

Mr. Ryan Hernandez  
Contra Costa County  
Department of Conservation & Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553

CONTRA COSTA  
COUNTY Wednesday, April 25, 2012

2012 APR 26 P 1:54

DEPARTMENT OF  
CONSERVATION  
AND DEVELOPMENT

Dear Mr. Hernandez,

**RZ10-3216 must be denied** at this time, otherwise the County in my opinion becomes complicit in helping the applicants in trying to get approval for; their illegal structures (illegal per code enforcement), their illegally operating business (illegal per a 1999 Board of Supervisors unanimous decision to completely shut down all commercial fabrication activity, which still continues), an unpermitted (at this time) major bridge project to be placed over a riparian channel, and for approval for other major unresolved issues. We ask that the County temporary put on hold this rezoning application until all the major issues and major code violations are resolved.

If anyone doubts the veracity of any of this information just talk to Ryan Hernandez, Senior Planner, or to Tyrone Ridgle, Building Inspector II, or to Marie Taylor, Building Inspection or to many others within the County departments.

I formally request a sit down meeting with the County officials that ultimately will be making the final decision on this matter so I can go over all the major issues that were not addressed in the report. I will present, with hard evidence, proof that many of the items listed in the California Environmental Quality Act, Environmental Checklist Form for RZ10-3216 are improperly checked as NO IMPACT or LESS THAN SIGNIFICANT IMPACT, when in fact they **should have been checked as POTENTIALLY SIGNIFICANT IMPACT**. It's obvious that the flood of information that has recently come to light was not available when the report was being drawn up and finalized. The fact that all the new information has come to light demands that the County take another in depth look at all the environmental impacts and revise the Initial Study.

At the meeting I will present evidence that there is already **multiple "Potentially Significant Impacts"** in: Aesthetics, Green Gas Emissions, Land Use & Planning, Transportation/Traffic, Hazards & Hazardous Materials, Air Quality, Geology & Soils, Hydrology & Water Quality, and Noise. Give me the opportunity to present my information and evidence **before** the County makes any decisions on this matter. I will also present indisputable evidence as to how our health has been, and is now currently being adversely affected by the applicants' activities!

It is the County's responsibility and mandate to protect public health and safety as well as to protect the health of the environment. This **rezoning request must be denied**; otherwise the County is putting public health and safety at risk and the health of the environment at risk! We implore the County to **deny RX10-3216 at this time**. We ask the County not sweep this under the rug as there are major ramifications for doing so.

There would be absolutely **no negative impact in denying RZ10-3216** at this time.

Greatly concerned,

Michael Warholic  
18333 Bollinger Canyon Road  
San Ramon, CA 94583

4/11/2012

• • •

Barbara Karl  
18355 Bollinger Canyon Road  
San Ramon, CA 94583

Ryan Hernandez  
Contra Costa County  
Department of Conservation & Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553

CONTRA COSTA  
COUNTY

2012 APR 16 A 7:48

DEPARTMENT OF  
CONSERVATION  
AND DEVELOPMENT

**Dear Mr. Hernandez,**

I recently received a notice about Charles and Lorraine Farr's request to rezone their three properties from A-4 to A-2 (County file #RZ10-3216) and would like to make a positive comment on the proposed Negative Declaration.

The document frequently notes that the uses allowed by the existing and proposed zoning districts are substantially similar so it is logical that the study finds the impact of the change to be minor. That said, it is comforting to know that the County oversees such changes and that near-by residents have an opportunity to review them.

For over 17 years, I have been the Farr's neighbor and have witnessed their care for the land and the environment. I have no doubt that, A-2 or A-4, they will continue to protect it.

Thanks for such a thorough document; I hope it is adopted by the County Planning Commission.

Sincerely,



Barbara Karl

Cc: Mike & Lori Farr



CONTRA COSTA  
COUNTY

2012 APR -9 P 2:56

## CITY OF SAN RAMON

DEPARTMENT OF  
CONSERVATION  
AND DEVELOPMENT

2222 CAMINO RAMON  
SAN RAMON, CALIFORNIA 94583  
PHONE: (925) 973-2500  
WEB SITE: [www.sanramon.ca.gov](http://www.sanramon.ca.gov)

April 6, 2012

Ryan Hernandez  
Department of Conversation and Development  
Community Development Division  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553

**RE: Notice of Public Review and Intent to Adopt a Proposed Negative Declaration –  
Farr Rezone (RZ10-3216)  
18311 Bollinger Canyon Road (APNs: 199-030-060, 061, and 062)**

Dear Mr. Hernandez:

In response to your notice of public review and intent to adopt a proposed Negative Declaration for a rezone application (RZ10-3216) located at 18311 Bollinger Canyon Road (APNs: 199-030-060, 061, and 062), the City of San Ramon Planning staff has prepared the following comments.

While the project site is located outside of the San Ramon City limits, it is within the City's Sphere of Influence. A portion of the project site along Bollinger Canyon Road is currently prezoned Rural Residential (RR) with a Rural Conservation (RC) overlay district while the balance of the project site is prezoned Agricultural (AG) with a Resource Conservation (RC) overlay district (see Enclosure 1). City staff, however, is currently processing a Zoning Map Amendment application to change the prezone designations to (Pre) Rural Conservation (RC) along Bollinger Canyon Road and (Pre) Agricultural (AG) for the balance of the project site (see Enclosure 2).

The San Ramon Zoning Ordinance Division D2 Chapter II (Residential Zones) defines Rural Conservation as "areas of the City without urban services, with open space and habitat value, where rural single-family residential development may occur at densities of up to one unit per five gross developable acres...."

The San Ramon Zoning Ordinance Division D2 Chapter V (Special Purpose Zones) defines Agricultural as "areas of the City appropriate for large-scale agricultural operations and related open-space uses, where non-agricultural uses are limited to those incidental to agricultural operations and to mining activities, and where residential development is permitted only at very low density, compatible with low-intensity agriculture and keeping of livestock...."

Our understanding of the County's A-2 zone is that a single-family detached unit (among other general agriculture uses) is allowed on parcels meeting the minimum 5-acre lot size requirement. The City of San Ramon would recommend any future development proposals (if any) for the project site meet the established San Ramon prezone designations. It is expected that an appropriate environmental review would discuss the project site's carrying capacity of any future development proposal (if any).

If you have any question regarding the comments above, please feel free to contact me at (925) 973-2568 or [rdriscoll@sanramon.ca.gov](mailto:rdriscoll@sanramon.ca.gov).

Sincerely,



Ryan Driscoll  
Assistant Planner

Enclosures:

- 1) Project Site Shown on Portion of Existing Zoning Map
- 2) Project Site Shown on Proposed Zoning Map Amendment

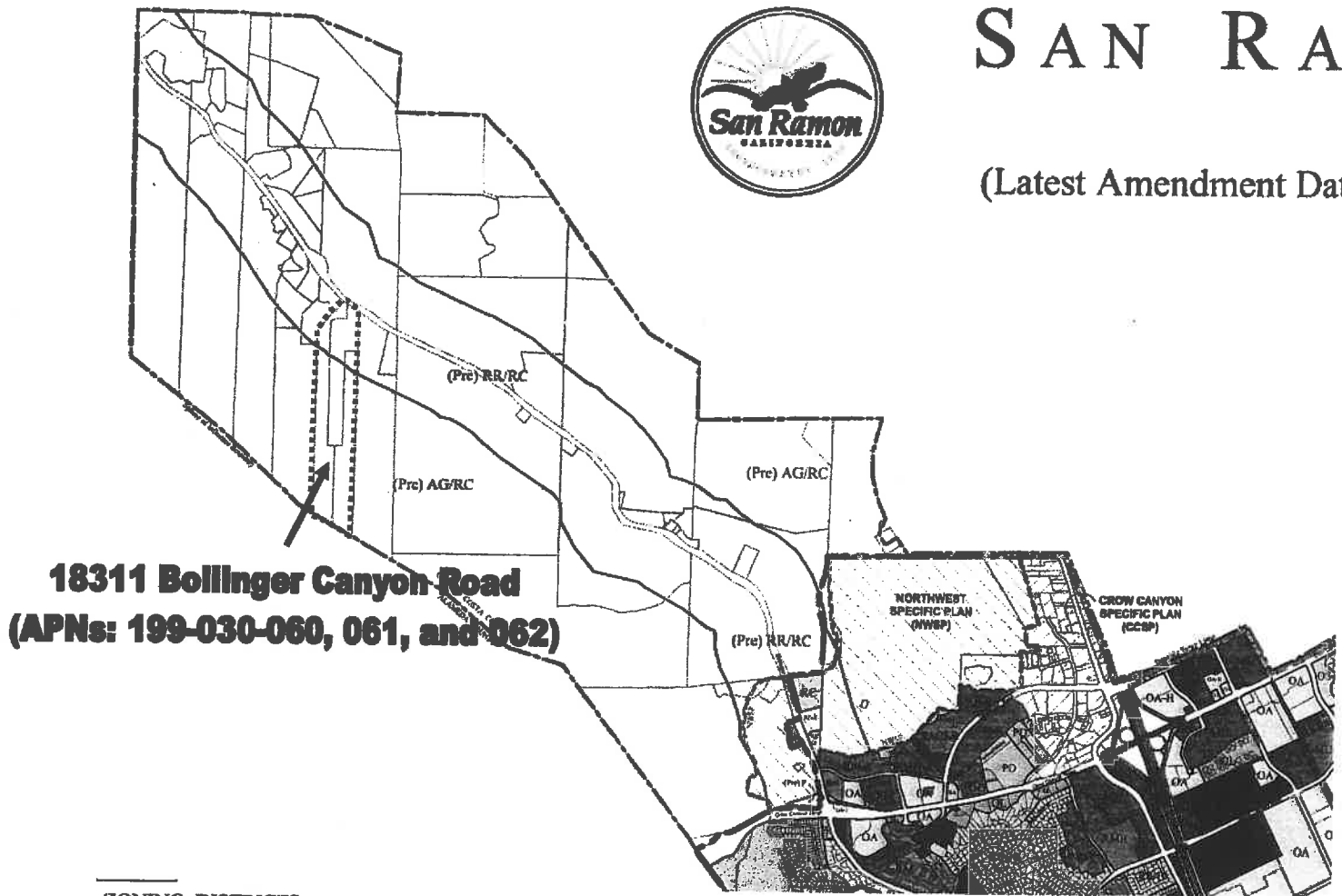
cc: Address File  
Debbie Chamberlain, Planning Services Manager

# Portion of Existing Zoning Map



SAN RAMON

(Latest Amendment Data)



## ZONING DISTRICTS

### RESIDENTIAL

RC	Rural Conservation
HR	Hillside Residential
RE-A	Residential Estate
RE-B	Residential Estate
RS-12	Single-Family Residential
RS-10	Single-Family Residential
RS-7	Single-Family Residential
RS-6	Single-Family Residential
RM	Medium-Density Residential
MDR	Medium-High Density Residential
HR	High Density Residential
MDR	Multiple Family - Very High Density Residential

### SPECIAL PURPOSE

AG	Agricultural
OS-1	Open Space
OS-2	Open Space
PR	Parks and Recreation
GC	Golf Course
PS	Public and Semipublic
HF-M-1	Health Facility: M-1
HF-M-2	Health Facility: M-2
PD	Planned Development

### SPECIAL PURPOSE

—	Zoning Districts
—	City Limit
—	Sphere of Influence
—	Planning Area
—	Urban Growth Boundary (UGB)
—	Specific Plan Area
—	Redevelopment Area (RDA)

## OVERLAY DISTRICTS

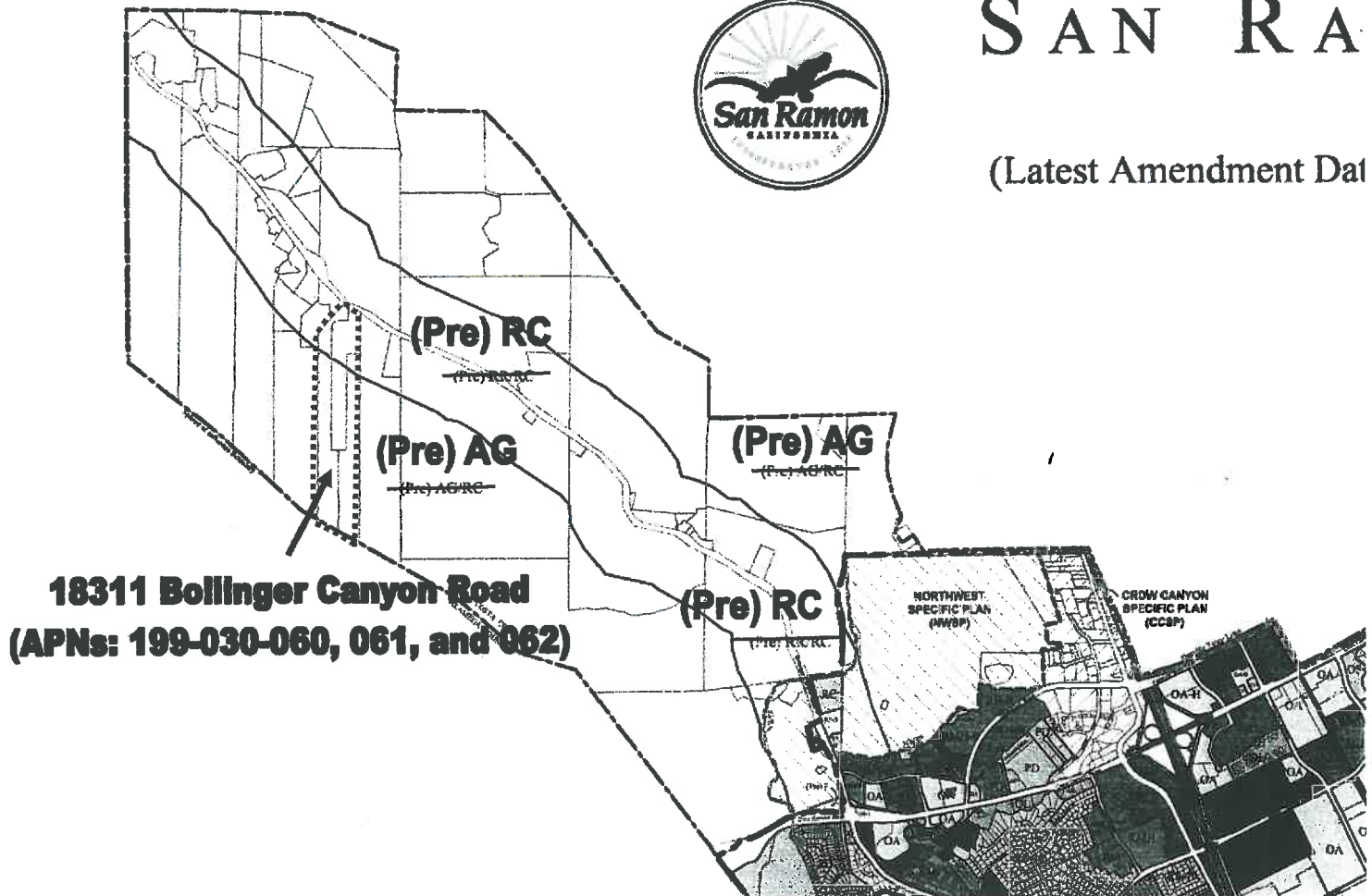
-H	Height
-R	Redevelopment
-RC	Resource Conservation
-SH	Senior Housing

# Proposed Zoning Map Amendment



# SAN RAMON

(Latest Amendment Date)



(Pre) Rural Conservation (RC); and  
(Pre) Agricultural (AG)