

ALL COMMISSIONERS PRESENT
STAFF: A. BHAT, R HERNANDEZ, D. BROCKBANK, D. VOGELPOHL, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JUNE 23, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. **ACCESS THE MEETING LIVE ONLINE AT**

<https://cccouny-us.zoom.us/j/89724313480>

Meeting ID: 897 2431 4380

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

****** 6:30 P.M. ******

NONE

1. PUBLIC COMMENTS:

2. PUBLIC HEARINGS

CLOSED THE PUBLIC HEARING;
RECOMMENDED TO THE BOARD OF SUPERVISORS FOR APPROVAL

2a. AMERESCO KELLER CANYON RNG, LLC (Applicant) – REPUBLIC SERVICES (Owner), County File CDLP18-02022: The applicant requests approval of a Land Use Permit application for a renewable natural gas processing facility and pipeline (RNGPFP) at the Keller Canyon Landfill (KCL), that would amend the approved KCL Land Use Permit LP89-2020. KCL is required by permits and regulations to collect and control landfill gas (LFG) to minimize impacts to the community and environment. The proposed RNGPFP would process LFG to a sufficient quality to allow it to be placed into the regional natural gas network. The design of the RNGPFP would meet or exceed all regulatory requirements and/or industry standards. The proposed project has been developed in accordance with the conditions of approval of LP89-2020. The pipeline would carry RNG from the proposed processing facility to a connection with the existing PG&E Line 191-1 natural gas transmission pipeline located on PG&E property east of KCL. The total pipeline length would be approximately 2.85 miles. Construction of the Ameresco RNGPFP would take 8 to 12 months. The property is located at 901 Bailey Road in the Pittsburg area in unincorporated Contra Costa County. (Zoning: A-2,

Motion J. Wright

2nd: D. Allen

Vote (7-0)

Ayes: Amin, Bhandari
Wright, Hillesheim,
Mankin, Allen &
VanBuskirk

General Agricultural District, A-3, Heavy Agricultural District, A-4 Agricultural Preserve District) (Assessor's Parcel Numbers: 094-360-008, -019, -020, -022; 094-080-012; 094-090-002; 095-160-004, -005, -006) **SM Staff Report**

Noes: NONE

Abstain: NONE

Absent: NONE
CLOSED THE PUBLIC
HEARING;
RECOMMENDED TO
THE BOARD OF
SUPERVISORS FOR
APPROVAL

- 2b. **County File #CDZT21-00001:** A hearing on a County initiated Zoning Text Amendment for adoption of an Industrial Hemp Cultivation Ordinance regulating the cultivation of industrial hemp in the unincorporated areas of the County. **DV Staff Report**

Motion: B. Amin

2nd: D. Allen

Vote (7-0)

Ayes: Amin, Bhandari
Wright, Hillesheim,
Mankin, Allen &
VanBuskirk

Noes: NONE

Abstain: NONE

3. **STAFF REPORT:** NONE
4. **COMMISSIONERS' COMMENTS:** Chair Van Buskirk welcomed new Commissioner Bhandari to the County Planning Commission.
5. **COMMUNICATIONS:** NONE

Adjourned at 7:30 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JULY 14, 2021.