**REVISED**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 16, 2020
30 MUIR ROAD
MARTINEZ, CA 94553

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.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

2a. SBA MONARCH TOWERS I, LLC (Applicant) - ROBERT G. MARTINEZ & ANA M. MARTINEZ (Owners), County File #LP19-2047: The applicant requests approval for a renewal of Land Use Permit #LP09-2030, to authorize the continued operation of an existing communications tower on the subject property. T-Mobile is presently leasing space on the existing tower, and could continue to operate at this location if this application is approved. No modifications to the existing facility are proposed with this application. The subject property is located at 1940 Sunset Road in the unincorporated Brentwood Area. (Zoning: A-2 General Agricultural) (APN 020-232-006) AV Staff Report

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

1. PUBLIC COMMENTS:

2. SCOPING SESSION: PUBLIC HEARING

2a. COMPASS LAND GROUP (Applicant) - CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC’s (Owner), County File #’s LP15-2030 and 2031: the applicant is requesting approval of two land use permits for the purposes of amending an existing quarry’s reclamation plan and corresponding operations, which includes the following components:

- Reclamation over an anticipated period of 50 years to a post-mining land use of open space;
- Reduction of the surface mining disturbance footprint that leaves the east rim of the quarry intact, providing a visual buffer between the quarry and viewsheds to the east;
- Permanent overburden fill areas;
- Final grading contours reflecting a maximum depth of excavation at elevation 110 feet mean sea level with finish slope angles that achieve adequate factors of safety;
- A final drainage plan that provides for the quarry pit to slowly fill with stormwater following reclamation to form a quarry lake with a controlled outflow that conveys stormwater to natural drainage courses and human-made drainage facilities;
- Revegetation of the quarry east rim, overburden fill areas, and processing plant site to a combination of chaparral and grassland habitats that feature California native seed mixes;
- Elimination of requirements to backfill, grade, and compact the quarry floor and benches, given that the planned open space end use will provide for a future quarry lake;
- Clarification of pre-1976 (pre–California Surface Mining and Reclamation Act (SMARA)) disturbance areas, including any areas disturbed outside the boundaries of the 1983 Reclamation Plan; and...
• Achievement of current State reclamation standards during reclamation.

In addition, and in response to stakeholder input, CEMEX has incorporated into the Revised Reclamation Plan a new screening berm (between the existing processing plant site and residential communities to the north) and an alternate driveway for accessing the site farther north along Mitchell Canyon Road. (Assessor’s Parcel Numbers: 112-020-007 and 112-020-013) CEQA: This is a hearing to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the CEMEX Construction Materials Pacific, LLC project. (FA) Staff Report


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.