

COMMISSIONERS PRESENT: B. AMIN, J. WRIGHT, D. ALLEN, B. MANKIN, R. HILLESHEIM, S. BHANDARI  
ABSENT: K. VAN BUSKIRK  
STAFF: J. KOPCHIK, A. BHAT, S. TULLY, J. CUNNINGHAM, W. NELSON, J. STAMPS, D. KELLY  
COUNTY COUNSEL: K. KURTIS  
PUBLIC WORKS: L. GOSSETT

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, JUNE 9, 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://ccccounty-us.zoom.us/j/85432605117>

**Meeting ID: 854 3260 5117**

**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](mailto: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: GENERAL PLAN AMENDMENT, REZONING, SUBDIVISION & DEVELOPMENT PLAN

2a. FT LAND, LLC (Applicant) - FT LAND, LLC; MEACH, LLC; BILAND, LLC; TH LAND, LLC (Owners), County Files #GP07-0009, #RZ09-3212, #SD10-9280, #DP10-3008: CONSIDER request for General Plan amendment, rezoning, vesting tentative map, development agreement, and preliminary and final development plan. The applicant proposes to construct the Tassajara Parks project. To allow for the project the applicant requests approval of an amendment to the County General Plan to modify the boundary of the Urban Limit Line by way of placing

CLOSED THE PUBLIC HEARING;  
RECOMMENDED DENIAL ON THE BASES OF:  
MODIFYING THE

URBAN LIMIT LINE NOT IN THE PUBLIC INTEREST; CONCERN OVER AVAILABILITY OF WATER; PROJECT IS INCONSISTENT WITH THE GENERAL PLAN; AND OVERWHELMING OPPOSITION TO THE PROJECT FROM THE MEMBERS OF THE PUBLIC

**Motion:** Allen  
2<sup>nd</sup> Bhandari

**Vote:** 4-2

**Ayes:** Allen, Amin,  
Bhandari, Wright

**Noes:** Hillesheim,  
Mankin

**Abstain:** None

a 30-acre area within the Urban Limit Line; map amendments to the Land Use Element of the General Plan to change the land use designation of the project site from Agricultural Lands (AL) to Single-Family Residential High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS); a rezone of the project site from an Exclusive Agricultural (A-80) district to a project-specific Planned Unit (P-1) district; a vesting tentative map to subdivide the project site into 125 single-family residential lots and various open space and special use parcels; exceptions to the following provisions of Title-9 (Subdivisions): 1) frontage improvements and pavement widening, 2) street lights within one mile of an existing school, 3) frontage improvements on the side or sides of the roadway adjacent to a subdivision, 4) sidewalks within one mile of an existing school, 5) placement of overhead utility distribution facilities underground, and 6) collect and convey drainage standards; a Preliminary and Final Development Plan to allow: 1) development of 125 single-family residential lots, 2) roadway and infrastructure improvements, 3) grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards, and 4) offsite circulation improvements at the Tassajara Hills Elementary School parking lot; a Tree Permit to remove up to 19 code-protected trees; a Development Agreement between Contra Costa County and FT Land LLC; and a Preservation Agreement between Contra Costa County, the City of San Ramon, and the East Bay Regional Park District. An environmental impact report was prepared for this project pursuant to the California Environmental Quality Act. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] [ST](#) [Staff Report](#)

3. **STAFF REPORT:** None
4. **COMMISSIONERS' COMMENTS:** The Commissioners welcomed the new Planning Commissioner Sanjiv Bhandari to the Planning Commission
5. **COMMUNICATIONS:** None

\*\*\***ADJOURNED 9:45 P.M.**\*\*\*

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 23, 2021.