

ZA: A. BHAT & T. MOREIRA
STAFF: S. GONG

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, FEBRUARY 2, 2015
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

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS AND
TWO ADDED COA's
(TM)

2. TOM ALDEN (Applicant) – THOMAS AND ANDREA VARDELL (Owner), County File #DP14-3040: The applicant is requesting approval of a Development Plan application to allow an expansion of unconditioned space to an existing single family residence. The proposal consists of a) a 555 square foot garage expansion; b) a 622 square foot storage room above the garage c) a 267 square foot screen room, d) a 486 square foot front porch expansion; a d) a cupola on the existing roof and architectural modification to the façade of the house. A tree permit is also requested to working within the dripline of four (4) trees. This application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height and design of the proposed project. The project is located at 5500 Old School Road in the Danville area. (Zoning: A2 General Agricultural) (Assessor's Parcel Number: 204-040-033. LV [Staff Report](#))

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

3. PUBLIC COMMENTS: NONE

4. FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

RECOMMENDED THAT
BOARD OF
SUPERVISORS CERTIFY
THE EIR (AMB)

PHILLIPS 66 COMPANY (APPLICANT AND OWNER) County File #LP12-2073: This is a closed hearing on the adequacy of the content of a Recirculated Final Environmental Impact Report (RFEIR) 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 (SO₂) 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 is 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 SO₂ 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 is located at 1380 San Pablo Avenue, Rodeo. (Zoning: H-I, Heavy Industrial) (Parcel Numbers: 357-010-001 & 357-300-005) LC [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 23 , 2015. PLEASE BE AWARE OF THE 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.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. 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..