

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP26-02010;  
JANELLE CRAIG (APPLICANT) & ELEANOR AND KENNETH NOLEN (OWNERS)**

**FINDINGS**

A. Land Use Permit Findings:

1. The project shall not be detrimental to the health, safety and general welfare of the County.

Project Finding: The existing family-member mobile home will continue to be used by the applicant to live on-site to assist with her elderly parents who have medical hardships and reside in the main residence. The family-member mobile home was initially approved in 2001 under CDLP01-02119 and occupied ever since. There are no modifications to the mobile home approved under this Land Use Permit. The project is not expanding the existing impacts of the temporary mobile home on utilities and the provision of emergency services to the unincorporated Brentwood area. As proposed, this will not be detrimental to the health, safety, and general welfare of the County.

2. The project shall not adversely affect the orderly development within the County or the community.

Project Finding: This project does not include new construction or modifications to the existing temporary mobile home, which currently conforms to the setback and height requirements of the R-40 zoning district. The mobile home is also conditioned to be removed once the use is no longer necessary. Therefore, continued use of the family-occupied mobile home will not adversely affect the orderly development of property within the County.

3. The project shall not adversely affect the preservation of property values and the protection of the tax base within the County.

Project Finding: The temporary family-occupied mobile home is partially visibly shielded by the main residence to the north as well as landscaping to the east and south. Otherwise, the mobile home is substantially far from neighboring properties. The mobile home's design matches the character of residences in the surrounding area. Finally, the mobile home will be removed once the need for it has passed. Therefore, as conditioned, the proposed project will not adversely affect the preservation of property values and protection of the tax base within the County.

4. The project shall not adversely affect the policy and goals as set by the General Plan.

Project Finding: The mobile home is subordinate to the existing single-family residence and is consistent with the AC General Plan land use designation. All existing development is limited to a small, consolidated portion of the property, and the majority of the property is used for cultivating row crops. As such, the existing single-family residence and temporary family-occupied mobile home do not qualify as estate-style residential development, and the temporary mobile home does not detract from the property's cultivation of intensive crops. The proposed request will not adversely affect the policy and goals set by the General Plan.

5. The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.

Project Finding: The project will allow for the applicant to live on the project site and provide continued home health care for her elderly and sick family members who reside in the principal residence on the property. The family-member mobile home was initially approved in 2001 under CDLP01-02119, renewed once in 2009 under CDLP09-2032, renewed again under CDLP17-02024, and extended under CDCV23-00005. As the use is existing, established, and temporary, the use will not create a nuisance and/or enforcement problem within the neighborhood or community.

6. The project shall not encourage marginal development within the neighborhood.

Project Finding: The project will allow for the continued use of an existing mobile home by the applicant in order to provide home health care for her sick and elderly relatives. The project will not result in any new construction or modifications to the mobile home, and the mobile home will be removed once the need for home health care is over. Thus, the project will not encourage marginal development within the neighborhood.

7. That special conditions or unique characteristics of the subject property and its location or surroundings are established.

Project Finding: The subject property and surrounding neighborhood consist of residences on large agricultural parcels. As the property is located in a very low-density area, it is not possible for the applicant to rent a nearby house to provide care for her elderly and sick parents. As such, the applicant must live on site in a temporary mobile home to provide the necessary at-home healthcare. Therefore, there is a special condition of the subject property and its location and surroundings

that require the temporary mobile home.

B. California Environmental Quality Act (CEQA) Review Findings:

The project is categorically exempt under CEQA Guidelines Section 15301, Existing Facilities, which provides a Class 1 exemption for the operation of an existing private structure involving no expansion of use. The Land Use Permit is to allow for the continued use of an existing mobile home for family member caretaking purposes, and no construction is proposed with this application. Therefore, the use is existing, and there is no expansion of use. 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. None of the exceptions in CEQA guidelines section 15300.2 apply.

**CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP26-02010:**

Project Approval

1. A Land Use Permit to allow for the continued use of a temporary mobile home for occupancy to care for family members with hardships due to health and age, is APPROVED.
2. The Land Use Permit approval described above is generally based on the application materials, and project plans accepted by the Department of Conservation and Development, Community Development Division (CDD) on March 27, 2026.
3. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Land Use Permit.
4. This permit is granted only for the use of the existing temporary family-member mobile home by Janelle and John Craig, while providing home health care for Eleanor and Kenneth Nolen, who reside in the principal residence.
5. The mobile home shall sit on a temporary foundation only.
6. The mobile home shall be removed from the premises when it is no longer needed for the above use.
7. This permit is granted for a period of five (5) years from the approval date of this permit. Prior to the expiration of this permit, the applicant may apply for a three

(3) year administrative extension. The request shall be accompanied by a physician's note and a \$200.00 non-refundable fee for the review.

### Building Permits

8. No construction is approved with this permit. Upon removal of the temporary mobile home, the applicant shall obtain a demolition permit from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

### Application Costs

9. This application was subject to an initial application deposit of \$2,000.00, which was paid with the application submittal, plus time and material costs if the application review expense exceeds the initial fee deposit. Any additional fee due must be paid prior to submittal of building permit(s), or within 60 days of the effective date of this Land Use Permit, whichever occurs first. 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 judgment against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant or owner may obtain current costs by contacting the project planner.

### Demolition Restrictions

Any future demolition activity shall comply with the following restrictions. **These restrictions shall be included on the construction drawings.**

1. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
2. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
3. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
4. Unless specifically approved otherwise via prior authorization from the Zoning

Administrator, all construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)  
Birthday of Martin Luther King, Jr. (State and Federal)  
President's Day/Washington's Birthday (State/Federal)  
Farmworkers Day (State)  
Memorial Day (State and Federal)  
Juneteenth National Independence Holiday (Federal)  
Independence Day (State and Federal)  
Labor Day (State and Federal)  
Columbus Day (Federal)  
Veterans Day (State and Federal)  
Thanksgiving Day (State and Federal)  
Day after Thanksgiving (State)  
Christmas Day (State and Federal)

For details on the actual date the state and federal holidays occur, please visit the following websites:

[Federal Holidays \(opm.gov\)](https://www.opm.gov)

[State Holidays \(ca.gov\)](https://www.ca.gov)

### **ADVISORY NOTES**

**ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A 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 OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, 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. Upon demolition, 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:

- Contra Costa County Building Inspection Division
- Contra Costa County Environmental Health Division
- Contra Costa County Fire Protection Department

The applicant is strongly encouraged to review these agencies' requirements prior to demolition.