ZA: A. BHAT & W. NELSON
STAFF: S. GILL
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 15, 2013
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.

1. PUBLIC COMMENTS: NONE

2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

CONTINUED INDEFINITELY; RENOTIFICATION REQUIRED (WRN)

RONALD GREENWELL (Applicant) - JAMES AND BARBARA DE FREMERY (Owners), County File #MS11-0001 – The applicant requests approval of a vesting tentative map to subdivide a 31.41-acre site comprised of two parcels, into three new parcels. The proposed parcel sizes are 11.21 acres for Parcel-A, 10.20 acres for Parcel-B, and 10.00 acres for Parcel-C. The project also includes a request for approval to allow work within the dripline of a code-protected 90-inch Willow Tree. As part of the project the applicant requests to establish vineyards across the entire area of Parcels-B & -C, abandon an existing 60-foot wide road dedication, and widen and construct a 60-foot Fire District turnaround within Hidden Ranch Road. The subject properties are 12.42-acre and 19.21-acre lots located at the eastern end of Hidden Ranch Road in the Knightsen area. (General Plan: Agricultural Lands, AL) (Zoning: General Agriculture, A-2) (Assessor's Parcel Number: 020-200-027, -039) CEQA: For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), A Mitigated Negative Declaration of Environmental Significance (MND) has been issued for this project. The Zoning Administrator will consider the adoption of the MND and related findings on this project. (Continued from 05/20/13 LC) SFT Staff Report

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH MODIFICATION TO COA #16 (WRN)

3. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2055: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 30-foot 3-inch tall utility pole. The project includes: extending the existing pole to 32-feet 6-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.25-miles east of the Marsh Creek Road/Gill Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-021) FA Staff Report

APPROVED WITH MODIFICATION TO COA #16 (WRN)

4. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2056: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 25-foot 2-inch tall utility pole. The project includes: extending the existing pole to 33-feet 5-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles west of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-320-006) FA Staff Report

CONTINUED TO AUGUST 19, 2013 (WRN)

5. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2057: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 28-foot 4-inch tall utility pole. The project includes: extending the existing pole to 36-feet 7-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 300-feet west of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel

Number: ROW 078-140-008) FA Staff Report

APPROVED WITH MODIFICATION TO COA #16 (WRN)

6. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2058: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 27-foot 6-inch tall utility pole. The project includes: extending the existing pole to 36-feet 8-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles east of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-020) FA Staff Report

APPROVED WITH MODIFICATION TO COA #16 (WRN)

7. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2059: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 31-foot 7-inch tall utility pole. The project includes: extending the existing pole to 33-feet 10-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles northwest of the Marsh Creek/Deer Valley Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 007-192-002) FA Staff Report

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

8. PUBLIC COMMENTS:

DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

TOOK COMMENTS, WRITTEN COMMENTS ACCEPTED THROUGH JULY 25, 2013 (AMB)

9. PHILLIPS 66 COMPANY (Applicant & Owner), County File #LP12-2073: This is a hearing to accept public comments on the content of the Draft Environmental Impact Report (Draft EIR) that was prepared for the Phillips 66 Propane Recovery Project, which proposes refinery processing equipment improvements to recover for sale propane and butane from refinery fuel gas (RFG) and other process streams; and to decrease sulfur dioxide (SO_2) emissions from the refinery as a result of removing sulfur compounds from RFG streams at the Phillips 66 Rodeo refinery in Contra Costa County.
The proposed project would add and modify processing and ancillary equipment within the refinery. New equipment includes a hydrotreater, fractionation columns to recover propane and butane, and propane storage vessels and treatment facilities, as well as two new rail spurs. To provide the steam required by the proposed project, either a new 140 million Btu/hr steam boiler would be added or more steam would be provided by the existing steam power plant if the new boiler were not built. There would also be minor modifications to existing process units and utility systems for the purpose of tie-ins and to address any changes in operating pressure or temperature at the tie-in points. The proposed project would require hydrotreating a portion of the RFG, a process that would reduce the amount of sulfur in the fuel gas, and because fuel gas is now burned to produce heat for refinery processes, would ultimately reduce the refinery's SO_2 emissions to the atmosphere. The project would be built in two phases. The first phase (Phase I) would provide enhanced recovery and increased rail shipments of butane. Phase I would include all project components except propane storage and the additional rail loading rack and spurs. During the second phase, (Phase II), the facilities to store and ship propane would be added along with the piping and other ancillary equipment necessary to get the propane from the Propane/Butane Recovery Unit to the storage vessels and loading racks. Startup would occur after the completion of construction, which is estimated to take 12 to 15 months. The proposed project would be constructed on existing refinery property that is zoned for heavy industrial use, and the proposed project would be a permitted use within the heavy industrial zoning district; however, a Land Use Permit is required under the Hazardous Waste or Hazardous Materials Ordinance §84-63.1002 of the Contra Costa County Code. The project also requires compliance with the California Environmental Quality Act (CEQA). Construction is proposed to begin after all required permits are received. The Phillips 66 Rodeo refinery is located at 1380 San Pablo Avenue in unincorporated Contra Costa County, near the town of Rodeo. {Zoning: Heavy Industrial District (H-I); Assessor's Parcel Numbers: 357-010-001 & 357-300-005} CEQA: The DRAFT EIR was released on June 10, 2013 and it will end July 25, 2013. This hearing is to allow the Zoning Administrator to accept public comments on the adequacy of this Draft EIR. LC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 5, 2013. **PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.**

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.