



CONTRA COSTA COUNTY

AGENDA

Historical Landmarks Advisory Committee

Thursday, August 13, 2026

2:00 PM

40 Muir Road, Martinez, CA 94553 |
[https://cccouny-us.zoom.us/j/838620681](https://cccouny-us.zoom.us/j/83862068140)
40 | Call In: (888) 278-0254 access code
841892##

Persons who wish to address the HLAC 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 841892##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Persons may also access the meeting via Zoom by using the following link: <https://cccouny-us.zoom.us/j/83862068140>. 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.

The HLAC will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in HLAC meeting. Please contact Dominique Vogelpohl at least 48 hours before the meeting at (925) 655-2880 or Dominique.Vogelpohl@dcd.cccounty.us.

1. Call to Order
2. Public Comment
3. Acceptance of Summary Minutes for May 14, 2026, Meeting

Summary Minutes for May 14, 2026, Meeting:

- All Members present; Staff: Dominique Vogelpohl
- The meeting was called to order at 2:36 PM.
- No public comments.
- Acceptance of Summary Minutes for February 12, 2026, Meeting: Anthony Geisler moved to accept the minutes; David Yuers seconded. The minutes were accepted: all Ayes, 0 Nays.
- Discussion Items:
 - Reporting to the Transportation, Water & Infrastructure Committee (TWIC)
 - o HLAC staff informed the HLAC that the Department of Conservation and Development is preparing to present at an upcoming TWIC meeting before the end of the year.
 - o HLAC staff will inform the HLAC the specific date it will be scheduled.
 - o HLAC discussed the topics TWIC wanted investigated: lawsuits, potential impacts to property values and property rights.
 - o No public comment.
 - Status of the Contra Costa County 2045 General Plan
 - o HLAC staff informed the HLAC that Envision 2040 is preparing to have the Board accept their proposal on how to address/satisfy each action item in the new General Plan known as the General Plan's Action Program.
 - o Once this proposal is accepted by the Board County staff will have specific direction on how to address/satisfy each action item, including those within the new Conservation, Open Space, and Working Lands Element.
 - o HLAC staff will keep the HLAC informed of the progress of the Action Program.
 - o No public comment.
 - Delta National Heritage Area (NHA) Management Plan Update - Carol Jensen
 - o HLAC Chair, Carol Jensen, is a member of the NHA Advisory Committee.
 - o NHA webpage: Sacramento-San Joaquin Delta National Heritage Area - Delta Protection Commission (ca.gov)
 - o This Discussion item provides Chair Carol Jensen the opportunity to share the current progress of this with the HLAC.
 - o Carol Jensen shared with the HLAC the advancements in water tourism in the east county.
 - o No public comment.
 - Properties of Interest to the HLAC:
 - o Staff provided the following updates:
 - TUGS restaurant – 6201 Bethel Island Road, Bethel Island
 - o A Land Use Permit and Development combination is currently being processed to renovate the exterior and interior to reopen as a bar.
 - Byron Hot Springs – 5400 Byron Hot Springs Road, Byron
 - o The structural reinforcement project is currently under construction. The last inspection scheduled was in April for the foundation.
 - Eugene A. Bridgford house – 4090 Gateway Road, Bethel Island
 - o A building permit application was submitted on August 20th to demolish the Bridgford house. It is currently under review with the Planning Department.
 - o Carol Jensen spoke with the project representatives about trying to purchase the building. She discussed the possibility of seeking assistance from the John Muir Trust, and she wanted to know the appeal process of a building permit application.
 - No Permit Activity:

- o Nail Ranch – 3890 and 3900 Sellers Avenue, Brentwood
- o Diablo Country Club – 1700 Club House Road, Diablo
- o Contributor to the Diablo Historic District - 1699 Alameda Diablo, Diablo
- o Bethel Island Fire Station - 3045 Ranch Lane, Bethel Island
- o Knightsen Saloon – 3055 Knightsen Ave, Knightsen
- o No public comments.
- Committee Member's Comments: none.
- Next Agenda Discussion: August 13, 2026, at 2:00 PM.
- Meeting adjourned: 3:45 PM.

4. Discussion Items:

A. Reporting Back to the Transportation, Water & Infrastructure Committee (TWIC)

- The HLAC presented to the Board of Supervisors on August 15, 2023, and recommended that the County adopt a Historic Preservation Ordinance, and provided the Board with a draft ordinance they had prepared.
- The Board considered the recommendations of the HLAC, and referred the matter to the Transportation, Water and Infrastructure Committee (TWIC), and directed Department of Conservation and Development (DCD) staff to provide analysis on this item for TWIC's consideration.
- This meeting took place on February 24, 2025.
- TWIC accepted the report and directed DCD staff to return at a future meeting with a report outlining a range of ordinance options, including input from other counties, potential cost recovery mechanisms, and how the ordinance would apply (e.g., to designated or contributing structures only). The Committee expressed general support for historic preservation but emphasized the need to balance these efforts with property owner rights. Concerns were raised regarding potential legal implications, staffing and cost impacts, and how such an ordinance would differ from or expand upon existing CEQA protections.
- Staff will inform the HLAC when DCD anticipates reporting back to TWIC.

B. Status of the Contra Costa County 2045 General Plan

- The new General Plan was adopted in November of 2024.
- With its adoption, the new goals, policies and action items are now effective.
- There are action items within Chapter 7 of the new General Plan that are of interest to the HLAC: COS-A10.1, 10.2, 10.3, and 10.4.
- HLAC staff will continue to update the HLAC on the progress of these action items.

C. Delta National Heritage Area (NHA) Management Plan Update - Carol Jensen

- HLAC Chair, Carol Jensen, is a member of the NHA Advisory Committee.
- NHA webpage: Sacramento-San Joaquin Delta National Heritage Area - Delta Protection Commission (ca.gov)
- This Discussion item provides Chair Carol Jensen the opportunity to share the current progress of this with the HLAC.

D. Properties of Interest to the HLAC

Properties within unincorporated County with that are of historical interest to the HLAC.

- Contributor to the Diablo Historic District - 1699 Alameda Diablo, Diablo
- A 3-lot Minor subdivision application to divide Parcel B was applied for and is currently incomplete.
- TUGS restaurant – 6201 Bethel Island Road, Bethel Island
- A Planning application is being processed to renovate the exterior and interior to reopen as a bar, and it is currently incomplete.
- Byron Hot Springs – 5400 Byron Hot Springs Road, Byron
- The building permit for the structural reinforcement project is now expired.
- Eugene A. Bridgford house – 4090 Gateway Road, Bethel Island
- The building permit application to demolish the Bridgford house was issued on June 9, 2026. The building has been demolished.
- No Permit Activity:
- Nail Ranch – 3890 and 3900 Sellers Avenue, Brentwood
- Diablo Country Club – 1700 Club House Road, Diablo
- Bethel Island Fire Station - 3045 Ranch Lane, Bethel Island
- Knightsen Saloon – 3055 Knightsen Ave, Knightsen

E. 1872 Alameda Diablo, Diablo: Request to determine if a contributor to the Diablo Historic District has maintained its historic integrity to qualify for a Mills Act contract.

- A Historical Resources Evaluation (HRE) has been prepared by Mark Hulbert, qualified Preservation Architect, to assess if the proposed Mills Act 10-year Rehab Plan meets the U.S. Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties, specifically, the Standards for Rehabilitation, and is attached to this agenda.
- Originally built in 1926, during the period of significance for the Diablo Historic District.
- Staff recommends that the HLAC recommend to the Board of Supervisors that this property qualifies for a Mills Act Contract.

5. Committee Member's Comments

6. Next Agenda Discussion: Thursday, November 12, 2026, at 2:00 PM

Historical Landmarks Advisory Committee

[TMP-19228](#)

Attachments: [Historical Resources Evaluation_1872 Alameda Diablo_042926](#)