



# CONTRA COSTA COUNTY

## AGENDA

### Bethel Island Municipal Advisory Council

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Tuesday, February 10, 2026

6:00 PM

3020 Ranch Lane Bethel Island, CA

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**1. Roll Call and Introductions**

**Pam Allen: Certificate of Service from the Office of Supervisor Diane Burgis**

- Mark Whitlock, Chair
- Phil Kammerer, Member
- Belinda Bittner, Member
- Rob Brunham, Member

**2. Pledge of Allegiance**

**3. APPROVAL of this agenda.**

**4. General Public comment on any item under the jurisdiction of the Committee and NOT on this agenda (speakers shall be limited to two minutes).**

**5. BIMAC Council Member Reports**

a. Mark Whitlock, Chair - None

b. Phil Kammerer, Member - Bethel Island Dumping Survey Community Project; Developed Q4 2025; Trial run at Feb 3 Willow Mobile Home Park food bank event; Survey will be open through March 3, 2026; Questions to Phil Kammerer, Resident via email at: [phillipkammerer@peoplepc.com](mailto:phillipkammerer@peoplepc.com).

[26-579](#)

**Attachments:** [260205 Bethel Island Dumping Sign Survey Community Project](#)

c. Belinda Bittner, Member - None

d. Ron Brunham, Member - None

**6. Agency Reports**

a. Contra Costa County Office of the Sheriff, Lt. White

*Public comment on 6a. Speakers shall be limited to 2 minutes.*

b. Contra Costa County Fire Protection District, Michelle Reinhart

*Public comment on 6b. Speakers shall be limited to 2 minutes.*

- c. Contra Costa County Code Enforcement, Anna Cleese - District Representative Supervisor Burgis
  - Willow Road, Debris on property: Code Enforcement and Sheriff's Office engaged at an appropriate level at this time; relevant updates are available upon request; Goal to work with Code Enforcement for general annual updates at a predetermined scheduled BIMAC meeting.
  - Woods Harbor: Property owner, Code Enforcement and Sheriff's Office collaborative engagement and progressing; relevant updates are available upon request

*Public comment on 6c. Speakers shall be limited to 2 minutes.*

- d, Contra Costa County Supervisor Diane Burgis, Anna Cleese - District Representative
  - 2026 Community Clean Up Dates available (all are Saturdays); Make preference recommendations:
    - MAY: 2, 9, 15, 30
    - JUNE: 6, 13, 20, 27
    - JULY: 11, 18, 25
    - AUG: 1, 15, 22, 29
    - OCT: 3, 10, 17, 31
    - NOV: 14
  - BIMAC presentations, scheduled calendar
  - Willow Road curve patch repair, Constituent concern: Initial repair and pipe check completed October 2025 , office supporting update on project
  - Chamber of Commerce community project: Chamber dissolved by previous president Nov 2025. Community members seeking to relaunch; office supporting community project
  - BIMAC open seat: Application open

**7. Consent Items**

- a. APPROVE Record of Action for BIMAC January 2026 meeting. [26-587](#)  
**Attachments:** [260106 Minutes BIMAC](#)
- b. RECEIVE correspondence for January 14, 2026 - February 9, 2026. [26-580](#)  
**Attachments:** [260210 BIMAC Correspondence \(Jan 14 - Feb 9, 2026\)](#)

**8. Discussion Items**

- a. Future Agenda Items
  - Piper repair update - Jan 2026 request, in progress upcoming meeting with public works
  - Stone Road Work - Jan 2026 request, in progress
  - BIMID drainage updates (public request made by Lisa Kirk), in progress

**9. Adjourn**

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 3020 Ranch Lane, Bethel Island, 24 hours/day. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. 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: Anna Cleese, District Representative, 925-655-2336

The next meeting is currently scheduled for March 10, 2026 at 6:00pm.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-579

**Agenda Date:** 2/10/2026

**Agenda #:** b.

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Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE Bethel Island Dumping Survey - Community Project

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Phil.Kammerer; [phillipkammerer@peoplepc.com](mailto:phillipkammerer@peoplepc.com) <%20phillipkammerer@peoplepc.com>

Recommendation(s)/Next Step(s):

RECEVE Bethel Island Dumping Survey Community Project Flyer

# 2026 Bethel Island Dumping Sign Community Project

## Questions? Phil Kammerer, Bethel Island Resident

[phillipkammerer@peoplepc.com](mailto:phillipkammerer@peoplepc.com)

### INSTRUCTIONS

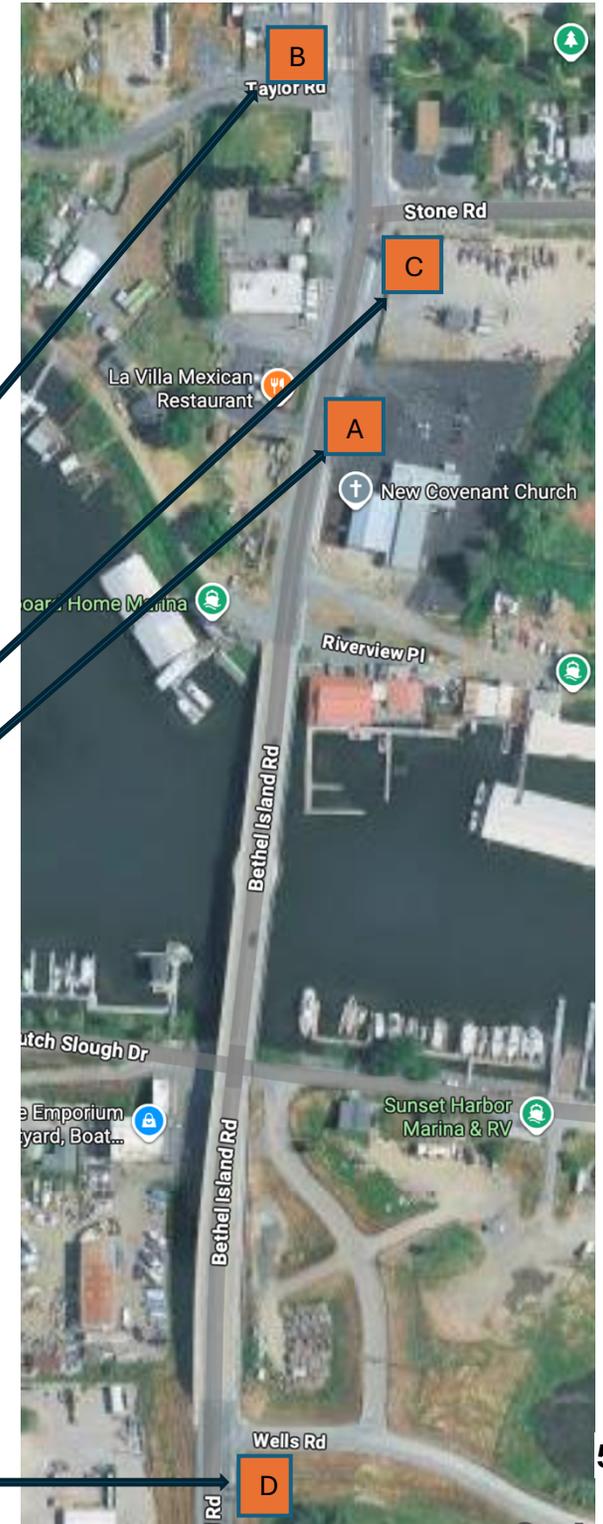
Step 1:  
Review map and recommended 'No Dumping' sign placement location.  
\*\*\*Recommendations are on map in random order.

Step 2:  
Click [HERE](#) or scan QR code below to complete survey placing recommendation locations in priority order based on where YOU think signs are needed most.

Step 3:  
Direct any questions to Phil Kammerer at [phillipkammerer@peoplepc.com](mailto:phillipkammerer@peoplepc.com)

### MAP KEY

- A. Riverview Place, Entrance
- B. Taylor Road, Entrance
- C. Stone Road, Entrance
- D. Wells Road, Entrance
- E. N. Willow Road
- F. Harbor Road, Entrance
- G. N. Stone Road, Entrance
- H. Piper Road Entrance
- I. Gateway Entrance
- J. Bethel Island Road





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-587

**Agenda Date:** 2/10/2026

**Agenda #:** a.

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Advisory Board: Bethel Island Municipal Advisory Council

Subject: APPROVE Record of Action for BIMAC January 2026 meeting

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us

Recommendation(s)/Next Step(s):

APPROVE Record of Action for BIMAC January 2026 meeting

# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553



## Meeting Minutes

Tuesday, January 6, 2026

6:00 PM

3020 Ranch Lane Bethel Island, CA

**Bethel Island Municipal Advisory Council**

**1. Roll Call and Introductions**

- Mark Whitlock, Chair
- Pam Allen, Vice Chair: Honor and Recognize
- Phil Kammerer, Member
- Belinda Bittner, Member
- Rob Brunham, Member

Meeting start at 6:04pm

**2. Pledge of Allegiance****3. APPROVAL of this agenda.**

Motion: Bittner; Second: Brunham; Outcome: Approved

**A motion was made by Bittner, seconded by Brunham, that this was approved.. The motion carried by the following vote:**

**Motion: Bittner**

**Second: Brunham**

**Aye: Bittner, Brunham, Kammerer, and Whitlock**

**Aye: Bittner, Brunham, Kammerer, and Whitlock**

**4. General Public comment on any item under the jurisdiction of the Committee and NOT on this agenda (speakers shall be limited to two minutes).****5. BIMAC Council Member Reports****5a. Mark Whitlock, Chair**

- AED project status
- Community Warning System (CWS) project update
- Emergency Preparedness project update

- AED Willows mobile home park, battery in progress

- Community Warning System (CWS) flyers available on resource table

- Emergency Preparedness BIMID maps on table

- Flock cameras/plate readers, \$600-\$700 in funding still needed to support operations in 2026; Funds being managed by Lions Club

**5b. Phil Kammerer, Member**

- Dumping Sign project update

- Dumping survey project update; working with D3 staff to make a flyer for next month

- Connecting for community clean up day 2026 resources, more to come

**5c. Belinda Bittner, Member**

None

**5d. Rob Brunham, Member**

None

6. Agency Reports

6a. CCC Office of the Sheriff, Lt. White

- Reviewed call information for Dec
- Boat hoist theft update; Suspect in custody
- Upcoming Marine Patrol Townhall (see flyer) also available on resource table 1/8/26 at 7pm at Scout Hall

Q: Citizens Academy in Brentwood?

A: None, Sheriff academy is in Martinez

Q: Stolen dock status from Oct meeting?

A: No update

6b. CCC Fire Protection District, Michele Rinehart

Presentation notes:

- current community coordinator grant cycle ends July 2026; more info TBD
- \$9.5m on state-side funding for program looking to extend through 2027
- Wildfire mitigation; mapping projects through CalMapper, used for insurance and offers information on how program functions
- CCCFPD open house went well with 1,500+ attendees
- Fire Risk Community List update: CCCFPD has applied for a reduction
- New Deputy Fire Chief: Chief Dutter; Chief Helmich is retiring
- New Fire WUI codes effective January 1, 2026; resources online

6c. CCC Office of Supervisor Diane Burgis, Anna Cleese

- Council member 2025 Training status: Complete
- Measure X Parks & Recreation Fund Allocation Update: Bethel Island Chamber Update: MOU canceled after notification of dissolution of program, role and chamber announced and provided by Lori Castillo as the applicant, Chamber President, and MOU program and fund distribution oversight administrator.

MX funding:

Q: Can anyone take responsibility for those funds?

A: No, contract/MOU with Chamber

7. Consent Items

7a. [25-5425](#)

**Attachments:** [251216 BIMAC Oct MeetingMinutes12-Dec-2025-04-52-13](#)

Motion: Brunham; Second: Kammerer; Outcome: Approved

**Motion:** Brunham

**Second:** Kammerer

**Aye:** Bittner, Brunham, Kammerer, and Whitlock

**Result:** Passed

7b. [26-10](#)

**Attachments:** [260106 flyer oos Town Hall Flyer white](#)

7c. [26-11](#)

**Attachments:** [260106 Correspondence January 2026 - Zoning & Planning \(1\)](#)

7d. [25-5427](#)

**Attachments:** [251209 2025 Annual Report Bethel Island MAC](#)

7e. [25-5428](#)

**Attachments:** [251212 press release Bethel Island Road Lane Closure Press Releas](#)

7f. APPROVE reimbursement to Mark Whitlock in the amount of \$500 for expenses relating to 2025 Bethel Island Health and Safety Fair. Balance remaining: \$11.87.

**Motion: Kammerer; Second: Brunham; Outcome: Approved**

A motion was made by Kammerer, seconded by Brunham, that this was approved.. The motion carried by the following vote:

**Motion: Kammerer**

**Second: Brunham**

**Aye: Bittner, Brunham, Kammerer, and Whitlock**

**Result: Passed**

## 8. Discussion Items

8a. [25-4275](#)

**Attachments:** [250828 packet 6201 Bethel island road restaurent bar vera cort CDLP25-02028 Agency Comment](#)

**Motion: Whitlock; Second: Kammerer; Outcome: Recommended**  
**Bittner comment about why it doesn't have to have sprinklers maybe an older property.**

**This Discussion Item was recommended.**

**Motion: Whitlock**

**Second: Brunham**

**Aye: Bittner, Brunham, Kammerer, and Whitlock**

**Result: Passed**

8b. [25-4276](#)

**Attachments:** [250828 0 sandmound CDMS25-00011 Agency Comment Packet](#)

**Motion: Brunham; Second: Kammerer; Outcome: Recommended**

**This Discussion Item was recommended.**

**Motion: Brunham**

**Second: Kammerer**

**Aye: Bittner, Brunham, Kammerer, and Whitlock**

**Result: Passed**

8c.

26-09

**Attachments:** [251211 agency comment request 3910 Stone Road CDVR25-01064 ACR](#)

Motion: Bittner; Second: Brunham; Outcome: Received

**This Consent Item was recommended.**

**Motion:** Bittner  
**Second:** Brunham  
**Aye:** Bittner, Brunham, Kammerer, and Whitlock  
**Result:** Passed

8d. CONSIDER and APPROVE 2026 BIMAC seat appointments.

Whitlock self nominated; 0 alternative nominations made  
Motion: Brunham; Second: Kammerer; Outcome: Approved

**This matter was approved**

**Motion:** Brunham  
**Second:** Kammerer  
**Aye:** Bittner, Brunham, Kammerer, and Whitlock  
**Result:** Passed

8e. CONSIDER and APPROVE adding public comment to agenda items after each agency report AND/OR each BIMAC council member report. Reminder: 2 minute public comment limits would apply.

Discussion to add public comment to the end of EACH agency report  
Motion Bittner; Second: Brunham; Outcome: Approved

**This matter was approved**

**Motion:** Bittner  
**Second:** Brunham  
**Aye:** Bittner, Brunham, Kammerer, and Whitlock  
**Result:** Passed

8f. CONSIDER and APPROVE Future Agenda Items: REMINDER, appropriate staff subject matter experts will be contacted for material and/or presentations regarding future agenda items.

- Stone Road work (Oct 2025 request)
- BIMID engineer report (Oct 2025 request)
- Canal Road repairs, and culverts (Oct 2025 request)
- Additional?

Future items requested and recommended:  
Piper repair update  
Stone Road Work  
BIMID drainage updates (public request made by Lisa Kirk)

**This was recommended.**

## 9. Adjourn

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 3020 Ranch Lane, Bethel Island, 24 hours/day. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. 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: Anna Cleese, District Representative, 925-655-2336

*The next meeting is currently scheduled for February 10, 2026 at 6:00pm.*



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-580

**Agenda Date:** 2/10/2026

**Agenda #:** b.

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Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE BIMAC Correspondence (Jan 14 - Feb 9, 2026)

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: [Anna.Cleese@bos.cccounty.us](mailto:Anna.Cleese@bos.cccounty.us) <mailto:Anna.Cleese@bos.cccounty.us>

Recommendation(s)/Next Step(s):

RECEIVE BIMAC Correspondence (Jan 14 - Feb 9, 2026)



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, January 28, 2026

6:30 PM

30 Muir Road, Martinez

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#### CONTRA COSTA COUNTY PLANNING COMMISSION MEETING CANCELED

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, FEBRUARY 11, 2026.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, January 14, 2026

6:30 PM

30 Muir Road, Martinez, California

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**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, 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>.

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](mailto: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](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.

1. PLEDGE OF ALLEGIANCE

2. CONTINUED PUBLIC HEARING.

- 2a. ELLEN BULLA, SYCAMORE COURT HOME ASSOCIATION (Appellant), ROD SCHLENKER, INSURANCE AUTO AUCTIONS, INC. (Applicant), NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File CDDP18-03005. [25-5451](#)
- This is an appeal of the Zoning Administrator’s decision to approve a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles bringing the total number of vehicles permitted to be stored at the facility to approximately 4,436 vehicles. The development plan approval includes approval of deviations to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped) and to allow a 0-foot side yard setback (where a minimum of 10 feet is required) and a 3-foot street side yard setback (where a minimum of 10 feet is required) for portions of an 8-foot-tall metal screen wall extending along the eastern and southern property boundaries. In addition the applicant requests approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7” to 60” in diameter, and the granting of an exception to the collect and convey requirements of Division 914 of the County Code. Consideration of the appeal is continued from the December 10, 2025 County Planning Commission meeting. The Commission will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The project site is located at 2770 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor’s Parcel Number: 098-240-031) (Continued from 12.10.2025) GF

- Attachments:** [Attachment A Findings and COAs final revised](#)  
[Attachment B Letter of Appeal](#)  
[Attachment C Maps](#)  
[Attachment D Project Plans](#)  
[Attachment E Updated Landscaping Plan](#)  
[Attachment F CDDP18-03005 Staff Report ZA 7\\_6\\_22](#)  
[Attachment G CDDP18-03005 Staff Report ZA Continuation 11\\_17\\_22](#)  
[Attachment H Agency Comments](#)  
[Attachment I CDDP18-03005 MND](#)  
[Attachment J CDDP18-03005 MMRP](#)  
[Attachment K CDDP18-03005 CEQA Comments](#)

3. MINOR SUBDIVISION: MAP EXTENSION

- 3a. LOEWKE PLANNING ASSOCIATES, INC. (Applicant) - DIABLO GLEN WALNT CREEK CCRC LLC (Owner), County File #CDMS20-00007, CDGP20-00001, CDRZ20-03255, CDDP20-03018, and CDLP20-02038. The applicant requests a two (2) year extension of the period of time for filing a parcel map, to November 22, 2027, for the tentative map for the Glen at Heather Farms project, consisting of two parcels approximately 25 and 5 acres in area, that was approved under minor subdivision #CDMS20-00007. The project is located at 850 Seven Hills Ranch Road in the unincorporated Walnut Creek area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 172-080-007 & 172-150-012) SS [26-37](#)

**Attachments:** [Attachment A - Assessor Parcel Map](#)  
[Attachment B - Tentative Map CDMS20-00007](#)  
[Attachment C - Final Permit CDDP20-03018 CDMS20-00007](#)

4. PUBLIC COMMENTS

5. STAFF REPORT

6. COMMISSIONERS' COMMENTS

7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, JANUARY 28, 2026.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, February 11, 2026

6:30 PM

30 Muir Road, Martinez

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**Contra Costa County Planning Commission - CANCELED**

**Next meeting is scheduled for Wednesday, February 25, 2026 at 6:30 p.m.**

For more information, contact Hiliana Li at 925-655-2860.