HEARING

TOOK COMMENTS AND  
LAST DAY TO SUBMIT  
WRITTEN COMMENTS  
IS 07/18/16 (AMB)

- 2a. 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 Draft Environmental Impact Report (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 area of unincorporated Contra Costa County. 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. 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. In addition, 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. 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) IQ [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 20, 2016. PLEASE BE AWARE OF THE NEW 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.

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.