



CONTRA COSTA COUNTY

AGENDA

Byron Municipal Advisory Council

Tuesday, April 22, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo,
Byron, CA 94514

1. **Roll Call and Introductions**
2. **Approval of Agenda**
3. **Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).**
4. **Agency Reports**
 - a. Contra Costa County Office of the Sheriff - TBD
Contra Costa County Fire Protection District - Michelle Rinehart, County Coordinator, Wildfire Mitigation and Grants
California Highway Patrol - TBD
Office of Supervisor Diane Burgis - Claire Alaura, District Representative
5. **Consent Items - Items are subject to removal from the consent calendar by request of any MAC member. Items removed from the consent calendar will be considered with the discussion items.**
 - a. APPROVE Record of Action - March 2025 [25-1502](#)
Attachments: [MeetingMinutesMarch 2025](#)
6. **Discussion Items**
 - a. CONSIDER Agency Comment Request CDLP24-02012 where the applicant requests approval of a Land Use Permit application to allow the installation of a commercial kitchen within the existing building's footprint to establish the commissary use (pursuant to County Code Section 84-38.404(13)) that will utilize local farm goods and provide commercial food distribution space for farm vehicles to distribute off-site. [25-1503](#)
Attachments: [CDLP24-02012 Agency Comment Packet](#)

- b.** RECEIVE presentation from the Contra Costa County Fire Protection District, Firewise USA Program - Inspector Derrick Berumen, Firewise Regional Coordinator. **[25-1504](#)**

Attachments: [MAC Firewise Presentation](#)

7. Councilmember Comments

8. Correspondence

- a.** RECEIVE Byron MAC April 2025 Correspondence **[25-1501](#)**

Attachments: [Byron MAC April 2025 Correspondence](#)

9. Future Agenda Items

Adjourn

The next meeting is currently scheduled for May 27, 2025.

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 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. 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: Claire Alaura, District Representative, (925) 655-2330.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1502

Agenda Date: 4/22/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: APPROVE Record of Action - March 2025

Recommendation(s)/Next Step(s):

APPROVE Record of Action - March 2025

CONTRA COSTA COUNTY

*1025 ESCOBAR STREET
MARTINEZ, CA 94553*



Meeting Minutes

Tuesday, March 25, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo, Byron, CA 94514

Byron Municipal Advisory Council

1. Roll Call and Introductions

Present Dennis Lopez, Mike Nisen, Ron Schmit, Linda Thuman, and Paula Wherity

2. Approval of Agenda

approved

Motion: Thuman

Second: Nisen

Aye: Lopez, Nisen, Schmit, Thuman, and Wherity

Result: Passed

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers are limited to three minutes).

No public comment.

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
- Contra Costa County Fire Protection District - Quarterly update, Assistant Chief Tracie Dutter
- California Highway Patrol - TBD
- Office of Supervisor Diane Burgis - Claire Alaura

Contra Costa Office of the Sheriff - No report given.

Contra Costa County Fire Protection District - Assistance Chief Tracie Dutter provided a quarterly update.

California Highway Patrol - No report given.

Office of Supervisor Diane Burgis - District Representative Claire Alaura provided an update.

5. Consent Items - Items are subject to removal from the consent calendar by request of any MAC member. Items removed from the consent calendar will be considered with the discussion items.

- a. [25-1004](#)

Attachments: [MeetingMinutesFebruary2025](#)

approved

Motion: Thuman

Second: Wherity

Aye: Lopez, Nisen, Schmit, Thuman, and Wherity

Result: Passed

6. Discussion Items

- a. [25-1006](#)

Attachments: [Legislation Text](#)
[Exhibit A - Map Series](#)
[Exhibit B - Urban Limit Line Presentation](#)

received

a.

[25-1005](#)

Attachments:

[March Correspondence Byron MAC](#)

received

7. Councilmember Comments

Councilmember Wherity reported the Byron Post Office was broken into again. She has been in touch with the Postmaster Inspector and contacted Representative Josh Harder's office. Byron Chamber of Commerce will have a cioppino dinner on April 7th to fundraise for the Byron caboose restoration project.

8. Correspondence

received

9. Future Agenda Items

Request for an update on State Route 239 project in Sept/Oct 2025.

10. Adjourn

Meeting adjourned at 7:40 pm.

The next meeting is currently scheduled for April 22, 2025

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 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. 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: Claire Alaura, District Representative, (925) 655-2330.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1503

Agenda Date: 4/22/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: Agency Comment Request

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDLP24-02012 where the applicant requests approval of a Land Use Permit application to allow the installation of a commercial kitchen within the existing building's footprint to establish the commissary use (pursuant to County Code Section 84-38.404(13)) that will utilize local farm goods and provide commercial food distribution space for farm vehicles to distribute off-site.



AGENCY COMMENT REQUEST

Date 4/7/25

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

<p style="text-align: center;">DISTRIBUTION</p> <p>INTERNAL</p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection</p> <p><input checked="" type="checkbox"/> Advance Planning Housing Programs</p> <p>Trans. Planning Telecom Planner</p> <p>ALUC Staff <input checked="" type="checkbox"/> HCP/NCCP Staff</p> <p>County Geologist</p> <p>HEALTH SERVICES DEPARTMENT</p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p>PUBLIC WORKS DEPARTMENT</p> <p><input checked="" type="checkbox"/> Engineering Services Special Districts</p> <p>Traffic</p> <p>Flood Control (Full-size)</p> <p>LOCAL</p> <p><input checked="" type="checkbox"/> Fire District <u>Contra Costa</u></p> <p>San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p><input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org</p> <p>Sanitary District _____</p> <p><input checked="" type="checkbox"/> Water District <u>Byron Bethany ID</u></p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>BYRON</u></p> <p>Improvement/Community Association</p> <p><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p>OTHERS/NON-LOCAL</p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p><input checked="" type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p>ADDITIONAL RECIPIENTS</p> <p><u>Ryan Hernandez</u></p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Chloe Partain</u></p> <p>Phone # <u>925-655-2857</u></p> <p>E-mail <u>chloe.partain@dcd.cccounty.us</u></p> <p>County File # <u>CDLP24-02012</u></p> <p>Prior to <u>May 2, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Landslide <input type="checkbox"/> Active Fault Zone (A-P)</p> <p><input checked="" type="checkbox"/> Liquefaction <input checked="" type="checkbox"/> Flood Hazard Area</p> <p>60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</p> <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: None Below ____ Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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Planning Application Summary

County File Number: CDLP24-02012

File Date: 3/27/2025

Applicant:

John Sawatzky
SAWATZKY BUILDERS INC
PO Box 1317
Brentwood, CA 94513

john@sawatzkybuilders.com
(925) 354-9419

Property Owner:

JEFFREY JAY JESS
PO BOX 490
BYRON, CA 945140490

Jesspools33@gmail.com
(209) 482-0631

Project Description:

Request approval of a Land Use Permit application to allow the installation of a commercial kitchen within the existing building's footprint to establish the commissary use (pursuant to County Code Section 84-38.404(13)) that will utilize local farm goods and provide commercial food distribution space for farm vehicles to distribute off-site.

Project Location: (Address: 0 BYER RD, BYRON, CA 94514), (APN: 002030018)

Additional APNs:

General Plan Designation(s): AL

Flood Hazard Areas: B

60-dBA Noise Control: NO

Sphere of Influence: NO

Sanitary District: Env Health

Specific Plan: NO

Zoning District(s): "A-3, -SG"

AP Fault Zone: NO

MAC/TAC: BYRON

Fire District: CONSOLIDATED FIRE Former ECC

Housing Inventory Site: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
Total:			7662.00	7662.00

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Deidra Dingman
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

March 25, 2024

Jeffrey Jay Jess
P.O. Box 490
Byron, CA 94514

Re: Request for Determination – Commercial Kitchen/Commissary Use
County File: CDDR24-00002
Site Address: 0 Byer Road, Byron, CA 94514
APN: 002-030-018

Dear Jeffrey Jay Jess:

Staff has reviewed the application materials submitted to the Department of Conservation and Development with your request to determine if a commercial kitchen / commissary use submitted on February 16, 2024. After review, Staff has determined that a Commercial Kitchen / Commissary Use is a use allowed with the issuance of an approved Land Use Permit.

Background

The subject parcel is 14.27 acres in size. The parcel has a AL (Agricultural Lands) General Plan Designation which allows commercial agricultural support services which are ancillary to agricultural uses. is zoned A-3 (Heavy Agricultural District). Per the application materials, the proposed project would be to establish a commercial kitchen/ commissary on the property to utilize local farm goods and to provide commercial food distribution space for farm vehicles to distribute off-site. Per County Code Section 84-38.404 – Uses – Requiring land use permit(13), a commercial kitchen or other facilities for creating value-added farm products is a use allowed with the issuance of a land use permit.

Next Steps

To apply for a land use permit, please use this website and follow the instructions for a GENERAL APPLICATION - [Submitting a Planning Application | Contra Costa County, CA Official Website](#). Please include the following when submitting your application: [Planning-Application-Form-Checklist-Fillable-PDF](#). Once you apply for a land use permit, the application will be assigned to a Planner who will review the application for completeness. Land Use Permits require a public hearing with the Zoning Administrator and review under the California Environmental Quality Act. Please note that for Land Use Permits, the County solicits outside agencies comments (water, fire, sanitary, public works, etc) which we will provide you during the application process. Additionally, the parcel is located within the Byron Municipal Advisory

Council (MAC) boundaries. The MAC is an outside agency who will hold a public hearing for your project and will provide the County with their recommendation.

Should you have any further questions regarding this matter, you may contact me directly at (925) 655-2873 or via email to everett.louie@dcd.cccounty.us.

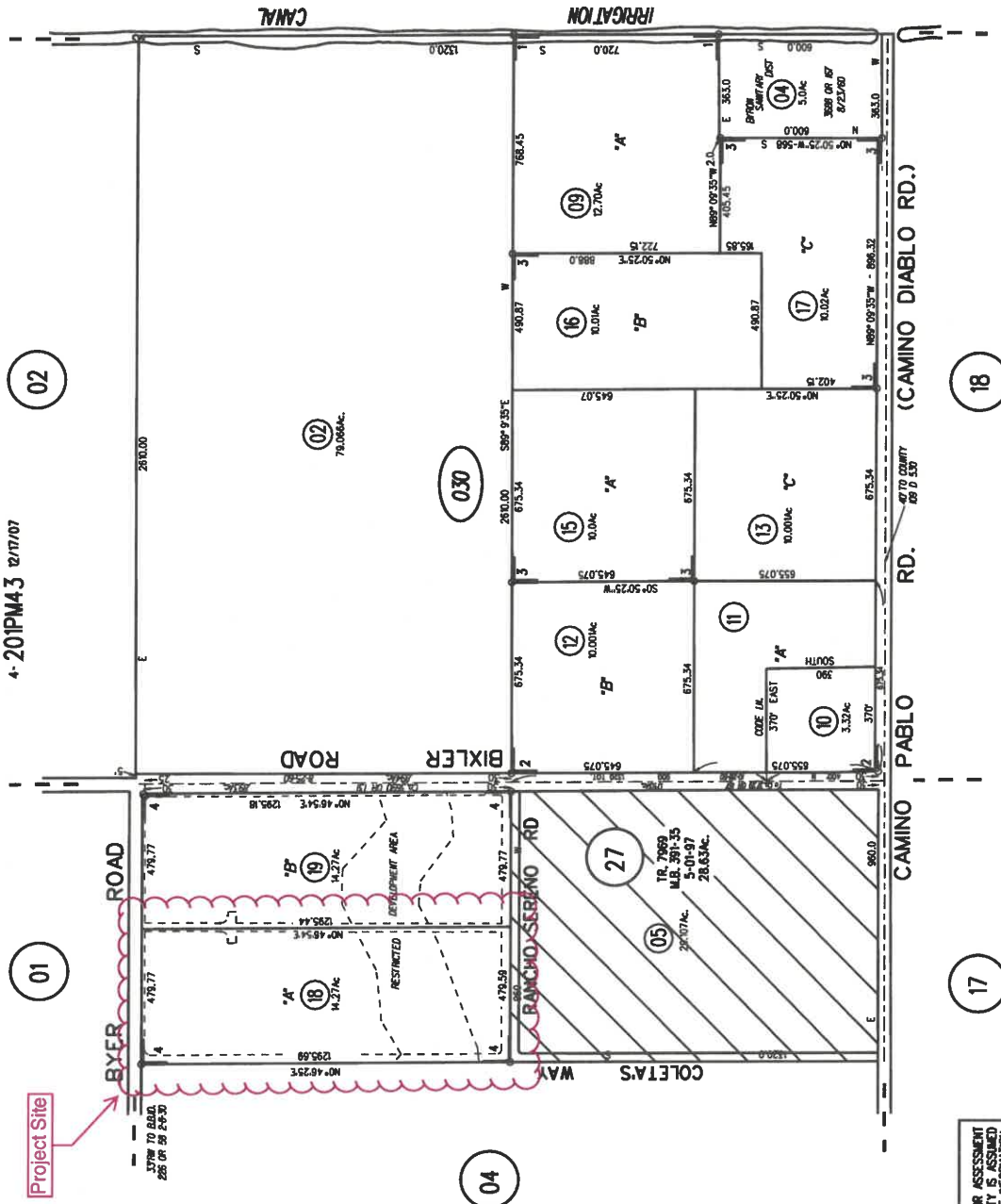
Sincerely,

Everett Louie
Project Planner

cc: County File CDDR24-00002

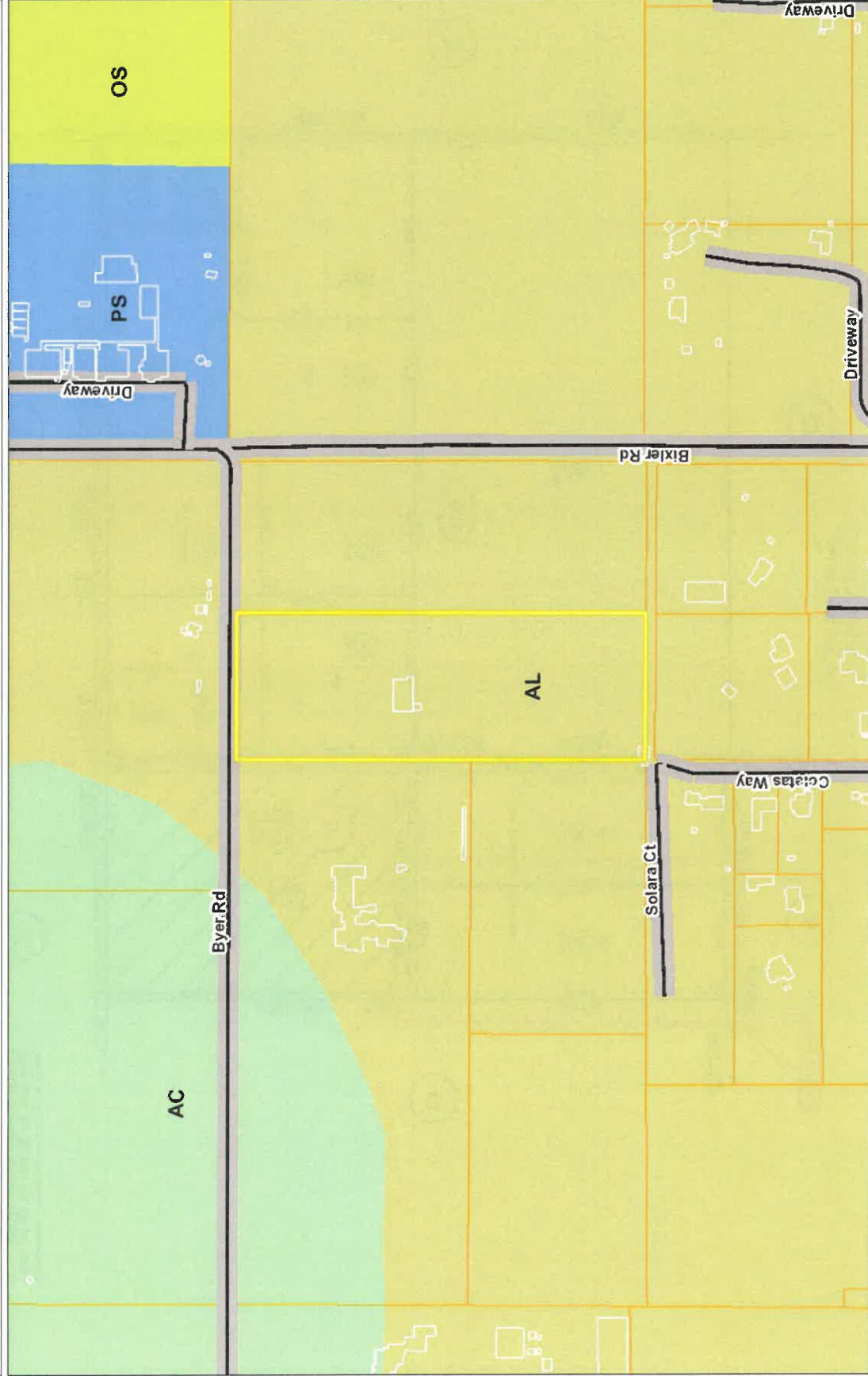
SW 1/4 SEC 2 & POR SE 1/4 SEC 3 T1S R3E MDB&M

- 1-128PM9 6/5/87
- 2-142PM15 9/15/89
- 3-155PM36 11/9/91
- 4-201PM4.3 2/17/07



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. THE COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT MAY OR BUILDING SITE ORDINANCES.

General Plan: Agricultural Lands (AL)



Legend

Building Outlines
City Limits
Highways
Highways Bay Area
Streets

General Plan

SV (Single Family Residential - Very Low Density)
SL (Single Family Residential - Low Density)
SM (Single Family Residential - Medium Density)
SH (Single Family Residential - High Density)
ML (Multiple Family Residential - Low Density)
MM (Multiple Family Residential - Medium Density)
MH (Multiple Family Residential - High Density)
MV (Multiple Family Residential - Very High Density)
MS (Multiple Family Residential - Super High Density)
CC (Congregate Care/Senior Housing)
MO (Mobile Home)

M-1 (Parker Avenue Mixed Use)
M-2 (Downtown/Waterfront Redevelopment)
M-3 (Pleasant Hill BART Mixed Use)
M-4 (Willow Pass Road Mixed Use)
M-5 (Willow Pass Road Commercial)
M-6 (Bay Point Residential Mixed Use)
M-7 (Pittsburg/Bay Point BART Station)
M-8 (Gough/Village Center)
M-9 (Montalvin Manor Mixed Use)
M-10 (Willow Pass Business Park A)
M-11 (Appian Way Mixed Use)
M-12 (Triangle Area Mixed Use)
M-13 (San Pablo Dam Road Mixed Use)
M-14 (Heritage Mixed Use)

CO (Commercial)
OF (Office)
BP (Business Park)
LI (Light Industry)
HI (Heavy Industry)
AL (Agricultural Lands & Off-Farm Commercial Recreation)
CR (Commercial Recreation)
ACO (Airport Commercial)

1:4,514

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes
CDD24-00002

Zoning: A-3 Heavy Agricultural District, Solar Energy Generation (-SG) Combining District



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Building Outlines
- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning
 - R-6 (Single Family Residential)
 - R-6, -FH -UE (Flood Hazard and A)
 - R-6 -SD-1 (Slope Density Hillsides)
 - R-6 -TOV -K (Tree Obstruction and C)
 - R-6, -UE (Urban Farm Animal Exc)
 - R-6 -X (Railroad Corridor Combinat)
 - R-7 (Single Family Residential)
 - R-7 -X (Railroad Corridor Combinat)
 - R-10 (Single Family Residential)
 - R-10, -UE (Urban Farm Animal Exc)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Urban Farm Animal Exc)
 - R-40 (Single Family Residential)
 - R-40, -FH -UE (Flood Hazard and /)
 - R-40, -UE (Urban Farm Animal Exc)
 - R-45 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1 -T (Transitional Combining Dist)
 - D-1, -UE (Urban Farm Animal Exc)
 - M-12 (Multiple Family Residential)
 - M-12 -FH (Flood Hazard Combining)
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - F-R (Forestry Recreational)
 - F-R -FH (Flood Hazard Combining)
 - F-1 (Water Recreational)
 - F-1 -FH (Flood Hazard Combining)
 - A-2 (General Agriculture)
 - A-2, -BS (Boat Storage Combining)
 - A-2, -BS -SG (Boat Storage and So)

1:4,514

Notes
CDD824-00002

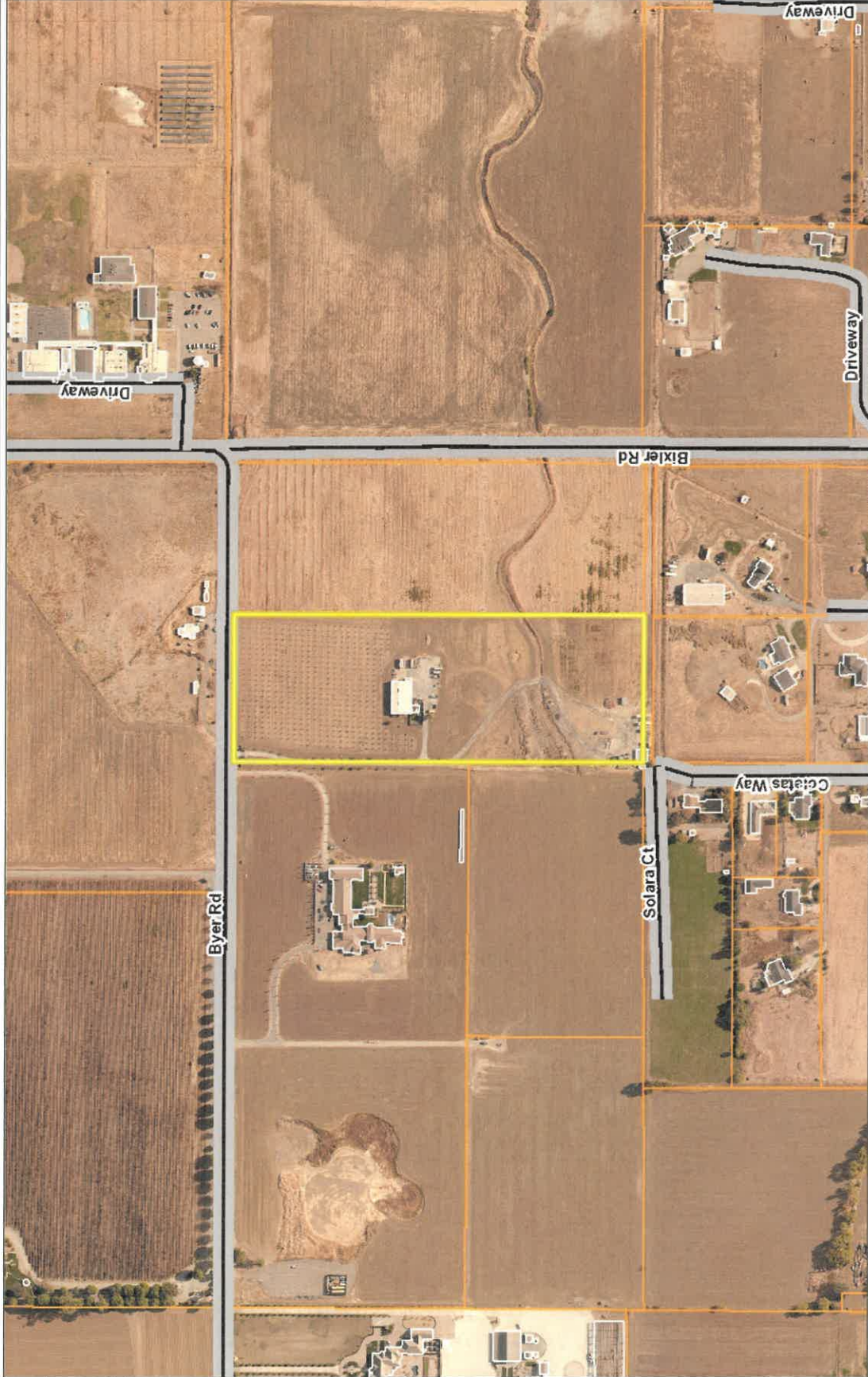
Orthophotography



- Legend**
- Building Outlines
 - City Limits
 - Highways
 - Highways Bay Area
 - Streets
 - Water Bodies
 - County Boundary
 - Bay Area Counties
 - Assessment Parcels

1:4,514

Notes
CDDR24-00002

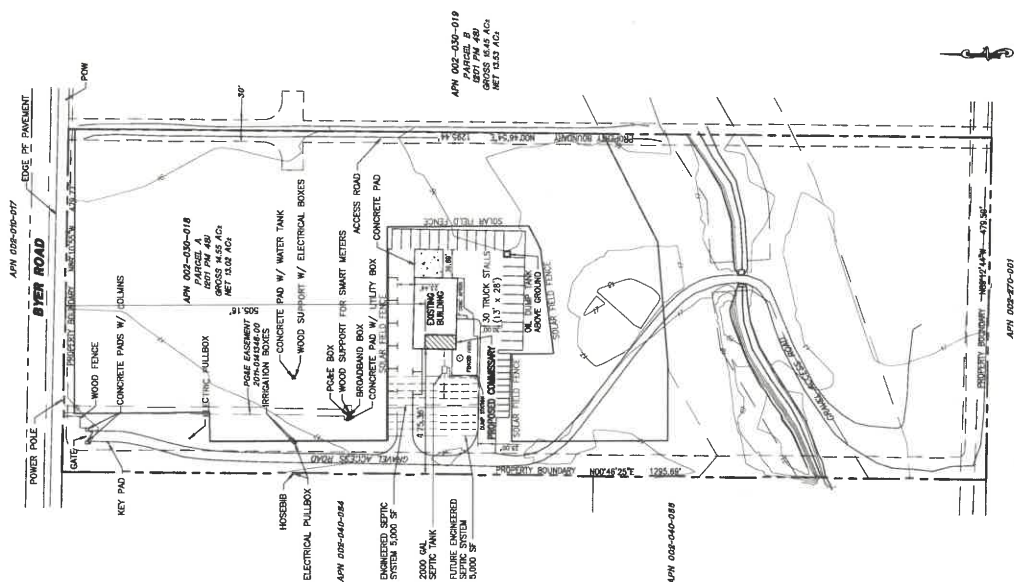


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0.1 Miles
0 0.07 0.1
WGS_1984_Web_Mercator_Auxiliary_Sphere

T-1	TITLE SHEET & SITE PLAN
A-1	1ST FLOOR PLAN
A-2	2ND FLOOR PLAN & ELECTRICAL PLANS
A-3	ELEVATIONS

RECEIVED on 03/27/2025 CDLP24-02012
By Contra Costa County
Department of Conservation and Development



SITE PLAN

SCALE: $1^{\circ} = 80'$

APPLICABLE CODES	DESIGN LOADS	AREA SQUARE FOOTAGE
2022 CBC, DEC, CMC, CAL ENERG CODE, CFC & CEMSC	SEISMIC DESIGN CATEGORY: D SNOW LOAD: 0 PSF WIND: 150 MPH WIND EXPOSURE: B TYPE OF USE: U TYPE OF BUILDING: V-B	EXISTING GARAGE/SHOP: 33,038 SQ FT COVERED PORCH: 2940 SQ FT PROPOSED AG KITCHEN: 21169 SQ FT

SMJR
DESIGN SERVICES

Salomon Martinez Jr.
117 N Branch Court
Valley Springs, Ca 95252
(209) 601-3781 Mobile
Email: salmtzjr70@gmail.com

JESS COMMISSARY
PROPOSED AG FOOD KITCHEN
APN: 002-030-018
3850 BYER ROAD
BYRON, CA 94514
CONTRA COSTA COUNTY

DRAWN BY: SMJR

CHECKED BY: JJ

NO	DATE
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1	01.13.24	PRELU
2	01.31.24	FINAME

2	01.31.24	PLAN
3	04.15.24	PLAN

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TITLE SHEET

2. CITE

1111C

SHEET NUMBER

1

COMPANY JOB NO.: .

**TITLE SHEET
& SITE PLAN**

SHEET NUMBER

T-1

OF 201 MATCHES.

JESS COMMISSARY
PROPOSED AG FOOD KITCHEN
APN: 002-030-018
3850 BYER ROAD
BYRON, CA 94514
CONTRA COSTA COUNTY

DRAWN BY: SMJR

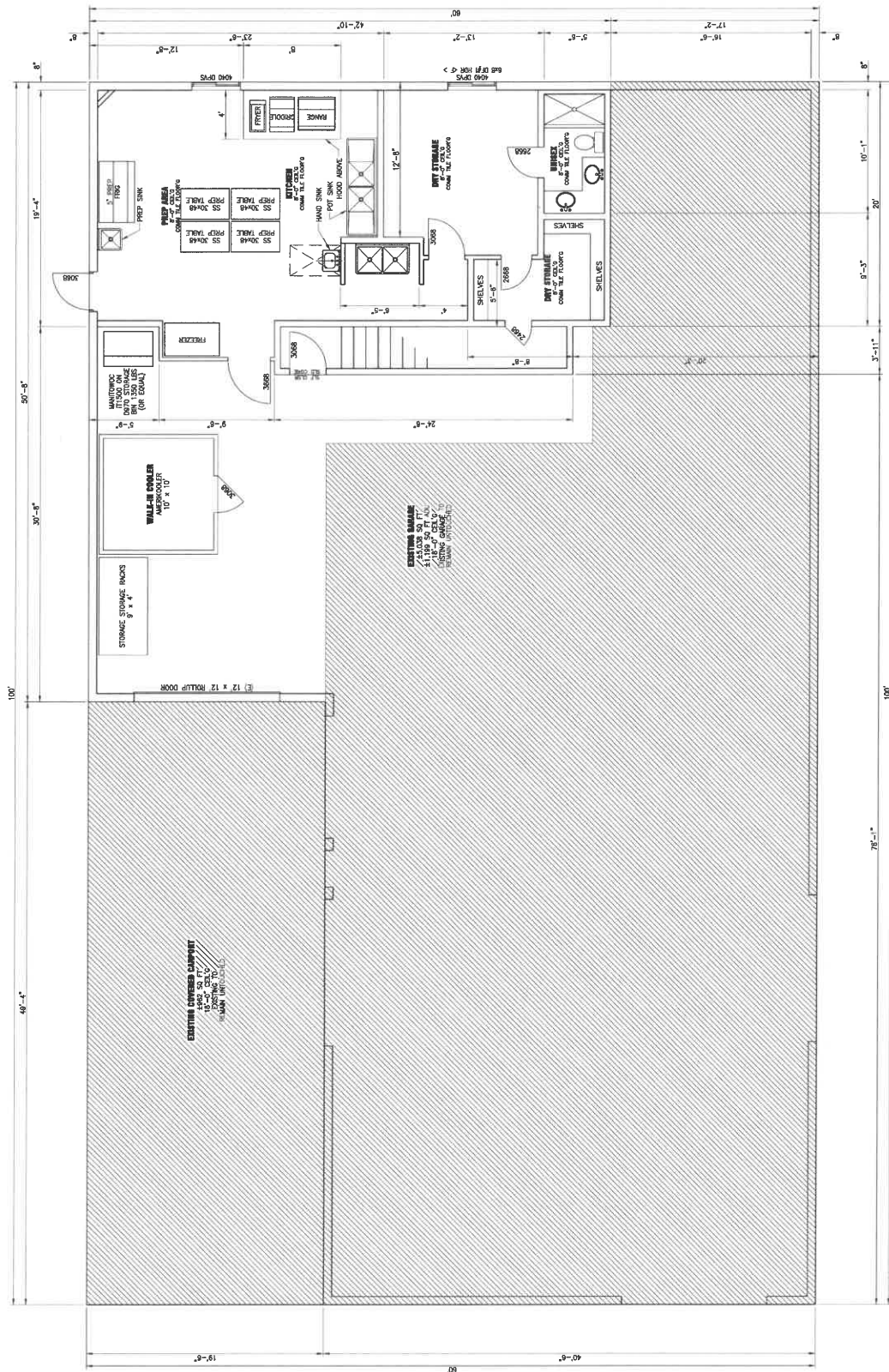
CHECKED BY: JJ		
NO	DATE	ISSUE
1	01.13.24	PRELIM CONST DWGS
2	01.31.24	PLANNING REVIEW
3	04.15.24	PLANNING REV B ELEC

1ST FLOOR PLAN

SHEET NUMBER

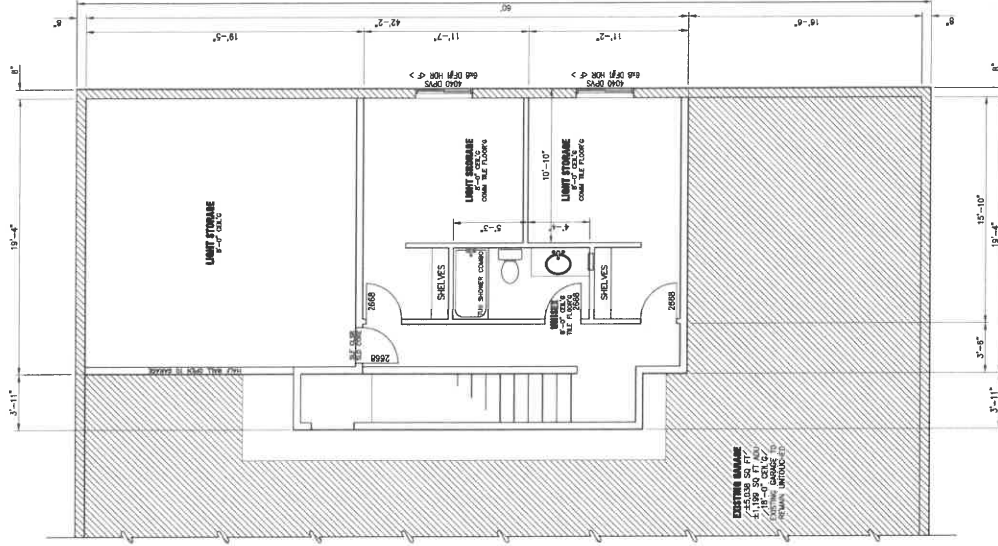
A-1

COMPANY JOB NO.:



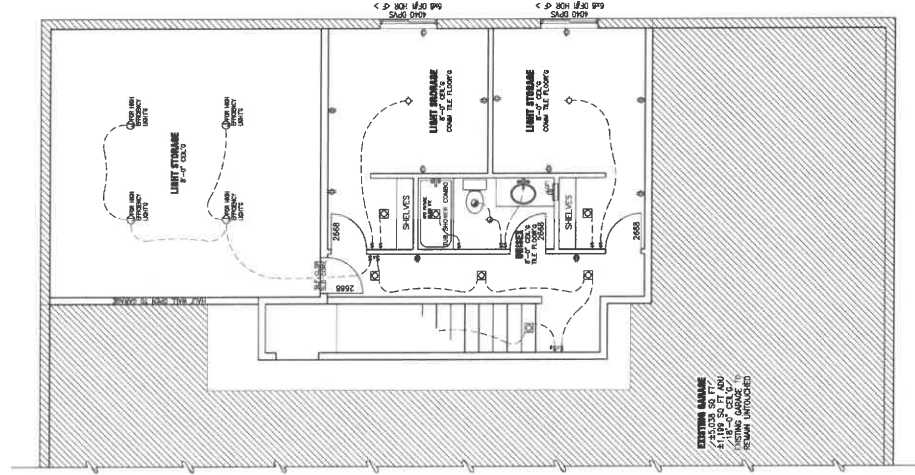
1ST FLOOR PLAN

SCALE: $1/4'' = 1'-0''$



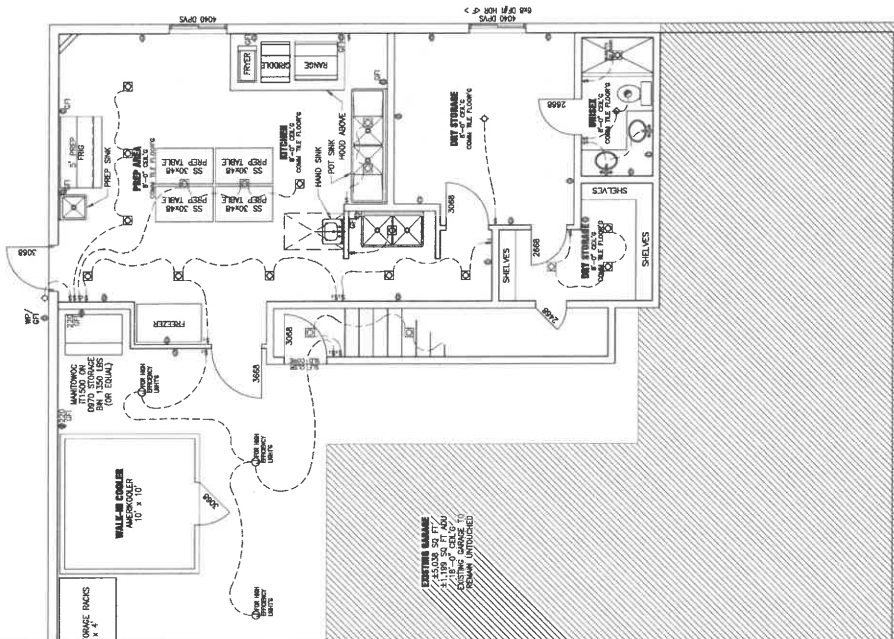
2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN (ELECTRICAL)

SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN (ELECTRICAL)

SCALE: 1/4" = 1'-0"

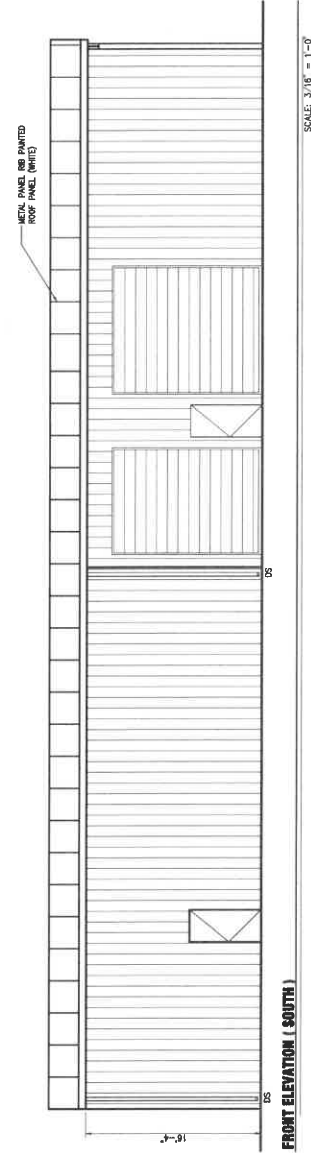
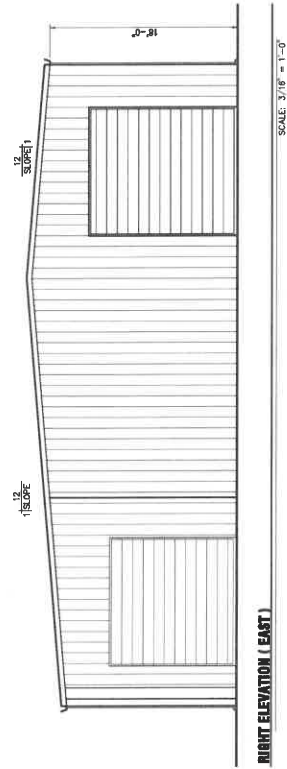
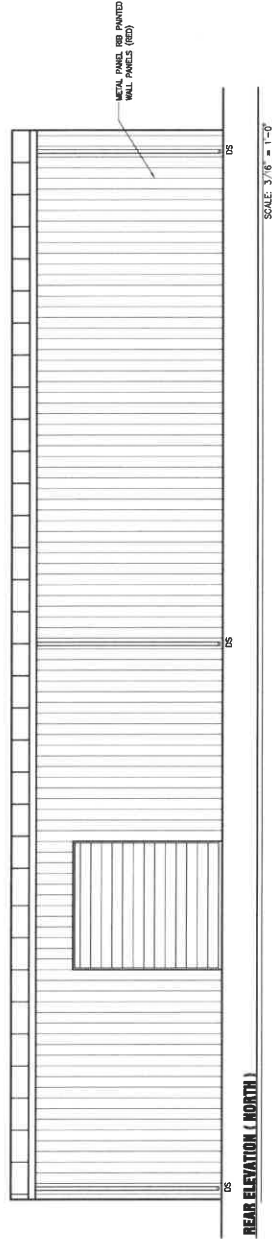
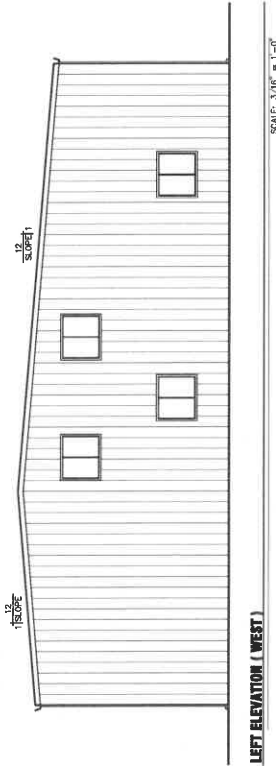
DRAWN BY: SMJR	CHECKED BY: JJ	DATE: 01.13.24	ISSUE: PRELIM CONST DWGS
		1	01.13.24 PRELIM CONST DWGS
		2	01.31.24 PLANNING REVIEW
		3	04.15.24 PLANNING REV B EDC

ELEVATIONS

SHEET NUMBER

A-3

COMPANY JOB NO.:





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1504

Agenda Date: 4/22/2025

Agenda #: b.

Advisory Board: Byron MAC

Subject: RECEIVE presentation from the Contra Costa County Fire Protection District, Firewise USA Program
- Inspector Derrick Berumen, Firewise Regional Coordinator.

Recommendation(s)/Next Step(s):

RECEIVE presentation from the Contra Costa County Fire Protection District, Firewise USA Program -
Inspector Derrick Berumen, Firewise Regional Coordinator.



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT FIRE • RESCUE • EMS

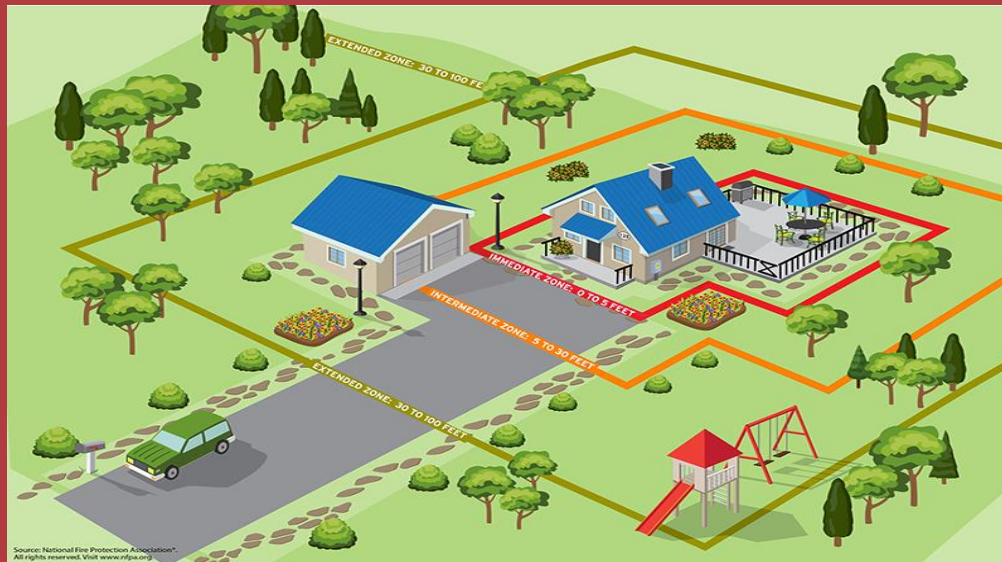
FIREWISE USA PROGRAM OVERVIEW

- Presenter:
 - Derrick Berumen, CCCFPD
Inspector and Firewise Regional
Coordinator
- Questions?



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT FIRE • RESCUE • EMS

FUELS MANAGEMENT



- Choosing fire resistant plants and other materials for landscaping
- Selecting ignition-resistant building materials when considering improvements

- Create Defensible Space around residential structures
- Addressing Home Ignition Zones (0, 1, 2)
 - Zone 0 (0-5 feet) – Area immediately around the home and attached portions of the home
 - Zone 1 (5-30 feet) – Decreases fire behavior
 - Zone 2 (30-100 feet) – Interrupt fire path



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

FIRE • RESCUE • EMS



- The national Firewise USA® recognition program provides a collaborative framework to help neighbors in a geographic area to
 - Organize
 - Plan
 - Do
- To increase the ignition resistance of their homes and community and to reduce wildfire risks at the local level.
- The Firewise USA® program is administered by NFPA® and is co-sponsored by the USDA Forest Service and the National Association of State Foresters. While the NFPA® administers this program, individuals and communities participate on a voluntary basis.



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

FIRE • RESCUE • EMS

HOW TO BECOME FIREWISE

- **ORGANIZE IT**

- Create a board of volunteers to represent your community
- Minimum requirement of 8 households up to a max of 2500
 - Households do not have to be all adjoining parcels
- Appoint a leader

- **PLAN IT**

- Collaborate with CCCFPD Regional Coordinator to complete a community wildfire risk assessment
- For more on Wildfire risk assessment visit:
 - [Firewise USA® - How to become a Firewise USA® site \(nfpa.org\)](http://nfpa.org)

- **DO IT**

- Meet the minimum wildfire risk reduction investment
 - 1 hour per household annually or \$25 toward reduction efforts

- **TELL FIREWISE ABOUT IT**

- Resident Leader applies for recognition through the Firewise® Portal (portal.firewise.org)



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

FIRE • RESCUE • EMS

COMMUNITY RISK ASSESSMENT

- HAZARD

A condition, situation, or behavior that presents the potential for harm or damage to people, property or the environment.

- RISK

A measure of the probability and severity of adverse effects that result from the exposure to a hazard.

- COMMUNITY RISK ASSESSMENT (CRA)

The purpose of the (CRA) is to evaluate a community's risks prior to the development of a Community Risk Reduction (CRR) plan and programs to reduce, mitigate, or eliminate the community's risks.



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT FIRE • RESCUE • EMS

The most important
person protecting
a house from wildfire
is ***not*** the firefighter,
but the property
owner!





CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

FIRE • RESCUE • EMS

CONTRA COSTA COUNTY

3 STEPS TO A SAFER FIRE SEASON

1 Find your evacuation zone

Visit the Zonehaven website to learn your evacuation Zone.

KNOW YOUR ZONE



[Community.zonehaven.com](https://community.zonehaven.com)

2 Subscribe to CWS

The Community Warning System (CWS) sends you emergency messages in Contra Costa County. CWS will let you know if your area needs to be evacuated.

If we can't reach you, we can't ALERT you.



cwsalerts.com

3 Protect your home with defensible space

Identify vegetation hazards, and make a plan to address them.

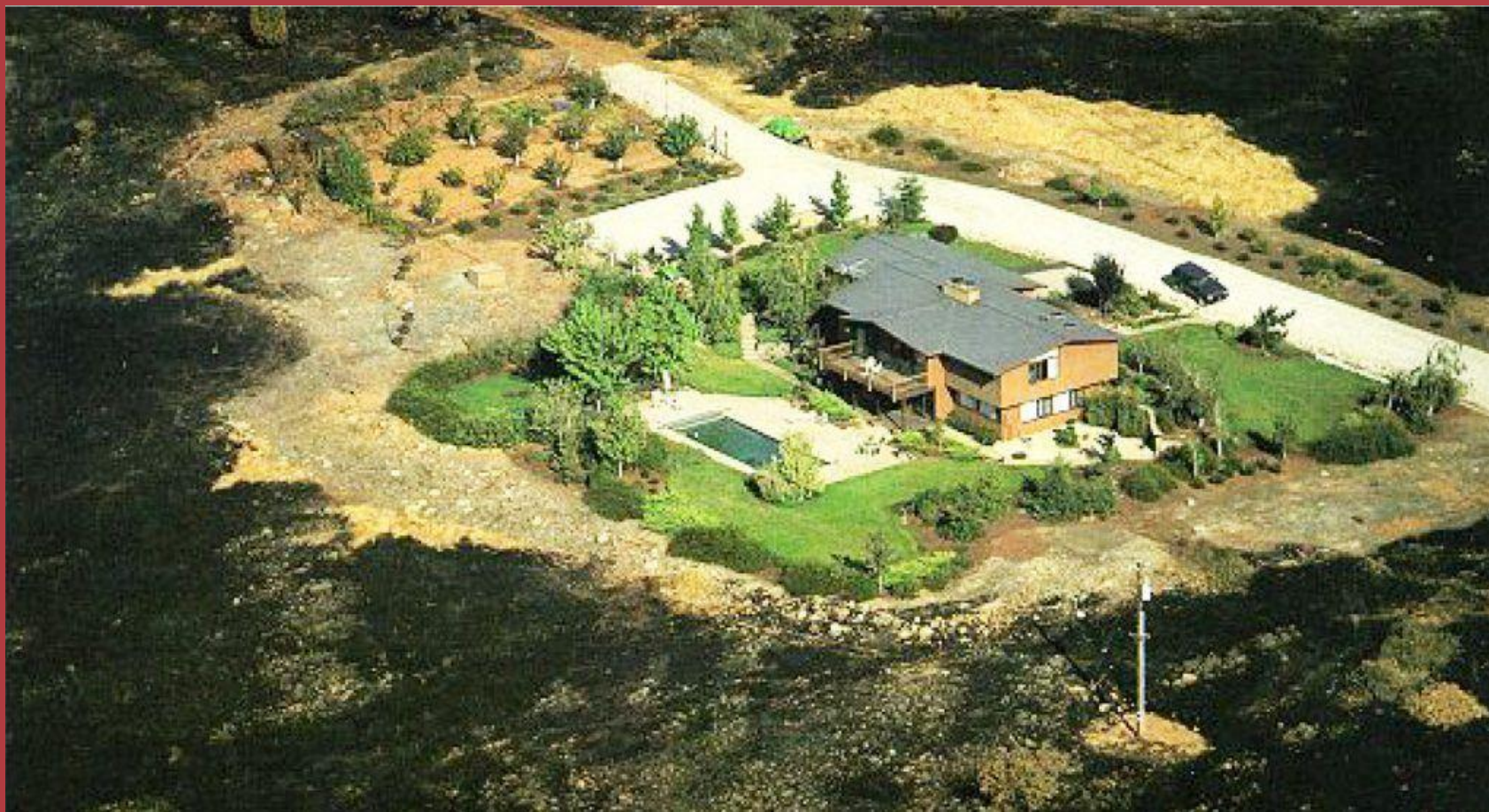


linktr.ee/firedistricts



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT FIRE • RESCUE • EMS

Questions ?





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1501

Agenda Date: 4/22/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC April 2025 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC April 2025 Correspondence



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 7, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator 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 198675##. 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/83831039285>. 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.

Commenters will generally be limited to three (3) minutes each. 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. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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 Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [25-1132](#)
MOHAMMAD & ZARIN AHMADIEH Owner), County File #CDS22-09628 and CDDP22-03036: The applicant requests approval of a Major Subdivision and a Development Plan to modify County File # CDS06-09100 and CDDP06-03014 (approved in 2007) to allow for a Vesting Tentative Map for 33 parcels with lots ranging in area from 840 to 1,601 square feet. The project also includes the demolition of multiple buildings and structures for the construction of four new multi-family buildings which will house 32 three-story townhouse units and one two-story townhouse unit, and the installation of associated improvements (e.g. pavement, utilities, bioretention area, private street, landscaping and hardscape). The project includes a Tree Permit for the removal of approximately 13 code protected trees and a Variance request for the following: 24' driveway aisle width for guest parking on the northeastern property line (where 25' is required); Building One – 18'-3" setback for Pacheco Blvd (where 25' is required) and 13'-7" setback for Windhover Way (where 25' is required); Building Three – 17'-5" side yard setback (where 20' is required); Building Four – 17'-5" side yard (where 20' is required) and 8' building separation (where 20' is required) and 81% of units with tandem parking (where the max is 15% of the units). The project includes approximately 100 cubic yards of fill and 10,200 cubic yards of cut. The project requests an exception to Division 914, Detention Basin requirements. The subject property is a 1.57-acre parcel located at 3835, 3845 and 3855 Pacheco Blvd. in the unincorporated Martinez area. (Zoning: Multiple-Family Residential, M-29) (APN: 380-220-044 and 380-220-067). EL
- Attachments:** [Attachment A CDS22-09628_ZA_PROJECT_FINDINGS and COA](#)
[Attachment B CEQA Public Comments](#)
[Attachment C CDS22-09628_IS_MND](#)
[Attachment D Maps CDS22-09628_CDDP22-03036](#)
[Attachment E Agency Comments](#)
[Attachment F CDS22-09628 and CDDP22-03036 Applicant Revisions to Address neighbor and ZA](#)
[Attachment G CDS22-09628 and CDDP22-03036 Project Plans \(1\)](#)
3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. BHAVANA SHAH, TALON DESIGN GROUP (Applicant) - EDWARD ALLEN (Owner), County File CDDP24-03056: The applicant requests approval of a Development Plan to modify Final Development Plan CDDP74-3014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot. The project site is located at 100 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 004-490-027) AS [25-1133](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Photos](#)
[Attachment D Project Plans](#)
[Attachment E Agency Comments](#)
[Attachment F Public Hearing Request](#)
[Attachment G Final Development Plan CDDP74-03014](#)

- 3b. KHALIF & KIMBER AUSTIN (Applicant and Owner), County File #CDDP25-03002: The applicant requests approval of a Development Plan for a Kensington Design Review to allow the construction of a new 4,239-square-foot, two-story single-family residence with an attached garage on a vacant lot. The gross floor area will be 4,239 square feet, where 3,200 square feet is the maximum gross floor area. The project includes approximately 116.68 cubic yards of cut. The project also includes an exception request from Chapter 914-2.002 – collect and convey requirements. The project is located at 18 Highgate Road, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor's Parcel Number: 572-231-010) EL [25-1134](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP25-03002](#)
[Attachment B CDDP25-03002 Maps](#)
[Attachment C CDDP25-03002 Agency Comments](#)
[Attachment D CDDP25-03002 Site Photographs](#)
[Attachment E CDDP25-03002 Architectural Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) GF [25-1135](#)

Attachments: [Attachment A CDVR23-01032 Findings final](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Hearing Request](#)
[Attachment E Photos](#)
[Attachment F Maps](#)

- 4b. GARRY BAKER, GLB ARCHITECTS (Applicant) - LUCAS JONES (Owner), County File CDVR24-01035: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 12-foot secondary front yard setback (where a minimum of 20 feet is required), for the construction of a new 3,600 square-foot metal agricultural equipment storage building that will replace two existing agricultural storage buildings that are 400 square feet and 1,050 square feet in size on a lot that is substandard in size and average width. The project site is located at 7255 Piper Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District and -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-072-004) GF [25-1136](#)

Attachments: [Attachment A CDVR24-01035 Findings and COAs final](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Hearing Request](#)
[Attachment E Photos](#)
[Attachment F Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 9, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission meeting CANCELLED

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

The next meeting is scheduled for April 23, 2025.

NOTICE OF A PUBLIC HEARING

On MONDAY, APRIL 21, 2025, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider a LAND USE PERMIT

SAMANTHA HERRMANN, ASSURANCE DEVELOPMENT (Applicant), G3 Enterprises, Inc. (Owner), County File CDLP24-02016: County File CDLP24-02016: The applicant requests approval of a Land Use Permit for continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP00-02046. No modifications of the wireless facility are proposed. The project site is located at 1300 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (Assessor's Parcel Number: 003-020-010, 003-020-029, 003-020-030)

Members of the public may attend the Zoning Administrator meeting and participate in this public hearing in-person at the above-listed location. Members of the public can view and listen to the live meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

The public hearing will also be accessible to the public for participation via teleconference (Dial 888-278-0254 followed by access code 198675) and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, not later than 96 hours prior to the start of the meeting: [CONTRA COSTA COUNTY - Meeting Calendar](#)

Persons who wish to address the Zoning Administrator may also submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860.

For further details, contact the Contra Costa County Department of Conservation and Development at 925-655-2904 or Maria.Lara-Lemus@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 21, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator 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 198675##. 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://cccouny-us.zoom.us/j/83831039285>. 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.

Commenters will generally be limited to three (3) minutes each. 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. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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 Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. CONTINUED PUBLIC HEARINGS

-
- 2a. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 2,996 square feet on a vacant lot, The project includes a Variance for a 4-foot front yard setback (where 20 feet is the minimum required) to accommodate the detached garage and a retaining wall. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-161-009) (Continued from 03/17/2025 RLH) GF [25-1316](#)
- 2b. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) (Continued from 04/07/2025 WRN) GF [25-1317](#)
3. LAND USE PERMIT: PUBLIC HEARING
- 3a. SAMANTHA HERRMANN, ASSURANCE DEVELOPMENT (Applicant), G3 Enterprises, Inc. (Owner), County File CDLP24-02016: County File CDLP24-02016: The applicant requests approval of a Land Use Permit for continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP00-02046. No modifications of the wireless facility are proposed. The project site is located at 1300 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (Assessor's Parcel Number: 003-020-010, 003-020-029, 003-020-030) MLL [25-1318](#)
- Attachments:** [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Wireless Facility Location and Site Plan](#)
[Attachment D As Built Plans](#)
[Attachment E Antenna Plan and Elevations](#)
[Attachment F Photos](#)
[Attachment G Agency Comments](#)
[Attachment H Radio Frequency Emission Survey](#)
-

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. DEAN MILLS (Applicant) - CENTURY COMMUNITIES OF CALIFORNIA, LLC (Owner), County File #CDDP24-03053: The applicant requests approval of a Substantial Modification to Final Development Plans #CDDP09-03029 (Newport Pointe Subdivision) for the construction of retaining walls exceeding three feet at 0-foot setback on parcel 008-540-037 as it crosses over 011-350-010, and a modification to #CDDP91-03025 (Discovery Bay West Subdivision) to allow grading on Parcel J for a sanitary sewer access road. The new road requires retaining walls as a way to adjust to the grade difference due to the pad elevation between APN: 011-710-074 and 011-350-010. The improvements have been required and requested by the Town of Discovery Bay. The subject properties are located at the intersection of Newport Drive and Slifer Drive in the Discovery Bay area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Numbers: 011-350-010, 011-710-074; 008-540-037) DL

[25-1319](#)

Attachments: [Attachment A Findings and Conditions](#)
[Attachment B Maps](#)
[Attachment C Agency Comments](#)
[Attachment D Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 5, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 23, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, 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 Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

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) 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. PUBLIC HEARINGS

- 2a. NATHAN WATKINS ON BEHALF OF CARNELIAN HOLDINGS LLC 25-1489
(Applicant & Owner) - – JOSHUA ECKHAUS AND JENNIFER OSTRANDER
(Appellants), County File #CDLP23-02046: This is an appeal of the Zoning
Administrator's decision to approve a Land Use Permit to allow a residential care
facility for the elderly for up to 18 people. The project also includes the
construction of a two-story, approximately 2,665-square-foot addition to the
existing residential care facility and is proposing a total of six parking spaces. The
project includes a variance to the off-street parking driveway aisle width of 16'-5"
(where 25' is the required for two-way travel). The project includes approximately
67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site
improvements. The project is located at 2374 Warren Road, in the unincorporated
Walnut Creek area of Contra Costa County. (Zoning: R-10, Single-Family
Residential District) (Assessor's Parcel Number: 184-120-071) EL

Attachments: [Attachment A CDLP23-02046 Findings and COA](#)
[Attachment B CDLP23-02046 Appeal Letter](#)
[Attachment C CDLP23-02046 Assisted Living Communities Around
the Carnelian](#)
[Attachment D CDLP23-02046 Zoning Administrator Staff Report
January 22 2025](#)
[Attachment E CDLP23-02046 CCCFPD Access Letter](#)
[Attachment F CDLP23-02046 Plans](#)
[Attachment G CDLP23-02046 PPT Slides](#)

- 2b. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), 25-1490
CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK
SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the
Zoning Administrator's decision to approve a Tree Permit to allow the removal of
four (4) code-protected trees on the project site, including (three (3) Valley Oak
trees and one (1) California Bay tree with trunk diameters measuring between
9-inches to 40-inches, for installation of backyard improvements (pavilion, pool
and sports court) on the west end of the property. The project site is located at 15
Morningside Place, in the Alamo area of unincorporated Contra Costa County.
(Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number:
188-270-040) MLL- TO BE CONTINUED TO MAY 14, 2025

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 MAY 14, 2025.**