

ZA: L. CROSS & T. MOREIRA  
STAFF: G. FARRINGTON  
PW: L. GOSSETT

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, JULY 15, 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. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

CONTINUED TO  
AUGUST 5, 2019 (LC)

- 2a. RONALD NUNN (Applicant and Owner), County File # MS18-0011: The applicant requests approval of a Tentative Parcel Map for the proposed Orchard & Vine Four-Lot Minor Subdivision, a minor subdivision application to subdivide a 586.43-acre legal lot in agricultural production into four parcels, including a 40.6-acre Parcel A, a 357.98-acre Parcel B, a 74.15-acre Parcel C, and a 113.7-acre Parcel D. Parcel A, includes the nine-acre site of the Orchard & Vine winery and farm market facility that was approved under Land Use Permit LP16-2047. The applicant is also requesting authorization of exceptions to the requirements of County Code Sections, 96-12.406 (Private Road Turnaround), 98-4.002 (Minimum Width of Pavement and Right of Way), and 914-2.002 (Onsite Collect and Convey). Except for future development of the Orchard & Vine facility, no other development is proposed and the subdivision parcels will remain in agricultural production. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. The property is located at 550 Walnut Boulevard in the Byron area in unincorporated Contra Costa County. (Zoning: A-4, Agricultural Preserve District) (Assessor's Parcel Numbers: 003-010-017, 003-010-020, 007-140-006, 007-150-017, 007-150-018) (Continued from 06/03/19 LC) SM [Staff Report](#)

3. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

REVOCAION  
PROCEDURE  
POSTPONED  
INDEFINITELY.  
REFERRED TO CODE  
ENFORCEMENT FOR  
ABATEMENT (LC)

- 3a. JAMES TAYLOR (Owner), County File #CV18-0023: This is an enforcement hearing in response to continued violations of the County Junkyard Ordinance and failure of the property owner to diligently pursue actions that might correct the violations at the subject property located at 700 Seventh Street, Rodeo, CA 94572. (Zoning: Rodeo P-1 Planned Unit District) (Assessor's Parcel Numbers: 357-120-002, 357-120-003, and 357-111-010) (Continued from 05/20/19 LC) JL [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATIONS TO  
COA'S #5, 11, 19 AND  
MERGE #8 & #17 (TM)

- 4a. BOB NUNN – SUNSET EXPLORATION (Applicant) - RON GINOCHIO (Owner), County File #LP19-2013: The applicant requests approval of a land use permit to allow for the exploratory drilling for up to three oil/gas wells on an existing pad. The project is located approximately 0.5 miles north of Empire Mine Road and Deer Valley Road in the unincorporated Antioch area of Contra Costa County (Zoning: Agricultural Preserve District, A-4) (Assessor's Parcel Number 057-060-008) MH [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

- 4b. ALLEN FINK, ON AIR LLC, ON BEHALF OF VERIZON (Applicant) - JASON KUIHWEIN (Owner), County File #LP18-2028: This is an application for a Land Use Permit to allow the renewal of County File #LP06-2075 for the continued operation of an existing Verizon telecommunications facility with proposed modifications to remove twelve existing antennas and install nine new antennas, remove three existing RRUS and install nine new RRUS, remove three existing RULs and three existing diplexers from the equipment shelter, install one new 6XRAYCAP, and install one new hybrid cable. The subject property is located at

1631 Arabian Lane in the unincorporated Brentwood area. (Zoning: Exclusive Agricultural District (A-40)) (APN: 015-040-056) MM [Staff Report](#)

5. VARIANCE: PUBLIC HEARING

CONTINUED TO  
AUGUST 5, 2019, AS  
CLOSED HEARING (TM)

- 5a. HARBANS S. GILL (Applicant and Owner), County File #VR18-1033: The applicant is requesting approval of a Variance Permit for a reduced 10-foot front yard setback (where 20-feet is the minimum required) for a 210-square-foot second-story deck constructed without permits. The project is located at 1532 Hillcrest Road in the San Pablo area of Unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Parcel Number: 419-071-009) JL [Staff Report](#).

6. WIRELESS ACCESS: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATIONS TO  
COA #22 (TM)

- 6a. VERIZON WIRELESS C/O ON AIR LLC (Applicant) - PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0006: The applicant requests approval of a Wireless Facilities Access permit to establish a new Verizon telecommunications facility within the Granite Drive right-of-way. The proposal involves installing a two-foot canister antenna atop a replacement wooden utility pole located within the public right-of-way. The project would result in a 9-foot-10-inch height increase, relative to the top of the existing utility pole. A pole-mounted standoff bracket with disconnect switch and ground buss bar is proposed between eight to ten feet above ground level. Ancillary equipment to be installed in the right-of-way includes 3 RRU units , 2 diplexers , 3 power supply units, and a power meter; all located within a 21 square-foot fenced equipment area located at ground level adjacent to the utility pole. The subject property is located in the Granite Drive right of way near 2243 Granite Drive, in the Alamo area. (Zoning: R-20 Single-Family Residential) (APN ROW 193-281-003). AV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 5, 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.