

ZA: R. HERNANDEZ
STAFF: A. VELIZ & G. KUPP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, FEBRUARY 4, 2019
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

APPROVED AS
RECOMMENDED BY
STAFF

- 2a. DOFF COOKSEY (Applicant and Owner), County File #LP17-2006: The applicant requests approval of a Land Use Permit to establish an existing crop dusting business. The operations of the business includes aerial application and ground spraying serving agricultural properties in the area or in the region. There are three helicopters used for the aerial application and two ground rigs. The helicopters and ground rigs are stored within existing buildings on-site. Before each spraying job, the chemicals needed for the application will be delivered to the subject property the day before or the day of the application. All chemicals will be stored in a locked area within one of the existing buildings until they are delivered to the job site. The chemical is loaded on the property being sprayed and any unused portion is returned to the farmer. Spraying occurs when weather conditions are optimal for the application and aerial spraying occurs during daylight, but occurs in the early morning for the ground rig. This project also includes establishing existing buildings used for the helicopters, storage buildings, and fuel tanks. The project also involves the construction of a new storage building approximately 2,000 square feet and construction of a future modular office, approximately 504 square feet, and establishing nine parking spaces for the proposed project. The applicant is seeking a variance for a 35-foot side yard setback (where a minimum 50 feet is required) to establish the existing buildings and to allow construction of the proposed buildings, and to allow gravel material for the proposed parking (where asphalt or Portland cement binder pavement, or similar paving material is required). In addition, the applicant also seeks an exception from the County's collect and convey requirement. The subject is located at 7911 Balfour Road in the unincorporated Brentwood area of the County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: Exclusive Agricultural District, A-40) (APN: 015-150-002) JRC [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

- 3a. WILL DIMICHELE (Applicant) - PACIFIC/BOWIE-TRACY II (Owner), County File #DP18-3036: The applicant requests approval of a Development Plan to modify County File #DP01-3032 to allow the operation of a 2,400 square foot veterinary clinic within two existing suites. The subject property is located at 14810 Highway 4, Suite A in the Discovery Bay area of Unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 011-470-003) MH [Staff Report](#)

4. COMPLIANCE REVIEW: PUBLIC HEARING

CONTINUED TO MAY 20,
2019

- 4a. JOHN AND LORI RAMIREZ (Applicants and Owners), County #CV17-0068: This is an interim hearing for a compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned for the park operators to submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The site is located at 50 Camino Diablo Road in Brentwood, CA. (Zoning: A-3 Heavy Agricultural District) (APN 003-020-048) GK [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, FEBRUARY 20, 2019.

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.