



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 8, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821

Call in: (855) 758-1310 or (408) 961-3928

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim

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>.

Persons who wish to address the Planning Commission 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 (855) 758-1310 US Toll Free or (408)961-3928 US. 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://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. 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 or by voicemail at (925) 655-2860.

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, 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) 655-2753.

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.

1. PLEDGE OF ALLIANCE

2. PUBLIC HEARING

- 2a. GRAHAM DEUTSCHER, COLA PACHECO LLC. (Applicant) - COLA PACHECO LLC, DEUTSCHER PROPERTIES CORP. (Owner), County File CDRZ25-03279: The applicant requests approval of a rezone of the subject 4.77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District for in order to be consistent with the General Plan land use designation of CO Commercial and Office. The subject property is located at 4677 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Zoning: R-7 Single-family Residential District) (Assessor's Parcel Number: 159-240-007) GF

[26-1195](#)

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)
[Attachment E PreOrdinance RZ253279.pdf](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, APRIL 22, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1195

Agenda Date: 4/8/2026

Agenda #: 2a.

Project Title: 4677 Pacheco Boulevard Rezone

County File: CDRZ25-03279

Applicant/Owner: Graham Deutscher, Cola Pacheco LLC (Applicant) / Cola Pacheco LLC, Deutscher Properties Corp. (Owners)

Zoning/General Plan: R-7 Single-Family Residential District / CO Commercial and Office

Site Address/Location: 4677 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Assessor's Parcel Number: 159-240-007)

California Environmental Quality Act (CEQA) Status: Common Sense Exemption - CEQA Guidelines Section 15061 (b)(3)

Project Planner: Grant Farrington, Planner III (925) 655-2868
grant.farrington@dcd.cccounty.us

Staff Recommendation: Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a rezone of the subject 4.77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District in order to be consistent with the General Plan land use designation of CO Commercial and Office.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

ADOPT a motion recommending that the Board of Supervisors:

1. FIND for the purposes of compliance with the California Environmental Quality Act (CEQA) that the proposed 4677 Pacheco Boulevard Rezone is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
2. APPROVE proposed Rezone CDRZ25-033279 for the rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District, based on the attached findings and subject to the attached conditions of approval.
3. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: CO Commercial and Office.
- B. Zoning: R-7 Single-Family Residential District.
- C. California Environmental Quality Act (CEQA): Common Sense Exemption - CEQA Guidelines Section 15061(b)(3), whereby CEQA applies only to activities that have the potential for causing a significant adverse environmental effect. Where it can be seen with certainty that the activity could not have a significant effect on the environment, the activity is not subject to CEQA. The proposed rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District does not authorize any new development or other actions with the potential for causing a significant effect on the environment.
- D. Lot Creation: The project site was created on July 18, 1978, as Parcel "A" of 68 P.M. 1 & 2.

IV. SITE/ AREA DESCRIPTION

The 4.77-acre subject parcel at 4677 Pacheco Boulevard (APN: 159-240-007) is a single legal lot located in a developed area of unincorporated Martinez. The parcel has an irregular shape that abuts Pacheco Boulevard to the southwest, the BNSF Railway to the northwest, and Interstate 680 to the east. The parcel has several flat terraces including its western portion that has been developed with a commercial business, Brightview Landscape Services, Inc., which is a commercial landscaping business that utilizes the site for general office work and outdoor storage of work vehicles, equipment and materials related to landscaping and tree care services. The business is in operation Monday through Friday from 8am to 5pm with an onsite staff of approximately 4-6 employees. There is an access right-of-way through the center of the parcel that provides access from Pacheco Boulevard to three otherwise landlocked parcels to the east (APNs 159-240-008, -009, and -010).

The project vicinity has a variety of land uses including but not limited to residential, commercial and light industrial uses. Properties adjacent to the site to the south and to the southeast are residential in nature with existing single-family and multi-family residences. Industrial and commercial businesses are located to the north of the site. Beyond the immediate vicinity, the surrounding unincorporated Martinez area consists of other land uses including churches, public schools, retail businesses and dedicated open spaces.

The existing development in the project vicinity are located within a variety of zoning districts including the R-6 and R-7 single-family residential districts, the D-1, M-12 and M-29 multi-family residential districts, a P-1 planned unit district, an A-2 general agricultural district, and two L-1 light industrial districts. The subject parcel is currently within the R-7, District. The current business on the parcel, Brightview Landscape Services, Inc., is consistent with the Contra Costa County 2045 General Plan designation of CO, Commercial and Office, that was adopted by the Board of Supervisors on November 5, 2024.

V. PROJECT DESCRIPTION

The applicant requests approval of a rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District in order to be consistent with the General Plan land use designation of CO Commercial and Office. The project does not include any new development and the existing permitted commercial business on the subject lot will remain.

VII. AGENCY COMMENTS

An Agency Comment Request packet was sent on October 9, 2025 to a number of public agencies, including the Building Inspection Division, the Advance Planning Section of the Community Development Division, the Environmental Health Division of Contra Costa Health, the Engineering Services Division of the Public Works Department, the Contra Costa County Fire Protection District, the Mt View Sanitary District, and the Contra Costa Water District. Comments received by staff are included in Attachment D. Following are summaries of the comments received.

- A. Mt View Sanitary District: The Sanitary District returned the Agency Comment Request form on October 9, 2025, with no comments.
- B. Advance Planning Division: The Advance Planning Section submitted a letter on October 22, 2025, stating that the proposed rezone would be consistent with the CO land use designation as well as Vine Hill and Mountain View Community Profile Policy 3, and any future development would require a noise study per Health and Safety Policy HS-P14.3
- C. Public Works Department, Engineering Services Division (PW): The Engineering Services

Division returned the Agency Comment Request form on November 4, 2025, with no comments on the proposed rezone. The Division stated that any future development of the parcel would require access to be maintained to 4683, 4685 and 4687 Pacheco Boulevard.

- D. Contra Costa County Fire Protection District: The Fire Protection District returned the Agency Comment Request form on November 17, 2025, with not comments on the proposed rezone. The District stated that any future development will need to be submitted to the District for its review.

XI. STAFF ANALYSIS AND DISCUSSION

- A. General Plan Consistency: The proposed rezone is consistent with the General Plan as discussed below.

Land Use Element: The subject parcel is located within the CO Commercial and Office General Plan land use designation. The purpose of the CO designation is to allow for a full range of commercial and office uses, and personal and business services. This General Plan land use designation is not consistent with the current R-7 Single-Family Residential District; however, it is consistent with the proposed C General Commercial District. Presently there is a commercial business on the parcel, Brightview Landscape Services, Inc., that offers professional tree care and landscaping services which is an allowed use in the CO land use designation. There is no proposed development with the project that would otherwise be outside of the scope of allowed uses in the CO land use designation.

Stronger Communities Element: The Stronger Communities Element has policy guidance including specific policy measures that highlight the priorities of the broad Contra Costa County community. These priorities include Environmental Justice, Healthy Homes, Arts and Culture, Economic Vitality and Empowerment, Community Engagement, and Stronger Communities Element Performance Measures. Certain specific communities within the unincorporated County have unique needs that are addressed in the Community Profiles section. The subject parcel is located in the Vine Hill and Mountain View Community Profile. The majority of the Vine Hill and Mountain View community is designated towards continuing the existing residential, industrial, conservation and commercial uses within the area. Specifically, Policy 3 of the Community Profile is to encourage economic investment, especially commercial and mixed-use development, along Pacheco Boulevard. The subject parcel is located on Pacheco Boulevard and the proposed rezoning from the R-7 District to the C District is consistent with this policy. Thus the proposed project is consistent with the General Plan.

- B. Zoning Compliance: As previously discussed, the subject parcel is in the R-7 Single-Family Residential District while also in the CO Commercial and Office General Plan land use designation, and the existing commercial business is consistent with the CO land use

designation. The project proposes to rezone the site from the R-7 District to C General Commercial District. The proposed change is consistent with the underlying General Plan land use designation. The existing development on the parcel is in compliance with the applicable regulations and development standards of the C District. The existing office building meets the applicable yard setback distances and maximum height for buildings in the C District. The existing landscaping business with its outdoor storage area is a permitted use per Section 84-54.402 of County Ordinance code. While this use is inconsistent with the R-7 District regulations, a rezone to the C District would bring the development into compliance with the County Ordinance Code. New development in the C District requires the submittal and approval of a development plan application; however, no development is proposed with this rezone. Thus the project is consistent with the C General Commercial District.

IX. CONCLUSION

The existing landscaping business and outdoor storage yard is inconsistent with the current R-7 Single-Family Residential District. The proposed rezone from the R-7 District to the C General Commercial District would result in the land use being a permitted use. The proposed Rezone to the C District is consistent with the General Plan and Zoning Code. No development is proposed with the project that would otherwise be inconsistent with the General Plan and Zoning Code. Thus, the rezone would not adversely affect the surrounding properties in the vicinity. Staff recommends that the County Planning Commission recommend approval of Rezone CDRZ25-03279 by the Board of Supervisors

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDRZ25-03279, GRAHAM DEUTSCHER, COLA PACHECO LLC (APPLICANT) & COLA PACHECO LLC, DEUTSCHER PROPERTIES CORP. (OWNERS)

FINDINGS

A. Rezoning Findings

Pursuant to County Code Section 26-2.1806, the following three findings must be made to approve a rezoning application.

1. *The change proposed will substantially comply with the general plan.*

Project Finding: The 4.77-acre subject parcel has a General Plan land use designation of CO Commercial and Office. The CO land use designation allows for a full range of commercial and office uses including personal and business services. CO land use designations are consistent with the C General Commercial District and have a floor area ratio (FAR) threshold of 1.0 for commercial buildings and 2.5 for office buildings. The subject lot has an existing landscaping business that occupies the office building on the property and utilizes portions of the remaining lot for vehicle and equipment storage. The rezone of the parcel from the R-7 Single-Family Residential District to the C General Commercial District will bring the land use of the parcel into compliance with the existing General Plan land use designation. Additionally, the subject property is located in the Vine Hill and Mountain View Community Profile as shown in the Stronger Communities Element of the General Plan. Vine Hill and Mountain View is identified as an Impacted County under Senate Bill 1000 which requires the County to integrate environmental justice into the General Plan. As a result, policies have been established to further the goals and priorities of this community. Policy 3 of the Community Profile encourages economic investment, especially commercial and mixed-use development, along Pacheco Boulevard. As this rezone will bring the existing commercial development on Pacheco Boulevard into zoning compliance, the project satisfies this policy. Thus, the project substantially complies with the General Plan.

2. *The uses authorized or proposed in the land use district are compatible with the district and to uses authorized in adjacent districts.*

Project Finding: The C General Commercial District is consistent with the CO Commercial and Office General Plan land use designation for the subject parcel.

The parcel is contiguous to other parcels along Pacheco Boulevard that have the same CO designation. The parcel is currently developed with an office building that serves a landscaping service business, Brightview Landscape Services, Inc. This use complies with the allowed uses of the CO General Plan designation as well as the proposed C General Commercial District. There is no development proposed with this project and thus a rezone will bring the existing land use into compliance due to the existing business being currently not in compliance with the allowed uses of the R-7 Single-Family Residential District. The rezone would not result in any development standard inconsistencies that would otherwise require the authorization of a variance. The surrounding vicinity includes a variety of zoning districts including industrial (LI), agricultural (A-2) single-family residential (R-6 and R-7), multiple-family residential (D-1, M-12 and M-29), and a planned unit (P-1) district. Thus, the immediate area is not exclusively oriented to a sole land use and supports a variety of different types of uses. Therefore, a commercial use authorized on the subject property is compatible with the C General Commercial District and to uses authorized in adjacent districts.

3. *Community need has been demonstrated for the use proposed, but this does not require demonstration of future financial success.*

Project Finding: The subject parcel is located within the CO Commercial and Office General Plan land use designation along Pacheco Boulevard. The parcel is in use for landscaping service business. Upon the rezone, the landscaping service business will continue, and therefore, the mixed use character of the area will be maintained, in compliance with Policy 3 of the Vine Hill and Mountain View Community Profile.

B. Environmental Findings

Rezone CDRZ25-03279 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption, whereby CEQA applies only to activities that have the potential for causing a significant adverse environmental effect. Where it can be seen with certainty that the activity could not have a significant effect on the environment, the activity is not subject to CEQA. The proposed rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District does not authorize any new development or other actions with the potential for causing a significant effect on the environment. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDRZ25-03279

Project Approval

1. Rezone CDRZ25-03279 to rezone the subject 4,77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District, is APPROVED.
2. The approval described above is granted based on, or as generally shown on, the following information and documents:
 - Project application and materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on October 8, 2025.
 - Additional materials received by CDD on November 6, 2025.
3. No development on the parcel is authorized with this rezone. Any future development on the subject parcel shall require the submittal and approval of a development plan application.

Building Permits

4. No construction is approved with this permit. Any construction on the parcel shall require issuance of building permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Application Costs

5. The Rezone application is subject to an initial application deposit of \$7,000.00, which was paid with the application submittal, plus time, and material costs if the application review expenses exceed 100% of the initial deposit. Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance in the event that additional fees are due.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department
- Contra Costa Health, Environmental Health Division
- Contra Costa County Fire Protection District
- Mt. View Sanitary District
- Contra Costa Water District
- Contra Costa Mosquito and Vector Control District

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PROJECT SITE

CDRZ25-03279 "A"

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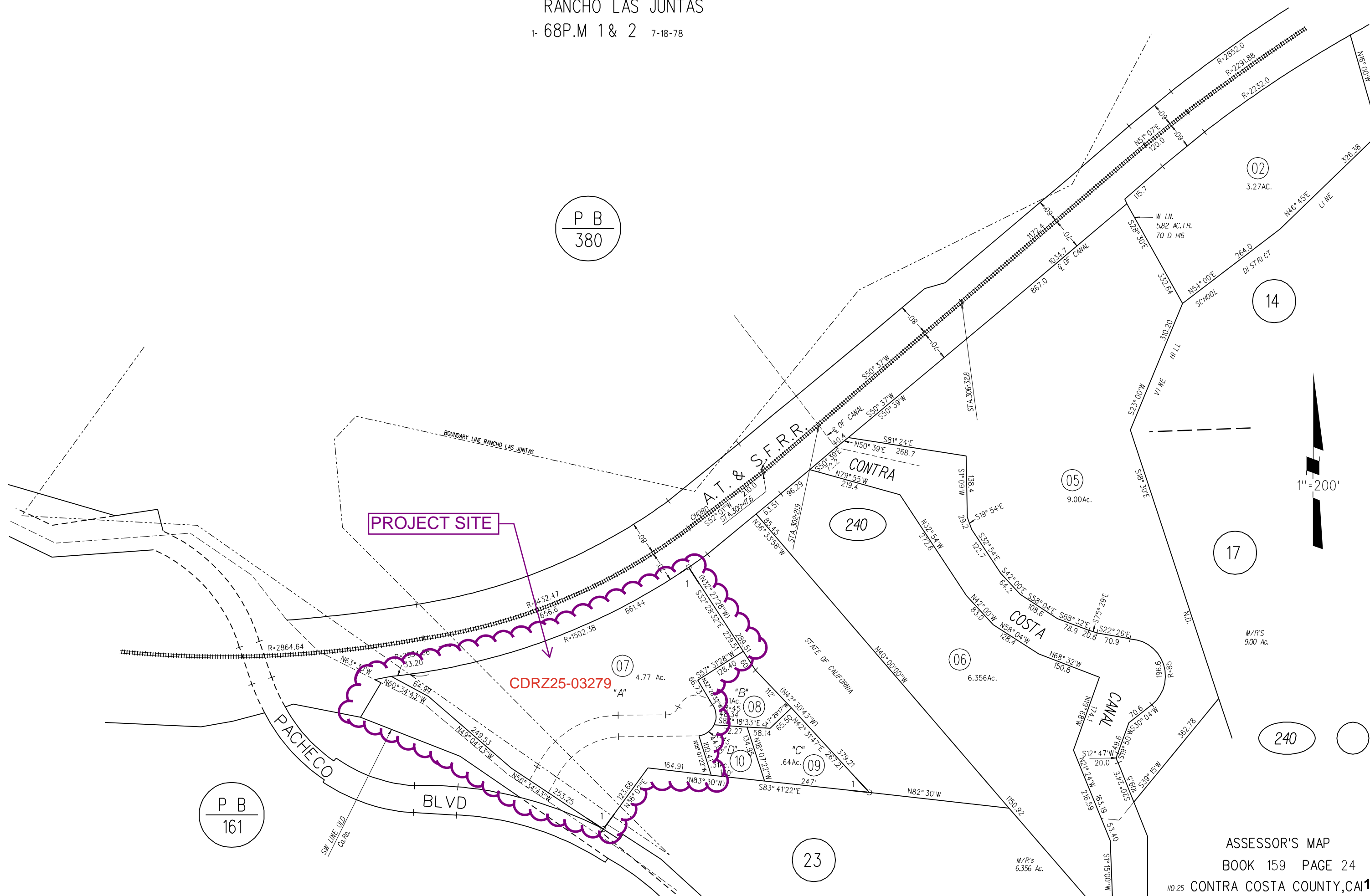
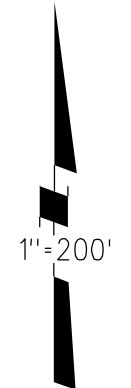
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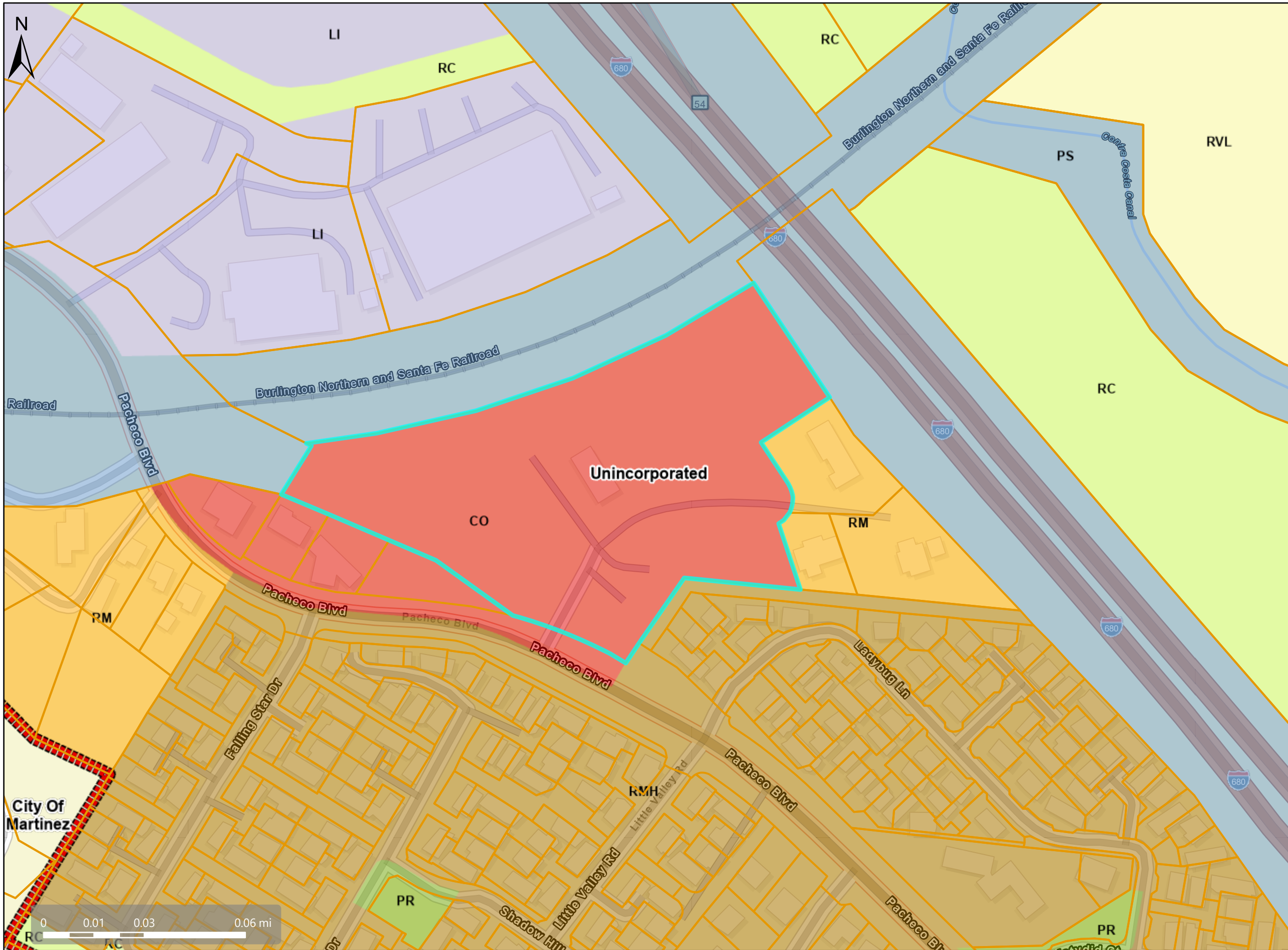
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General Plan: CO, Commercial and Office



Map Legend

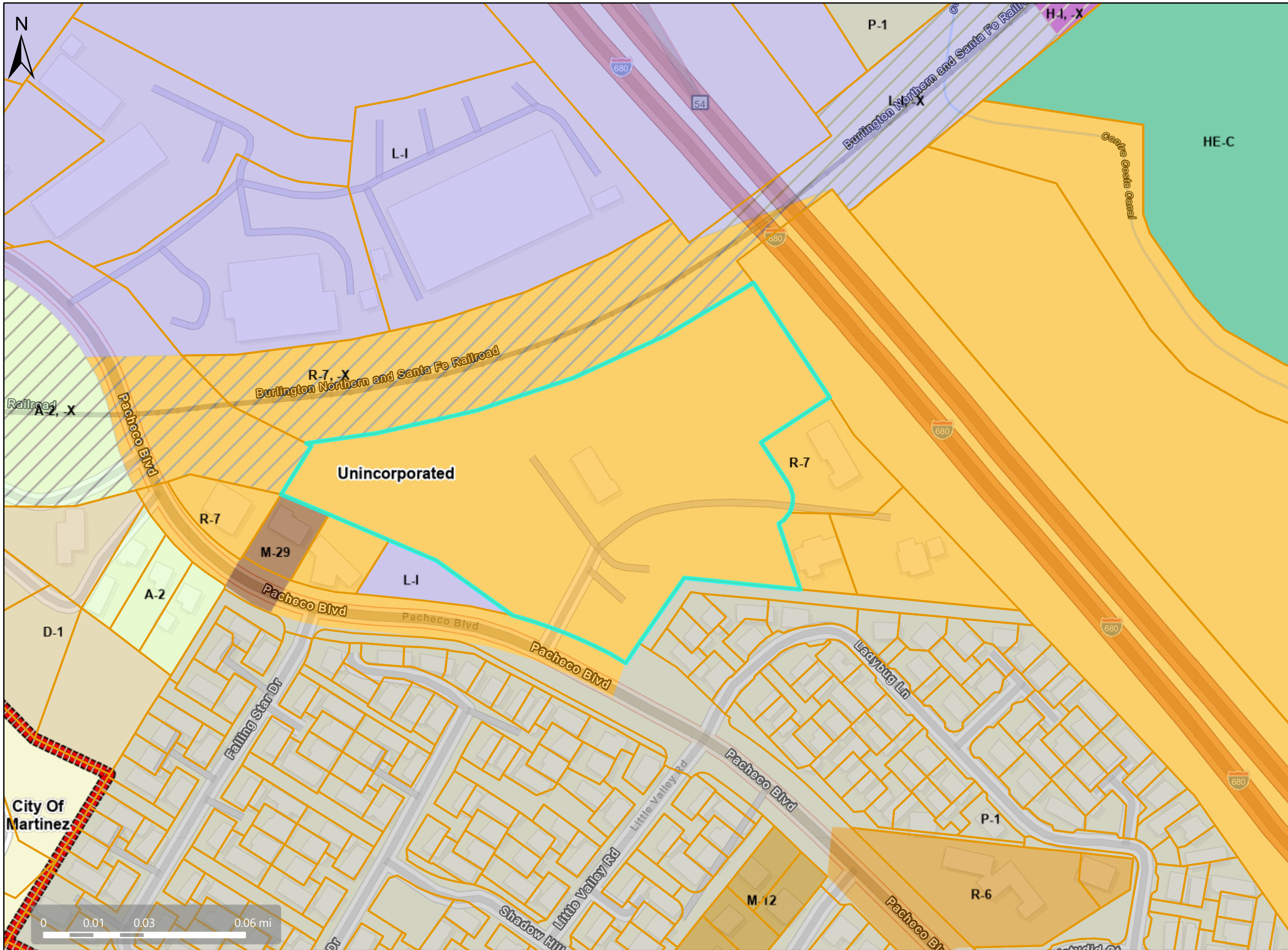
- Assessment Parcels
- General Plan**
- RVL (Residential Very-Low Density) (≤ 1 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- RC (Resource Conservation)
- Unincorporated
- City Limits



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: R-7



Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- R-6 (Single Family Residential)
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combining District)
- D-1 (Two Family Residential)
- M-12 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- A-2 (General Agriculture)
- A-2 -X (Railroad Corridor Combining District)
- L-1 (Light Industrial)
- L-1 -X (Railroad Corridor Combining District)
- H-1 -X (Railroad Corridor Combining District)
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- Unincorporated
- City Limits

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Aerial View, expanded



Map Legend

- Assessment Parcels
- Unincorporated
- Address Points
- Aerials 2019
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Aerial View



Map Legend

- Assessment Parcels
- City Limits
- Unincorporated

Aerials 2019
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

City Of Martinez

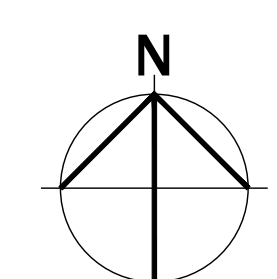
Unincorporated



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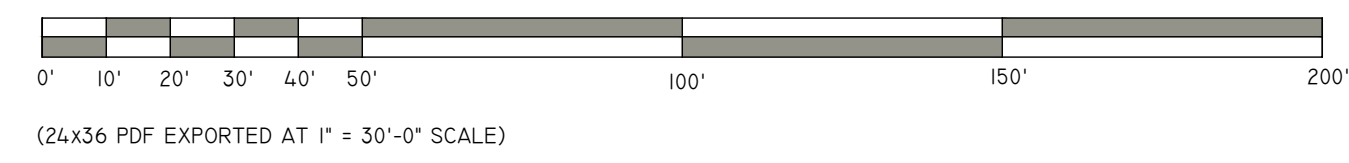
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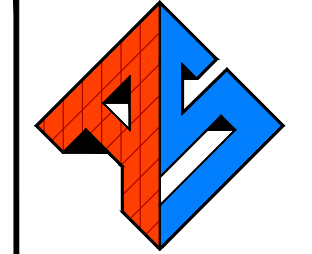
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 By Contra Costa County
 Department of Conservation and Development

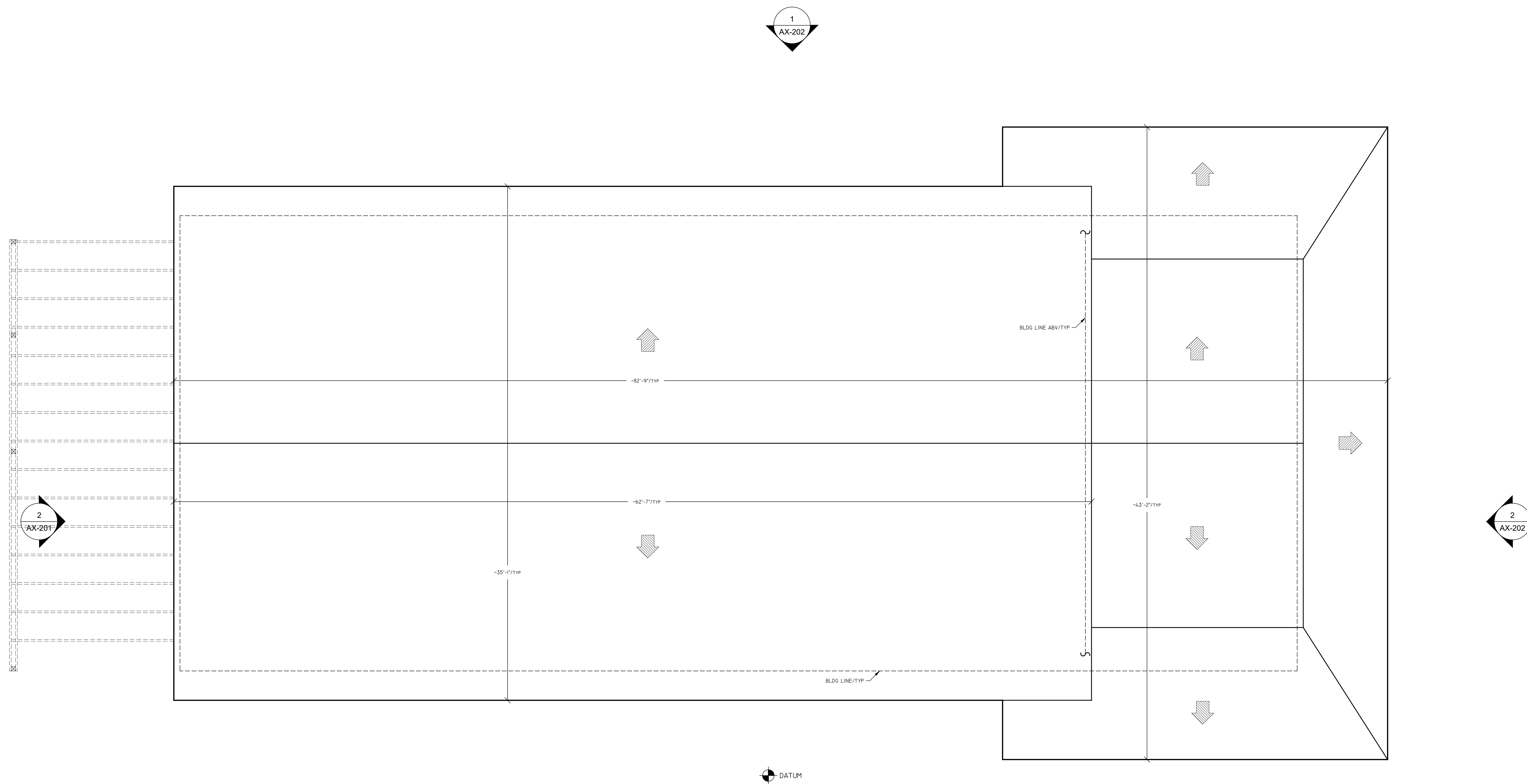


NOTE:
 THIS IS NOT A LAND SURVEY. PROPERTY LINE LOCATIONS ARE NOT DETERMINED.
 PROPERTY LINE PLACEMENT BASED ON EXISTING STRUCTURES AND CONTRA COSTA COUNTY GIS TAX MAP INFORMATION. ASBUILT SERVICES ASSUMES NO LIABILITY FOR MISUSE OF PROPERTY LINE INFORMATION.

1 EXISTING ARCHITECTURAL SITE PLAN



4677 PACHECO BOULEVARD MARTINEZ, CA. 94553	
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.	 ASBUILT SERVICES FOR THE RECORD SINCE 1990 1-800-318-0099 ASBUILTSERVICES.COM
EXISTING SITE PLAN	
REF: 4677SF_East_RTL REV: 0 DRAWN BY: DS AUDITED BY: TL	SHEET SIZE: 24x36 SCALE: 1" = 30'-0" FIELD MEASURE: 09/03/2025
AX-100 <small>1 OF 5</small>	



① EXISTING ROOF PLAN

DUE TO SAFETY CONCERNS, ROOF MEASUREMENTS TAKEN FROM STRUCTURE AND GRADE. DIMENSIONS TYPICAL.

4677 PACHECO BOULEVARD
MARTINEZ, CA. 94553

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.
EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.



EXISTING ROOF PLAN

REF: 4677SF_East_RTL
REV: 0
DRAWN BY: DS
AUDITED BY: TL

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
09/03/2025

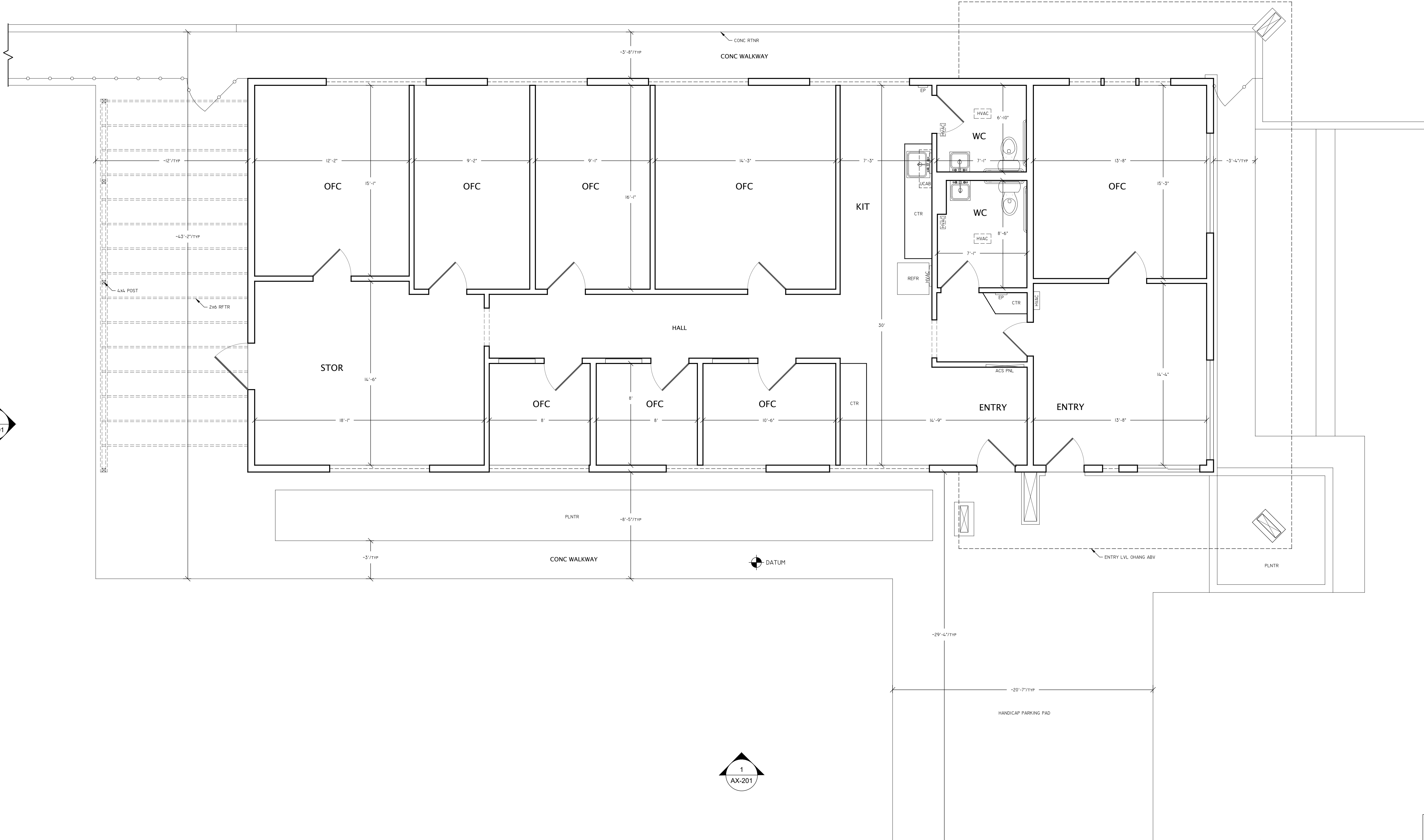
AX-101
2 OF 5

1
AX-202

2
AX-201

2
AX-202

1
AX-201



NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME
WALL LENGTHS ARE REPRESENTED AS TYPICAL.

4677 PACHECO BOULEVARD
MARTINEZ, CA. 94553

THIS DRAWING IS A RECORD OF REAL PROPERTY
THAT IS GENERALLY ACCEPTED TO BE SUITABLE
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SURVEY.



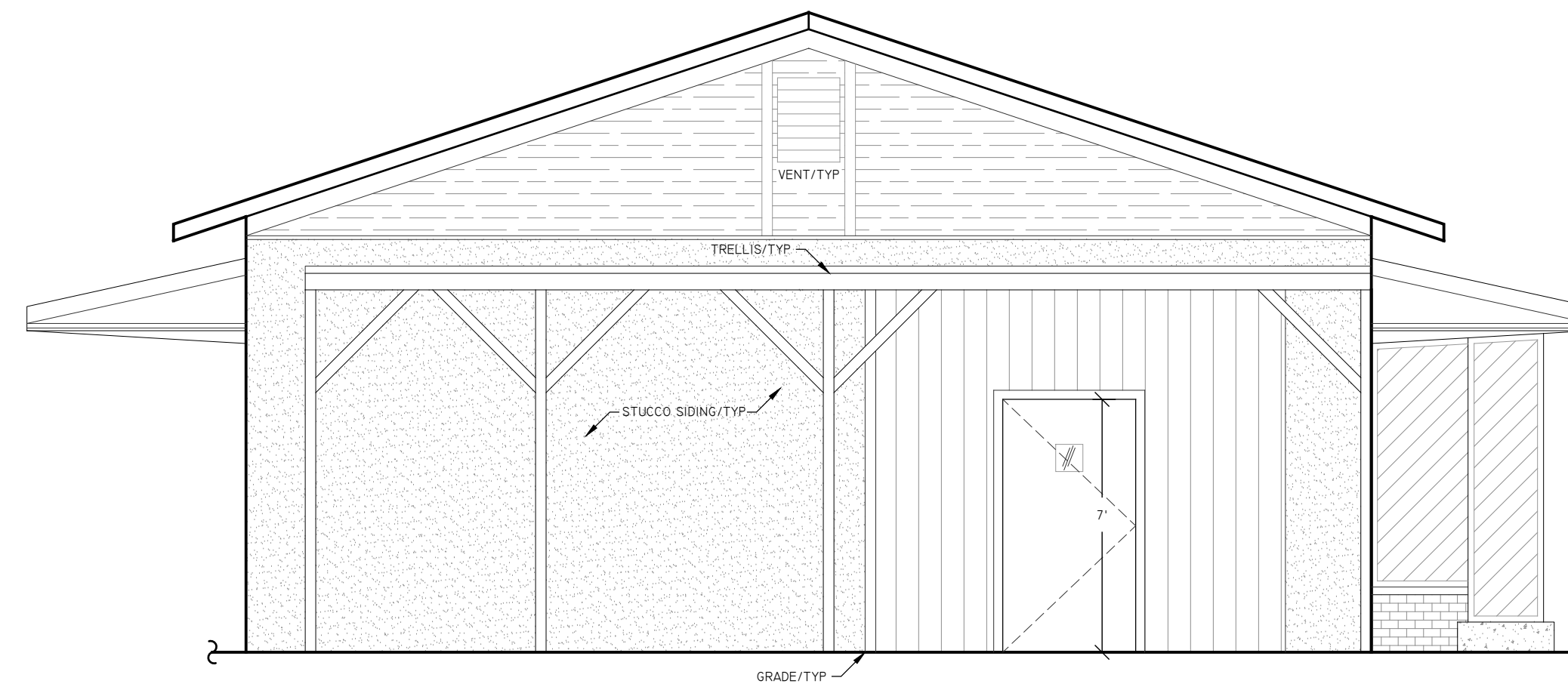
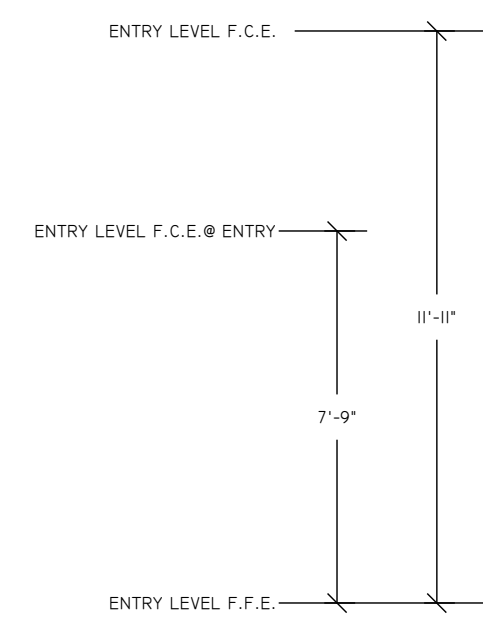
1 EXISTING ENTRY LEVEL FLOOR PLAN
2,368 SQFT GROSS MEASURED AREA
589 SQFT MEASURED EXTERIOR SURFACES

EXISTING FLOOR PLAN

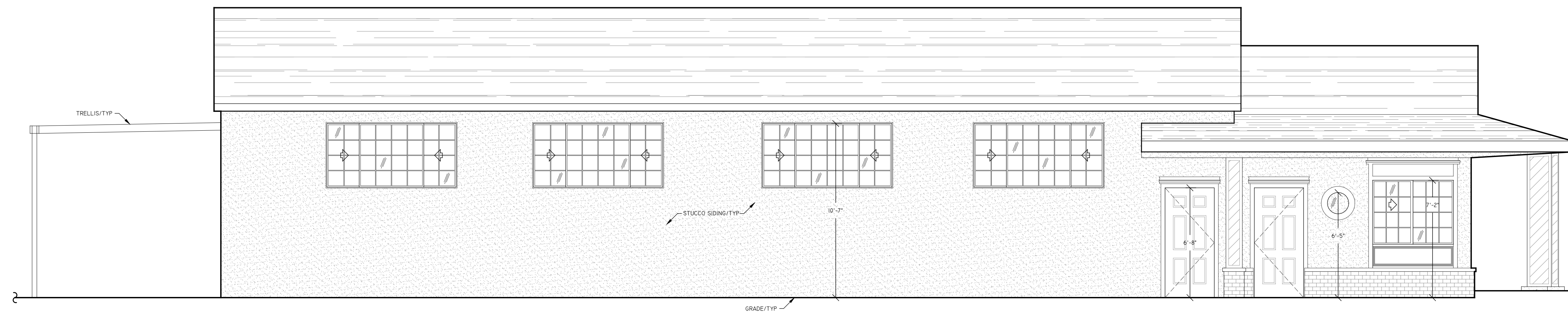
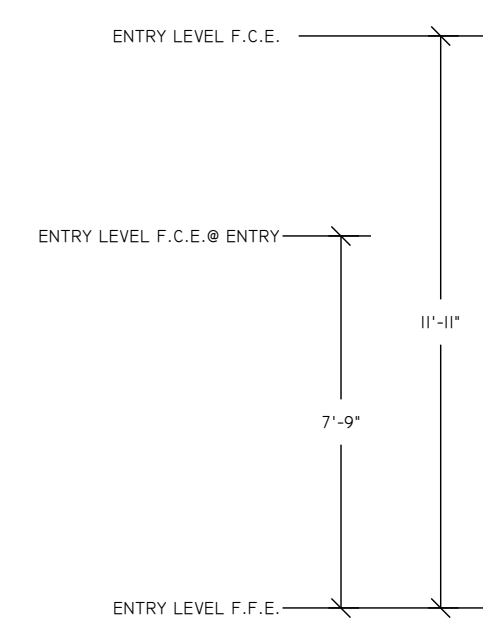
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REV: 0
DRAWN BY: DS
AUDITED BY: TL

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
09/03/2025

AX-102
3 OF 5



② EXISTING NORTHWEST ELEVATION



① EXISTING SOUTHWEST ELEVATION

4677 PACHECO BOULEVARD
MARTINEZ, CA. 94553

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.
EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.

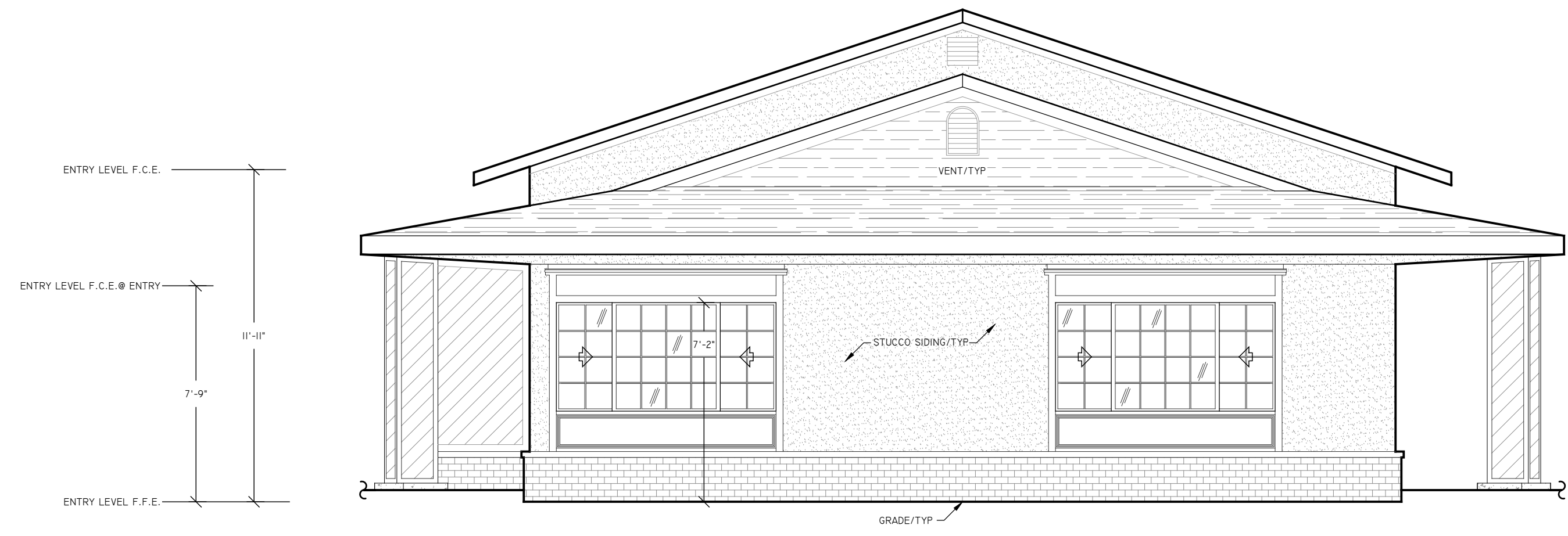


EXISTING EXTERIOR ELEVATIONS

REF: 4677SF_East_RTL
REV: 0
DRAWN BY: DS
AUDITED BY: TL

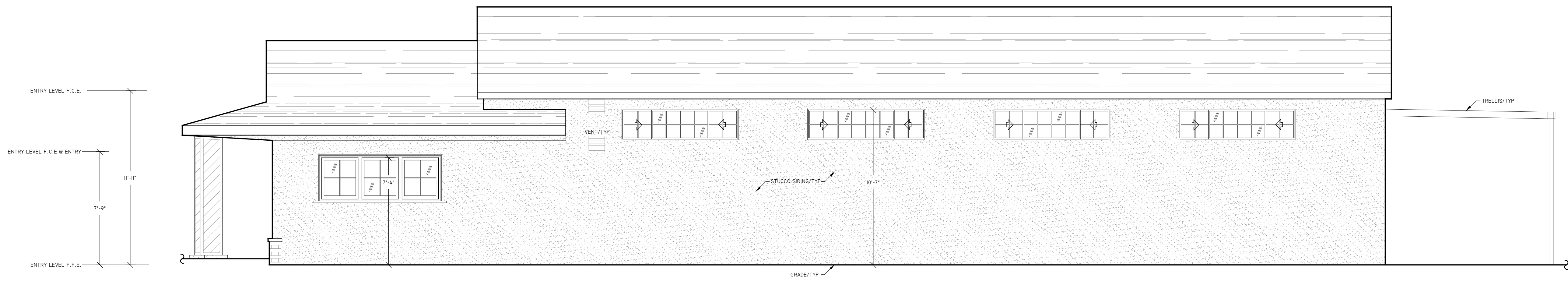
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SCALE: 1/4"=1'-0"
FIELD MEASURE:
09/03/2025

AX-201
4 OF 5



DATUM

② EXISTING SOUTHEAST ELEVATION



DATUM

① EXISTING NORTHEAST ELEVATION

4677 PACHECO BOULEVARD
MARTINEZ, CA. 94553

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EXISTING EXTERIOR ELEVATIONS

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AUDITED BY: TL

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
09/03/2025

AX-202
5 OF 5



AGENCY COMMENT REQUEST

Date 10/9/25

We request your comments regarding the attached application currently under review.

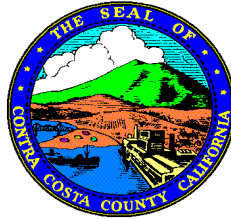
<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Advance Planning Trans. Planning ALUC Staff County Geologist </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Grading Inspection Housing Programs Telecom Planner HCP/NCCP Staff </td> </tr> </table> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Environmental Health <p><u>PUBLIC WORKS DEPARTMENT</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Engineering Services Traffic Flood Control (Full-size) <p><u>LOCAL</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Fire District _____ <div style="margin-left: 20px;">San Ramon Valley – (email) rwendel@srvfire.ca.gov</div> <input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org <div style="border: 1px solid red; padding: 2px;"> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sanitary District <u>MT VIEW SANITARY</u> </div> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Water District <u>CONTRA COSTA WATER (CCWD)</u> City of _____ School District(s) _____ LAFCO _____ Reclamation District # _____ East Bay Regional Park District _____ Diablo/Discovery Bay/Crockett CSD _____ MAC/TAC _____ Improvement/Community Association _____ CC Mosquito & Vector Control Dist (email) _____ <p><u>OTHERS/NON-LOCAL</u></p> <ul style="list-style-type: none"> CHRIS (email only: nwic@sonoma.edu) CA Fish and Wildlife, Region 3 – Bay Delta Native American Tribes <p><u>ADDITIONAL RECIPIENTS</u></p> <hr/> <hr/>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Advance Planning Trans. Planning ALUC Staff County Geologist 	<ul style="list-style-type: none"> Grading Inspection Housing Programs Telecom Planner HCP/NCCP Staff 	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Grant Farrington</u></p> <p>Phone # <u>925-655-2868</u></p> <p>E-mail <u>grant.farrington@dcd.cccounty.us</u></p> <p>County File # <u>CDRZ25-03279</u></p> <p>Prior to <u>Nov. 7, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <ul style="list-style-type: none"> Landslide <input checked="" type="checkbox"/> Liquefaction <input checked="" type="checkbox"/> 60-dBA Noise Control CA EPA Hazardous Waste Site High or Very High FHSZ <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>Print Name <u>Chris Elliott</u></p> <p style="text-align: center;"> October 9, 2025</p> <p>Signature _____ DATE _____</p> <p>Agency phone # <u>(925) 228-5635</u></p>
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Advance Planning Trans. Planning ALUC Staff County Geologist 	<ul style="list-style-type: none"> Grading Inspection Housing Programs Telecom Planner HCP/NCCP Staff 		

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

October 22, 2025

To: Grant Farrington, Project Planner, Current Planning Division
From: Daniel Barrios, Senior Planner, Advance Planning Section
Subject: **County File #CDRZ25-03279**
30-Day Comment Review

Thank you for providing Advance Planning with the opportunity to provide comments on this application. Provided below are Advancing Planning's initial considerations regarding the project in relation to compliance with the General Plan.

1. The General Plan land use designation for the subject property is Commercial and Office (CO), which allows for a full range of commercial and office uses. The application includes a request to rezone the property from Single-Family Residential District (R-7) to Commercial (C) to allow for a contractor's yard to operate on the subject property. This rezone would be consistent with the CO land use designation, as the C zoning district is a consistent zoning district with CO pursuant to Table LU-1 of the Land Use Element.
2. Figure HS-21 in the Health and Safety Element shows the subject property is adjacent to a 70-dB roadway noise contour. Policy HS-P14.3 states, "Require new nonresidential uses exposed to a DNL of 65 dB or greater to provide a detailed acoustical analysis describing how the project will provide an interior sound level of 50 Leq (1-hr).*" Although contractor's yards do not traditionally occur primarily indoors, the on-site office appears to necessitate a noise study.
3. The Vine Hill and Mountain View Community Profile Policy 3 states, "Encourage economic investment, especially commercial and mixed-use development, along

Pacheco Boulevard." Rezoning the subject property from R-7 to C in support of a commercial business (i.e. contractor's yard) would be consistent with this policy.

Please do not hesitate to reach out with any questions or concerns moving forward.

Sincerely,

Daniel Barrios

Daniel Barrios
Senior Planner, Advance Planning
daniel.barrios@dcd.cccounty.us
(925) 655-2901

ORDINANCE NO. 2026-
(Re-Zoning Land in the

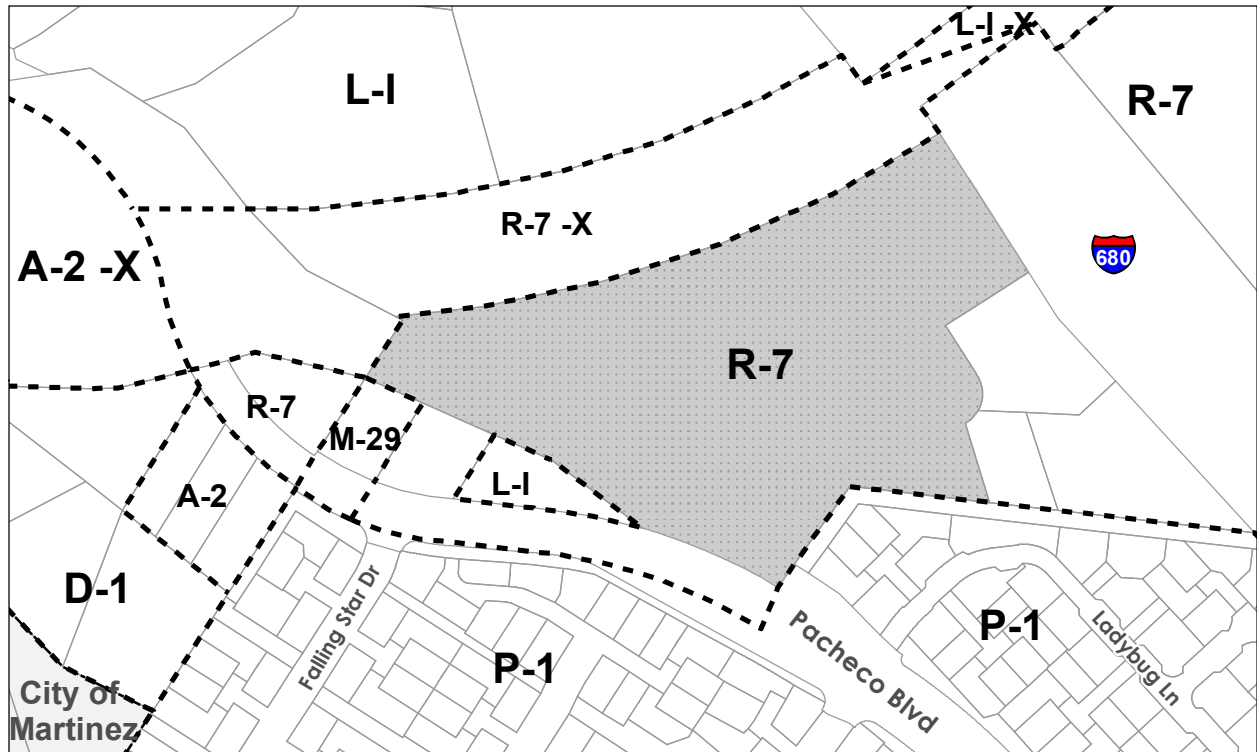
Vine Hill Area)

The Contra Costa County Board of Supervisors ordains as follows:

SECTION I: Pages G-13 of the County's 2005 Zoning Map (Ord. No. 2005-03) is amended by re-zoning the land in the above area shown shaded on the map(s) attached hereto and incorporated herein (see also Department of Conservation and Development File No. RZ25-03279 .)

FROM: Land Use District R-7 (Single Family Residential)

TO: Land Use District C (General Commercial)
and the Department of Conservation and Development Director shall change the Zoning Map accordingly, pursuant to Ordinance Code Sec. 84.2.002.



SECTION II. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days of passage shall be published once with the names of supervisors voting for and against it in the _____, a newspaper published in this County.

PASSED on _____ by the following vote:

Supervisor	Aye	No	Absent	Abstain
1. J. Gioia	()	()	()	()
2. C. Andersen	()	()	()	()
3. D. Burgis	()	()	()	()
4. K. Carlson	()	()	()	()
5. S. Scales-Preston	()	()	()	()

ATTEST: Monica Nino, County Administrator
and Clerk of the Board of Supervisors _____

By _____, Dep. _____
Chair of the Board
(SEAL)

ORDINANCE NO. 2026-