



# CONTRA COSTA COUNTY

## AGENDA

### Byron Municipal Advisory Council

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Tuesday, April 23, 2024

6:00 PM

St. Anne Church, 2800 Camino Diablo,  
Byron, CA 94514

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**1. Roll Call and Introductions**

**2. Approval of Agenda**

**3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).**

**4. Agency Reports**

- a. Contra Costa County Office of the Sheriff  
Office of Supervisor Diane Burgis  
California Highway Patrol - TBD  
Contra Costa County Fire Protection District - TBD

**5. Consent Items - Items are subject to removal from the consent calendar by request of any MAC member. Items removed from the consent calendar will be considered with the discussion items.**

- a. APPROVE Draft Record of Action for February 27, 2024 and March 15, 2024

[24-1223](#)

**Attachments:** [Draft Record of Action 2-27-24](#)  
[Draft Record of Action 3-15-24](#)

**6. Presentations**

Presentation from Sheriff's Office of Emergency Services - Rick Kovar,  
Emergency Services Manager and Lorena Herrera, Senior Emergency Planning  
Coordinator

[24-1224](#)

**Attachments:** [Local Hazard Mitigation Plan - Byron](#)

**7. Discussion Items**

APPROVE a date for the 2024 Byron Community Clean-up in partnership with  
Mt. Diablo Resource Recovery

[24-1225](#)

**8. Correspondence/Announcements**

RECEIVE Byron MAC March-April 2024 Correspondence

[24-1226](#)

**Attachments:** [Byron MAC March-April 2024 Correspondence](#)

**9. Future Agenda Items**

**10. Adjourn**

The next meeting is currently scheduled for May 28, 2024.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Blvd, Ste. 140, Brentwood, CA 94513 during normal business hours. Staff reports related to items on the agenda are also accessible on line at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, Supervisor Diane Burgis, (925) 655-2330.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 24-1223

**Agenda Date:** 4/23/2024

**Agenda #:** a.

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Advisory Board: Byron MAC

Subject: APPROVE Draft Record of Actions

Presenter: Claire Alaura, Office of Supervisor Diane Burgis

Recommendation(s)/Next Step(s):

APPROVE Draft Record of Actions for February 27, 2024 and March 15, 2024

# Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis  
Contact: Stephen Griswold III  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
District Representative, Stephen Griswold III

*The Byron Municipal Advisory Committee serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## Draft Record of Actions

6:00 p.m.

February 27, 2024

### 1. MEMBERS PRESENT:

Chair Linda Thuman, Vice Chair Nisen, Councilmember Schmit, and Councilmember Wherity

### 2. MEMBERS ABSENT:

Councilmember Lopez

### 3. APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice Chair Nisen. Second made by Councilmember Wherity. Motion carried 4-0.  
AYES: Thuman, Nisen, Schmit and Wherity.

### 4. PUBLIC COMMENT:

- a. Patty Bristow shared concerns about trucks on Camino Diablo and hopes CHP could assist. She also shared there had been a big theft of equipment from the Wild Idol.
- b. Councilmember Wherity mentioned there were people living in trailers on Washington and Byron Highway and asked that code enforcement investigate, and she will send photos.

### 5. AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Charlene Jacquez provided an activity report for the month of January including calls for service, provided information on upcoming events, and answered questions.
- b. **California Highway Patrol:** No Report
- c. **Contra Costa Fire Protection District:** No Report
- d. **Office of Supervisor Diane Burgis:** Shared information regarding upcoming community events/news.

### 6. CONSENT ITEMS:

- a. **Approval of the Record of Actions for January 23, 2024:** Motion to approve as presented made by Councilmember Schmit. Second made by Councilmember Wherity. Motion carried 4-0. AYES: Thuman, Nisen, Schmit and Wherity.

### 7. PRESENTATION

- a. Update from Contra Costa County Fire Protections District – Michelle Rinehart, Coordinator Wildfire Mitigation and Grants, offered information about services for wildfire mitigation and possible assistance with flood control.
- b. Update regarding Department of Conservation and Development Agtourism – Stephen Griswold, Office of Supervisor Burgis, answered questions about the DCD County Planning Commission report regarding two County-initiated Zoning Text Amendments. He also shared information about the upcoming annual Community Clean-up Day and dates being offered to the Board at the next meeting. \*This Presentation was moved down the agenda to Items for Discussion and/or Action and was received after item c. Update from Public Works

### 8. ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **CONSIDER Agency Comment Request CDLP23-03052 – The applicant requests approval of Development Plan Minor Modification to allow a 516 SF addition to an existing residence in an R-B Zoning District and a Variance to allow for a 560 SF detached accessory building (where 500 SF is the maximum allowed size). (Variance CDVR23-01063 taken in mistake.)**

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.



- Motion was made to recommend approval from Chair Thuman. Second made by Vice Chair Nisen. Motion carried 4-0. AYES: Thuman, Nisen, Schmit and Wherity.
- b. **CONSIDER Agency Comment Request CDLP23-02054 – The applicant requests a land use permit to allow for the continued operation of a wireless telecommunication facility previously approved under land use permit (County File #CDLP07-02033) for a previously approved Verizon Wireless/American Tower telecommunications facility.**
- Motion was made to recommend approval from Chair Thuman. Second made by Councilmember Schmit. Motion carried 4-0. AYES: Thuman, Nisen, Schmit and Wherity
- c. **RECEIVE Update from Public Works, Flood Control Divisions – Tim Jensen, Flood Control Manager, Public Works Department\***

**9. CORRESPONDANCE/ANNOUNCEMENTS**

- a. R-01/18/2024 County Planning Commission for January 24, 2024
- b. R-01/29/2024 County Zoning Administrator for February 5, 2024
- c. R-01/29/2024 County Planning Commission for February 14, 2024
- d. R-02/02/2024 County Zoning Administrator for February 5, 2024
- e. R-02/12/2024 County Zoning Administrator for February 21, 2024
- f. R-02/12/2024 Notice of Availability of a Draft Environmental Impact Report and Notice of Public Review and Comment Period for Draft Contra Costa County 2045 General Plan and Draft Climate Action Plan 2024 Update from Department of Conservation and Development

**10. FUTURE AGENDA ITEMS**

- a. No future agenda items. However, two community events were shared: March 16<sup>th</sup> is Home for our Troops Landscaping Day for Sgt. Kyle Garcia. April 27<sup>th</sup> is the Contra Costa County Sherriff’s Department Drug Take Back Day at Safeway.

**11. ADJOURMENT**

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 7:56 p.m. The next regularly scheduled Byron Municipal Advisory Council meeting is March 26<sup>th</sup>, 2024, at 6:00 p.m. located at St. Anne’s Church, 2800 Camino Diablo, Byron, CA 94514.

# Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis  
Contact: Stephen Griswold III  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
District Representative, Stephen Griswold III

*The Byron Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.*

## Draft Record of Actions

### SPECIAL MEETING

6:00 p.m.

March 15, 2024

- **MEMBERS PRESENT:**  
Chair Linda Thuman, Vice Chair Nisen, Councilmember Lopez, Councilmember Schmit, and Councilmember Wherity
  - **MEMBERS ABSENT:**  
None
  - **APPROVAL OF AGENDA:**  
Motion to approve the agenda made by Councilmember Schmit. Second made by Vice Chair Nisen. Motion carried 5-0.
  - **PUBLIC COMMENT:**
    - a. No public comment on items not on the agenda.
  - **ITEMS FOR DISCUSSION AND/OR ACTION:**
    - a. **CONSIDER Agency Comment Request CDLP22-02036:** The Applicant seeks a land use permit for the construction and operation of the Ranch Sereno Clean Power Project, a 2.83-megawatt solar generation facility and a 3.7-megawatt battery storage system. The project would use approximately 6.5 acres of land. The solar farms will be ground mounted single axis tracker system.
      - Staff liaison gave a brief review of the history of this project and informed the Council it will be going before the Zoning Administrator on March 18<sup>th</sup>. The recusal of Vice Chair Nisen from this item was announced, as he owns property that borders the project property. Nisen remained at the dais but refrained from the Council discussion.
- Public Comment:**
- a. Ken Gardner lives adjacent to the project property and only received notice of this going to the Zoning Administrator on March 11<sup>th</sup>. The property owner reached out to him about this project three years ago and notes that he has also altered the water drainage on the property.
  - b. Danny Hamby lives on the backside of the project property and feels blindsided. He asks if this is Ag, how is the allowed. Hamby also notes the house has been re-flagged for the barn house conversion and drainage issues, and that this area is residential and not a place for a solar farm.
  - c. Sam Maloney lives across from the project property and is a renter. He doesn't want to see an Alcatraz fence, solar panels, and a storage facility across the street. Feels that traffic will increase on that road.
  - d. Patty Bristow shared her concerns about the battery situation on a solar farm. Says fire departments are not equipped to handle solar battery incidents and there's no immediate hazmat available in the area. This process is unethical and against the law, and this project is not what residents want here. As a LAFCO Commissioner, she plans to bring this up at their next meeting. Byron is not a dumping ground. If they were able to prevent marijuana from coming here, they can protest this too.
  - e. Mike Nisen spoke as a resident and mentioned the zoom meeting the applicant held the night before. He said the residents asked the applicant to move the Zoning Administrator meeting and were told it could not be changed. The applicant said they were under contract with Marin Energy and needed to proceed with this timeline to avoid penalties, to which Nisen said that is not their problem. He referenced studies by the UC Berkely labs which did not include

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public comment or show how nearby properties were affected. He said there would be a devaluation of properties by \$500K on Byer Road.

- f. Sally Hamby also lives near the project property and says they already have solar. Their water comes from wells and is afraid this project would contaminate the soil and therefore the well water. She also is concerned there would not be enough water to put out solar battery fires.

- Motion to not recommend as presented made by Chair Thuman. Second made by Councilmember Lopez. Motion carried 4-0. AYES: Thuman, Lopez, Schmit and Wherity. RECUSED: Nisen

- **CORRESPONDANCE/ANNOUNCEMENTS**

- a. R-02/23/2024 County Planning Commission for February 28, 2024
- b. R-02/26/2024 REVISED County Planning Commission for February 28, 2024
- c. R-03/04/2024 County Planning Commission for March 13, 2024
- d. R-02/27/2024 County Zoning Administrator for March 4, 2024
- e. R-02/28/2024 REVISED County Zoning Administrator for March 4, 2024
- f. R-03/12/2024 County Zoning Administrator for March 18, 2024

- **FUTURE AGENDA ITEMS**

- a. No future agenda items. However, the March 16<sup>th</sup> is Home for our Troops Landscaping Day for Sgt. Kyle Garcia event was shared.

- **ADJOURNMENT**

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 6:39 p.m. The next regularly scheduled Byron Municipal Advisory Council meeting is March 26<sup>th</sup>, 2024, at 6:00 p.m. located at St. Anne's Church, 2800 Camino Diablo, Byron, CA 94514.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 24-1224

**Agenda Date:** 4/23/2024

**Agenda #:**

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Advisory Board: Byron MAC

Subject: Presentation from the Sheriff's Office of Emergency Services

Presenters: Rick Kovar, Emergency Services Manager and Lorena Herrera, Senior Emergency Planning Coordinator

Contact: Office of Emergency Services Staff [oes-staff@so.cccounty.us](mailto:oes-staff@so.cccounty.us)

Recommendation(s)/Next Step(s):

RECEIVE Presentation from Sheriff's Office of Emergency Services on Local Hazard Mitigation Plan.





**Contra Costa  
County**

# **Local Hazard Mitigation Plan**

**Presentation for Byron MAC on April 23, 2024**





**Contra Costa  
County**

# Presentation Overview

**Part 1:** Plan Overview

**Part 2:** County Hazards

**Part 3:** How to Prepare

**Part 4:** Get Involved



**Contra Costa  
County**

# Local Hazard Mitigation Plan

The Local Hazard Mitigation Plan (LHMP) is a 5-year plan that sets the mitigation priorities for the County.

Over 40 partners county wide are a part of this plan: 16 special districts, 20 special districts, and many County Departments.



**The planning process includes:**

Working with cities, special districts, and county departments to identify priority hazards in their jurisdictions.



identifying mitigation strategies for each hazards identified.



asking the public for feedback on the plan. Now that we have a draft, we want to hear your comments!







# County-Wide Hazards

## Natural Hazards *(Required)*



- Climate Change
- Dam and Levee Failure
- Drought
- Earthquake
- Flood
- Landslide
- Sea Level Rise (new)
- Severe Weather
- Tsunami
- Wildfire

## Human-Caused / Technological Hazards

- Cybersecurity Threats
- Hazardous Materials Incidents
- Utility Interruptions
- Active Shooter Incidents
- Terrorism



**Contra Costa  
County**

# How to Prepare for Disasters

Preparing before a disaster can help you and your loved ones recover more quickly from a disaster.



**Learn your  
hazards**

Visit  
[myhazards.caloes.ca.gov](http://myhazards.caloes.ca.gov)



**Make a kit**

Each member of your household and pet should have a kit.



**Practice  
your plan**

Practice your plan and check your emergency kit at least twice a year.





**Contra Costa  
County**

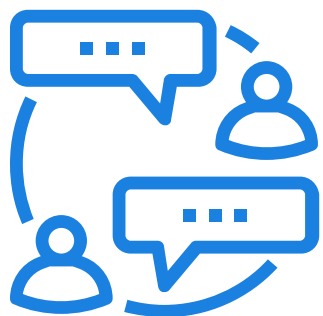
# Get Involved in the Planning Process



**Read the plan!**



**Comment!**



**Share what you learned!**

Check the County Website on April 22,  
2024 for more information.







**Contra Costa  
County**

# Thank you!

**For questions or comments  
contact:**

**OES Staff**

**[oes-staff@so.cccounty.us](mailto:oes-staff@so.cccounty.us)**





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 24-1225

**Agenda Date:** 4/23/2024

**Agenda #:**

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Advisory Board: Byron MAC

Subject: APPROVE a date for the 2024 Byron Community Clean-up Day

Presenter: Claire Alaura

Information:

Potential dates for 2024 Byron Community Clean-up Day:

June 22

July 20, 27

October 5, 26

Recommendation(s)/Next Step(s):

APPROVE a date for the 2024 Byron Community Clean-up in partnership with Mt. Diablo Resource Recovery.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 24-1226

**Agenda Date:** 4/23/2024

**Agenda #:**

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Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC March-April 2024 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC March-April 2024 Correspondence

**\*\*\*REVISED\*\*\***

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**

**MONDAY, MARCH 18, 2024**  
ZONING ADMINISTRATOR HEARING ROOM  
30 MUIR ROAD  
MARTINEZ, CA 94553

**RECEIVED**

**MAR 14 2024**

**BY: \_\_\_\_\_**

**\*\*\*1:30 P.M.\*\*\***

*The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at:*

[http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675###. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://cccouny-us.zoom.us/j/89580629496>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) or by voicemail at (925) 655-2860.

Commenters will generally 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. The Zoning Administrator 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. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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) 655-2860.

1. PUBLIC COMMENTS:
2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING
- 2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 12/18/23 RH) CF Staff Report
- 2b. GAIL L. FUGURE TRE (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00453. This case is for violation(s) for a car wash and detailing business operating in a P-1 Zoning District. The site address is 3000 Golden Meadow Dr, Alamo, CA 94507 (Continued from 02/21/2024 RH) LT Staff Report
3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING
- 3a. CHUCK MCCALLUM, KIER + WRIGHT (Applicant) - JOHN SATHRI (Owner), County File CDMS21-00014: The applicant requests approval of a Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 20.07-acre lot into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Parcel A includes two existing single-family residences. Parcels B and C would be vacant. The Tentative Parcel Map shows building pads to accommodate future single-family residences on Parcels B and C; however, development

of the parcels is not part of this application. Access to the parcels would be provided by a private road that is currently partially paved and provides access to Parcels A and C with the remainder an existing gravel roadway that would be paved to provide access to Parcel B. The project site is 30-32 Century Oaks Court in the San Ramon area of unincorporated Contra Costa. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 211-010-035) (Continued from 03.04.2024 WRN) GF Staff Report

4. RECONSIDERATION REQUEST: PUBLIC HEARING

- 4a. KEVIN GALLAGHER ON BEHALF OF AT&T WIRELESS (Applicant) - ALHAMBRA CREEK RANCH LLC (Owner), COUNTY FILE #CDLP23-02009: This is a request for a reconsideration of the County Zoning Administrator's approval of a Land Use Permit to establish a new AT&T wireless telecommunications facility. The request is for a reconsideration of Condition of Approval #30, which requires the applicant to plant 16 new trees required for restitution for approved tree removal. The subject property is located approximately 1,370 feet south of the intersection of Alhambra Valley Road and Briones Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-20 and A-2) (Assessor's Parcel Number: 365-140-009) EL Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

- 5a. MARIA FERNANDO FOR NEOWORKS (Applicant) - NIKHIL PATEL (Owner); County File #CDLP23-02026: The applicant requests approval of a Land Use Permit to allow the establishment of an auto repair shop in an existing tenant space where there is also a Valero gas station. The auto repair services that will be provided are related to vehicle maintenance and repair such as brake services, oil change, suspension, transmission, engine tune-ups, and spark plug replacements. The subject property is located at 3753 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. Zoning: El Sobrante Planned Unit area (P-1); APN: 420-021-022 DV Staff Report

- 5b. RENEWABLE AMERICA, LLC (Applicant) - JEFFREY JAY JESS (Owner), County File CDLP22-02036: The applicant requests approval of a Land Use Permit for a commercial solar energy facility on a 7.02-acre portion of the 14.27-acre project site. The facility includes a solar panel array generating 2.82 megawatts of solar energy and a 5.22 megawatt battery storage system. The facility would interconnect with Pacific Gas and Electric Company's existing electrical distribution system along the Byer Road frontage of the project site. The applicant is also requesting an Exception to the requirements and regulations of County Code Division 914 (Collect and Convey). The project site is 0 Byer Road, immediately east of 3600 Byer Road, in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District, -SG Solar Energy Generation Combining District) (APN: 002-030-018) AV Staff Report

6. DEVELOPMENT PLAN: PUBLIC HEARING

- 6a. JORDAN MOSSA (Applicant & Owner), County File #CDDP23-03022: The applicant requests approval of a Small Lot Design Review Development Plan to construct an approximately 606-square-foot, single-story residential addition to an existing residence with an accessible concrete ramp. The project site is located at 2195 Olympic Boulevard, in the unincorporated area of Walnut Creek. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-301-023) EL Staff Report



- 6b. DAVID GILL (Applicant) - DANIEL LEVINE (Owner); County File #CDDP24-03001: The applicant requests approval of a Kensington Design Review Development Plan for a 350 square-foot addition to the existing lower level, and a light well. The proposed development results in a gross floor area of 3,213 square-feet, which exceeds the threshold standard of 2,700 square-feet. The subject property is located at 233 Purdue Avenue in the Kensington area of unincorporated Contra Costa County. Zoning: Single-Family Residential, and Tree Obstruction of Views and Kensington Combining Districts (R-6, -TOV -K); APN: 570-191-015 DV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 1, 2024.

**\*\*\*REVISED\*\*\***

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**

**MONDAY, MARCH 18, 2024**

**ZONING ADMINISTRATOR HEARING ROOM**

**30 MUIR ROAD**

**MARTINEZ, CA 94553**

**RECEIVED**

**MAR 15 2024**

**BY: \_\_\_\_\_**

**\*\*\*1:30 P.M.\*\*\***

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Commenters will generally 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. The Zoning Administrator 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. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 12/18/23 RH) CF Staff Report

2b. GAIL L. FUGERE TRE (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00453. This case is for violation(s) for a car wash and detailing business operating in a P-1 Zoning District. The site address is 3000 Golden Meadow Dr, Alamo, CA 94507 (Continued from 02/21/2024 RH) LT Staff Report

3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

3a. CHUCK MCCALLUM, KIER + WRIGHT (Applicant) - JOHN SATHRI (Owner), County File CDMS21-00014: The applicant requests approval of a Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 20.07-acre lot into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Parcel A includes two existing single-family residences. Parcels B and C would be vacant. The Tentative Parcel Map shows building pads to accommodate future single-family residences on Parcels B and C; however, development

of the parcels is not part of this application. Access to the parcels would be provided by a private road that is currently partially paved and provides access to Parcels A and C with the remainder an existing gravel roadway that would be paved to provide access to Parcel B. The project site is 30-32 Century Oaks Court in the San Ramon area of unincorporated Contra Costa. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 211-010-035) (Continued from 03.04.2024 WRN) GF Staff Report

4. RECONSIDERATION REQUEST: PUBLIC HEARING

- 4a. KEVIN GALLAGHER ON BEHALF OF AT&T WIRELESS (Applicant) - ALHAMBRA CREEK RANCH LLC (Owner), COUNTY FILE #CDLP23-02009: This is a request for a reconsideration of the County Zoning Administrator's approval of a Land Use Permit to establish a new AT&T wireless telecommunications facility. The request is for a reconsideration of Condition of Approval #30, which requires the applicant to plant 16 new trees required for restitution for approved tree removal. The subject property is located approximately 1,370 feet south of the intersection of Alhambra Valley Road and Briones Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-20 and A-2) (Assessor's Parcel Number: 365-140-009) EL Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

- 5a. MARIA FERNANDO FOR NEOWORKS (Applicant) - NIKHIL PATEL (Owner); County File #CDLP23-02026: The applicant requests approval of a Land Use Permit to allow the establishment of an auto repair shop in an existing tenant space where there is also a Valero gas station. The auto repair services that will be provided are related to vehicle maintenance and repair such as brake services, oil change, suspension, transmission, engine tune-ups, and spark plug replacements. The subject property is located at 3753 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. Zoning: El Sobrante Planned Unit area (P-1); APN: 420-021-022 DV Staff Report

- 5b. RENEWABLE AMERICA, LLC (Applicant) - JEFFREY JAY JESS (Owner), County File CDLP22-02036: The applicant requests approval of a Land Use Permit for a commercial solar energy facility on a 7.02-acre portion of the 14.27-acre project site. The facility includes a solar panel array generating 2.82 megawatts of solar energy and a 5.22 megawatt battery storage system. The facility would interconnect with Pacific Gas and Electric Company's existing electrical distribution system along the Byer Road frontage of the project site. The applicant is also requesting an Exception to the requirements and regulations of County Code Division 914 (Collect and Convey). The project site is 0 Byer Road, immediately east of 3600 Byer Road, in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District, -SG Solar Energy Generation Combining District) (APN: 002-030-018) AV Staff Report

6. DEVELOPMENT PLAN: PUBLIC HEARING

- 6a. JORDAN MOSSA (Applicant & Owner), County File #CDDP23-03022: The applicant requests approval of a Small Lot Design Review Development Plan to construct an approximately 606-square-foot, single-story residential addition to an existing residence with an accessible concrete ramp. The project site is located at 2195 Olympic Boulevard, in the unincorporated area of Walnut Creek. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-301-023) EL Staff Report

- 6b. DAVID GILL (Applicant) - DANIEL LEVINE (Owner); County File #CDDP24-03001: The applicant requests approval of a Kensington Design Review Development Plan for a 350 square-foot addition to the existing lower level, and a light well. The proposed development results in a gross floor area of 3,213 square-feet, which exceeds the threshold standard of 2,700 square-feet. The subject property is located at 233 Purdue Avenue in the Kensington area of unincorporated Contra Costa County. Zoning: Single-Family Residential, and Tree Obstruction of Views and Kensington Combining Districts (R-6, -TOV -K); APN: 570-191-015 DV Staff Report

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

1. PUBLIC COMMENTS
2. SCOPING SESSION: PUBLIC HEARING
- 2a. ENVISION CONTRA COSTA (County File #GP18-0001): This is a study session to receive written and oral comments on the adequacy of the Draft EIR for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Updates (aka *Envision Contra Costa*), which is Contra Costa County's initiative to update the County General Plan and Climate Action Plan. Further details about the Draft EIR and project are available for public review at <https://envisioncontracosta2040.org/documents/> or at <https://www.contracosta.ca.gov/6970/Envision-Contra-Costa-2040>. The public review and comment period for the Draft EIR began on Friday, February 9, 2024, and closes on Monday, April 8, 2024. Written comments on the adequacy of the Draft EIR must be submitted by 5:00 p.m. on Monday, April 8, 2024. For further details, contact Daniel Barrios, of the Contra Costa County Department of Conservation and Development, at (925) 655-2901 or [AdvancePlanning@dcd.cccounty.us](mailto:AdvancePlanning@dcd.cccounty.us) DB Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 1, 2024.

RECEIVED

MAR 22 2024

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, MARCH 27, 2024  
\*\*\*6:30 p.m.\*\*\*  
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

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

**TO JOIN THE MEETING VIA ZOOM CLICK THE FOLLOWING LINK:**

<https://ccccounty-us.zoom.us/j/83239430053>

**TO JOIN THE MEETING BY PHONE CALL THE FOLLOWING NUMBER:**

**Call-In Number: 1-888-278-0254**

**Access Code: 198675**

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us), or by voicemail at (925) 655-2860. 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.

For assistance with remote access, please contact County staff at (925) 494-4516.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

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

1. PUBLIC HEARINGS

- a. SHONA ARMSTRONG (Appellant) - CARI ROSNER JELEN (Applicant) - ELENA SAXONHOUSE (Owner), County File CDDP23-03024: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review Development Plan to allow a 993 square-foot two-story addition to the northern side of an existing single-family residence. The project site is located at 40 Anson Way in the Kensington area of unincorporated Contra

Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 572-233-012) AV Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE  
**WEDNESDAY, APRIL 10, 2024, AT 6:30 P.M.**

RECEIVED

APR 04 2024

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, APRIL 10, 2024  
\*\*\*6:30 p.m.\*\*\*  
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

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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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

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

1. PUBLIC HEARINGS

- a. CONTINENTAL DEVELOPMENT CONSULTANTS (Applicant) – JASVIR SINGH (Owners), County File #'s CDGP10-00003, CDRZ13-03222 and CDLP/DP13-02025: The applicant is requesting approval of a General Plan Amendment (GPA), rezoning, land use permit/development plan combination, variance, and Title 9 exception request to allow for the demolition/re-construction of a gas station and retail business building. The Commission

will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The subject property is located at 15031 Byron Highway, in the unincorporated Byron area of the County. (Zoning: A-2 General Agricultural District and R-B Retail Business District) (Assessor's Parcel Numbers: 002-140-010, 025 and 027)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE  
WEDNESDAY, APRIL 24, 2024, AT 6:30 P.M.**



# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, APRIL 15, 2024

ZONING ADMINISTRATOR HEARING ROOM

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

APR 05 2024

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

*The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at:*

[http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://ccccounty-us.zoom.us/j/89580629496>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.ccccounty.us](mailto:planninghearing@dcd.ccccounty.us) or by voicemail at (925) 655-2860.

Commenters will generally 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. The Zoning Administrator 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. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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 Hiliiana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. MILANI & ASSOCIATES (Applicant) - CRISTOBAL HERNADEZ CRUZ (Owner), County File CDMS20-00011: The applicant requests approval of a Vesting Tentative Map for a two-lot Minor Subdivision application to subdivide a 10-acre lot into a 5-acre Parcel A and a 5-acre Parcel B. Parcel A is vacant. Parcel B includes a barn in the northeastern portion of the parcel. The Vesting Tentative Map shows building pads to accommodate a future single-family residence and a future detached accessory dwelling unit on each parcel, along with proposed locations for wells, septic systems, and detention basin improvements; however, residential development of the parcels is not part of this application. Access to the parcels would be provided by Wildhorse Road, a private road that provides access to the parcels from Sellers Avenue to the west and Knightsen Avenue to the east. The applicant is also requesting an Exception to the requirements and regulations of County Code Division 914 (Collect and Convey). The project site is located at 0 Wildhorse Road, approximately 865 feet east of Sellers Avenue, in the Knightsen area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 020-010-023) AV Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. THERESA AMURAO. SGPA ARCHITECTURE AND PLANNING (Applicant) - DWF V 2999 OAKL LLC (Owner), County File CDLP24-02005: The applicant requests approval of a Land Use Permit to add outdoor entertainment to the restaurant at 2999-A Oak Road. The entertainment will be subsidiary to the restaurant use and will include televisions, audio speakers, and live music performances, both amplified and non-amplified, in the restaurant's outdoor dining area. The project site is 2999 Oak Road in the Contra Costa Centre area of

unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District; -CE, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 148-250-091) MLL Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. LOREN MOORE, LOREN MOORE CONSTRUCTION INC. (Applicant) - MARSHALL AND JENNIFER WHITE (Owners), County File CDDP23-03031: The applicant requests approval of a Kensington Design Review Development Plan to allow a 19-square-foot exterior addition to an existing residence and the legalization of an existing 387-square-foot attached carport that results in a total gross floor area of approximately 3,079 square feet, which will exceed the 2,300 square-foot Kensington Combining District gross floor area threshold. A Variance is requested as part of the application, to allow a front yard setback of 3 feet where a minimum of 20 feet is required, a side yard setback of 0.5 feet where a minimum of 3 feet is required, and an aggregate side yard setback of 3.5 feet where a minimum of 8 feet is required. The project site is located at 418 Colusa Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 571-320-013) GF Staff Report
- 4b. RCI STATION PLAZA LLC (Applicant) - RCI STATION PLAZA LLC & DAVID KAROL (Owners), County File #CDDP23-03035. The applicant requests approval of a Development Plan permit pursuant to County File #CDDP84-3060 to allow personal health and dental services as defined in the Pleasant Hill BART/Contra Costa Centre Specific Plan within an existing office building. No development or signage is proposed. The project is located at 3100 Oak Road in the unincorporated Walnut Creek area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 148-202-057) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 6, 2024.

RECEIVED

APR 12 2024

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, APRIL 24, 2024  
\*\*\*6:30 p.m.\*\*\*  
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

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

1. PUBLIC HEARINGS

- a. DANNY A. HAMBY AND KENNETH GARDNER (Appellants) – RENEWABLE AMERICA, LLC (Applicant) – JEFFREY JAY JESS (Owner), County File CDLP22-02036: This is an appeal of the Zoning Administrator’s decision to approve a Land Use Permit for a commercial solar energy facility on a 7.02-acre portion of the 14.27-acre project site. The facility includes a solar panel array generating 2.82

megawatts of solar energy and a 5.22-megawatt battery storage system. The facility would interconnect with Pacific Gas and Electric Company's existing electrical distribution system along the Byer Road frontage of the project site. The applicant is also requesting an Exception to the requirements and regulations of County Code Division 914 (Collect and Convey). The Commission will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The project site is 0 Byer Road, immediately east of 3600 Byer Road, in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District, -SG Solar Energy Generation Combining District) (APN: 002-030-018) AV Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE  
**WEDNESDAY, MAY 8, 2024, AT 6:30 P.M.**