



CONTRA COSTA COUNTY

AGENDA

Bethel Island Municipal Advisory Council

Tuesday, December 16, 2025

6:00 PM

3020 Ranch Road Bethel Island, CA

SPECIAL MEETING

1. **Roll Call and Introductions**
 - Mark Whitlock, Chair
 - Pam Allen, Vice 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**
 - 5a Mark Whitlock, Chair
 - *AED status update project*
 - *Community Warning System (CWS) project*
 - *Emergency Preparedness project*
 - 5b Phil Kammerer, Member
 - *Dumping sign project update*
 - 5c Belinda Bittner, Member
 - 5d Rob Brunham, Member
9. **Agency Reports**

- 9a CCC Office of the Sheriff, Lt. White
- 9b CCC Fire Protection District, Michelle Rinehart
- 9c CCC Office of Supervisor Diane Burgis, Anna Cleese

- Council member training status: Complete

- Measure X Parks & Recreation Fund Allocation Update - Bethel Island Chamber update: MOU canceled after dissolution of role, chamber, and program announcement made by Lori Castillo as both applicant, Chamber President, and MOU fund distribution manager.

6. Consent items

- 6a APPROVE Record of Action for BIMAC October 2025 meeting. [25-5425](#)
Attachments: [251216 BIMAC Oct MeetingMinutes12-Dec-2025-04-52-13](#)
- 6b RECEIVE correspondence for October and November. [25-5426](#)
Attachments: [251216 Correspondence Zoning and Planning](#)
- 6c RECEIVE Annual 2025 BIMAC Report [25-5427](#)
Attachments: [251209 2025 Annual Report Bethel Island MAC](#)
- 6d RECEIVE Public Works Press Release, Bethel Island Road Repair, Expect Delays [25-5428](#)
Attachments: [251212 press release Bethel Island Road Lane Closure Press Release](#)
- 6e APPROVE reimbursement to Mark Whitlock for expenses for 2025 Bethel Island Safety Fair in the amount of \$500.00. Remaining balance

7. Discussion Items

- 7a RECEIVE and CONSIDER Agency Comment Request Packet CDLP25-02028, 6201 Bethel Island Road [25-4275](#)
Attachments: [250828 packet 6201 Bethel island road resturaunt bar vera cort CDLP25-02028 Agency Comment](#)
- 7b RECEIVE and CONSIDER Agency Comment Request Packet CDMS25-00011, 0 Sandmound Blvd, Oakley [25-4276](#)
Attachments: [250828 0 sandmound CDMS25-00011 Agency Comment Packet](#)
- 7c CONSIDER and APPROVE 2026 BIMAC seat appointments
- 7d CONSIDER and APPROVE adding public comment to agenda after each agency report and/or BIMAC council member report

8. Future Agenda Items (Consider)

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

9. Adjourn

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The next meeting is currently scheduled for January 13, 2026 at 6:00pm.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5425

Agenda Date: 12/16/2025

Agenda #: 6a

Advisory Board: Bethel Island Municipal Advisory Council

Subject: APPROVE Record of Action for BIMAC October 2025 meeting

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us <<mailto:Anna.Cleese@bos.cccounty.us>>

Recommendation(s)/Next Step(s):

APPROVE Record of Action for October 2025 BIMAC meeting.

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, October 14, 2025

6:00 PM

3090 Ranch Lane, Bethel Island CA

Bethel Island Municipal Advisory Council

- 1. **Roll Call and Introductions**
 - **Mark Whitlock, Chair**
 - **Pam Allen, Vice Chair**
 - **Phil Kammerer, Member**
 - **Belinda Bittner, Member**
 - **Rob Brunham, Member**

Mark Whitlock, Chair - Present
 Pam Allen, Vice Chair - Absent
 Phil Kammerer, Member - Present
 Belinda Bittner, Member - Present
 Rob Brunham, Member - Present

This was approved.

Present	Belinda Bittner, Bob Brunham, Phil Kammerer, and Mark Whitlock
Absent	Pam Allen

- 2. **Pledge of Allegiance**

- 3. **APPROVAL of this agenda**

Motion to Approve: **Belinda Bittner, Member**
 Second: **Rob Brunham, Member**

A motion was made 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
Absent:	Allen
Absent:	Allen

- 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).**

Lori Castillo - Drainage
Bethi Carver - Drainage
Tommy Knorr via Lori Castillo - Property thefts in water
List Kirk, BIMID Drainage Committee Member - Request addition to BIMAC November agenda

- 5. **BIMAC Council Member Reports, IF ANY**

a. *Mark Whitlock, Chair*

- PG&E easement issues working on this project
- Health and Safety Fair: 30 vendors; 27 people with vision tests from Lions Club; Sydney and husband hard work, thank you; - - - Scout Hall roof coming, gutters look good
- Working on park no trespass order for parking improvement and individuals living on vacant space and trespassing
- NOAA radio update: recommendation of a good option on flyer provided at back table can contact whitlock for more information, these are CWS approved
- Flock camera fundraiser: w/Geri, Belinda, and several other groups
- Gateway Clean up: still working on it

b. *Pam Allen, Vice Chair*

c. *Phil Kammerer, Member: Dumping Signs*

d. *Belinda Bittner, Member*

- concern she did not receive the agenda prior to the meeting; D3 staff will troubleshoot

e. *Rob Brunham, Member*

6. Consent Items

1.

[25-4271](#)

Attachments: [251017 BIMAC MeetingMinutes 250812 Aug 2025](#)

Approved

A motion was made that this Consent Item was APPROVED.. The motion carried by the following vote:

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

2.

[25-4272](#)

Attachments: [BIMAC AUG & SEPT corresp.](#)

Received

7. Agency Reports, IF ANY

a. Contra Costa Office of the Sheriff - Lt. White

- 171 calls for service
- 4 arrests
- 1 incident with builders at Delta Coves w/resident assistance and footage; property missing, 9 hours spent to recover
- Gateway Cleanup: ongoing progress w/code enforcement
- Q Kammerer: Officer at clean up?
A Lt White: Yes
- Q Brunham: Red car on taylor at 5am, wreckless driving, strategy?
A Lt. White: Will notify deputies, Plate information is helpful
- Q Carver: Stop sign placement
A Cleese: D3 staff can connect, not relevant to SO
- C Castillo: Video on facebook about red car might be helpful

b. Contra Costa County Fire Protection District 2025 Q3 Quarterly Update - Bethel Island

- Chief Xon Burris presenting
- Contact info provided with business cards
- FYI CERT: regional program as opposed to city programs (previous community comment item)
- Presentation (see agenda)
- Q Kammerer: Narcan access?
A Burris: email and ask and we can figure it out
- Q Whitlock: Helicopter co-funded by PG&E?
A Burris: not sure
- Q Kirk: Evacuation plan walk off island? Fire boat locations
A Burris: Yes, Stations 95, 81, 85
C Cleese: Not on agenda, can be requested on a future item (evacuation plan)
- Q Carver: 4th of July data exterior definition?
A Burris: typically outside, not multiple acres, small scale, not vegetation, this is 4th of july only data as related to fireworks

1. [25-4273](#)

Attachments: [251014 cccfpd Q3 Bethel Island](#)

Received

c. Contra Costa County Supervisor Diane Burgis - Anna Cleese, District Representative

2. [25-4274](#)

Attachments: [DISTRICT 3 NEWSLETTER SUBSCRIPTION QR CODE PDF instructions](#)

Received and discussed: Members and community requested additional sign up information for D3 newsletters and other county meeting sign-up information; will be presented at a future meeting by District 3 staff.

3. [25-4262](#)

Attachments: [250807 flyer Bethel Island Cleanup 2025](#)

Received

Public Works - Willow Road "sinking"

- multiple comments about multiple locations with issues

A Cleese: Public Works has it on the list and will update when they have repaired

8. Discussion Items

1. [25-4275](#)

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

Unanimous decision to move to the next meeting; more information needed; members were directed to contact staff.

2. [25-4276](#)

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

CONSIDER and APPROVE request to combine November 2025 and December 2025 meetings to be combined to a single meeting held on November 11, 2025. This will be the final meeting for 2025.

Approved

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

9. Committee Reports

None

10. Adjourn

Also discussed Future Agenda Items prior to Adjournment:

- seats 2026
- BIMID engineer report
- Safety Fair receipt reimbursements
- Bethel Island Road repairs, Stone Road repairs, Canal Road repairs, and culverts

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The next meeting is currently scheduled for November 11, 2025 at 6:00pm.

For Additional Information Contact:



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5426

Agenda Date: 12/16/2025

Agenda #: 6b

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE Correspondence for October and November

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us <<mailto:Anna.Cleese@bos.cccounty.us>>

Recommendation(s)/Next Step(s):

RECEIVE Correspondence for October and November



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 20, 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. MINOR SUBDIVISION: PUBLIC HEARING

2a. ZAKARIA ISMAIL (Applicant and Owner), County File CDMS23-00009: The applicant requests approval of a Vesting Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 0.37-acre residential lot with three existing single-family residences into three parcels, including a 5,207 square-foot Parcel A, a 4,815 square-foot Parcel B, and a 6,282 square-foot Parcel C. Each parcel includes an existing residence and Parcels B and C also include existing detached garages. No new development is proposed with this application. As part of the application, deviations from the required 10-foot minimum front yard, 5-foot minimum side yard, and 20-foot minimum rear yard setbacks of the Bay Point P-1 Planned Unit District are requested to allow the existing buildings to remain in their current locations. The applicant also requests authorization of Exceptions to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey) to retain the current drainage flows, and of County Code Chapter 96-10 (Underground Utilities) to allow the existing utilities to remain. The subject property is located at 10-30 Roberts Street in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 095-075-023) TO BE CONTINUED TO NOVEMBER 3, 2025 JL [25-4321](#)

3. LAND USE PERMIT; PUBLIC HEARING

3a. MARK WHITLOCK (Applicant) - RAJBIR SARKAIRA (Property Owner); County File #CDLP24-02027: A request for approval of a Land Use Permit to add a commercial kitchen within the existing Gateway Market building to establish a take-out food business. The project includes a request for a Variance to allow 23 parking spaces (where 31 spaces is required) and no bicycle parking. The subject property is located at 3615 Gateway Road in the Bethel Island area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 029-050-064 DV [25-4322](#)

- Attachments:** [Attachment 1 Findings and Conditions of Approval](#)
[Attachment 2 Maps](#)
[Attachment 3 Project Plans](#)
[Attachment 4 Agency Comments](#)

3:30 P.M.

1. PUBLIC COMMENTS
2. DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. MONTECITO DEVELOPMENT CO. LLC (Applicant) and CONTRA COSTA COUNTY (Owner), County File# DP21-3022: the applicant is requesting approval of a Development Plan Permit to construct a 223,145 square foot warehouse building with associated off-site improvements (i.e., roadway improvements, sidewalks, curbs, gutters, landscaping, utility connections, and traffic calming improvements), driveway connections to both Marsh Drive and Sally Ride Drive, a new intersection at Marsh Drive/Sally Ride Drive (north), lane separation and other improvements related to a proposed separated bike facility on Marsh Drive and removal of one tree. The proposed project site is approximately 16-acres located on the western portion of Buchanan Field Airport between Marsh Drive and Sally Ride Drive, in the Pacheco area. In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, Contra Costa County, as lead agency, has prepared a Draft Environmental Impact Report (DEIR). A public review period for the DEIR began on September 5, 2025, and runs through October 21, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the DEIR as the environmental document for the proposed project. (Zoning: U-, Unrestricted District) (Assessor's Parcel Number: 125-010-023) JS [25-4323](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 3, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 21, 2024

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/89580629496> | Call: (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.

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1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. UMA MOLDENHAWER (Applicant and Owner), County File CDDP24-03023: [24-3374](#)
The applicant requests approval of a Kensington Design Review Development Plan to legalize the existing 1,123.40 square-foot conditioned space on the lower floor of a single-family residence that results in a total gross floor area of 2,753.55 square feet, which exceeds the 2,700 square-foot Kensington Combining District gross floor area threshold. The project site is 262 Lake Drive 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: 570-221-004) GF
Attachments: [CDDP24-03023 Findings and Conditions of Approval](#)
[CDDP24-03023 Attachments](#)
- 2b. EASON YUAN (Applicant) and RONG MOU (Owner), County File CDDP24-03018: [24-3375](#)
The applicant requests approval of a Development Plan for the construction and operation of a new two-story duplex on a vacant parcel. The application includes a request for an exception to the requirements of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property. The project site is located at 0 Santa Rita Road (behind 4426 Appian Way) in the El Sobrante area of unincorporated Contra Costa County. (Zoning: HE-C, Housing Element Consistency District) (Assessor's Parcel Number: 425-210-044) MLL
Attachments: [CDDP24-03018 Findings and Conditions of Approval](#)
[CDDP24-03018 Attachments](#)
- 2c. EASON YUAN (Applicant) and RONG MOU (Owner), County File CDDP24-03019: [24-3376](#)
The applicant requests approval of a Development Plan for the construction and operation of a new two-story duplex on a vacant parcel. The application includes a request for an exception to the requirements of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property. The project site is located at 4448 Appian Way in the El Sobrante area of unincorporated Contra Costa County (Zoning: HE-C, Housing Element Consistency District) (Assessor's Parcel Number: 425-210-045) MLL
Attachments: [CDDP24-03019 Findings and Conditions of Approval](#)
[CDDP24-03019 Attachments](#)

- 2d. RICH FRANCIS, THE OLYMPUS GROUP, INC. (Applicant) - VTR COUNTRYWOOD LP AND ALTUS GROUP US INC. (Owners), County File #CDDP20-03005: The applicant requests approval of a Development Plan to allow a non-substantial modification to County File #CDDP88-03007 for the retrofit of two existing retaining walls ranging from 2 feet to 29 feet (approximately) in height that form a bridge supporting the existing, primary driveway from Pleasant Hill Road to the Atria Park of Lafayette assisted living facility and the retrofit of the existing culvert within the bridge structure on the subject property. The applicant also requests approval to allow facility traffic to be detoured via Diablo View Road to an existing, gated driveway during construction activities on the bridge and a tree permit to allow removal of up to ten (10) code-protected trees for grading and construction activities or due to poor health or condition, and to work within the driplines of seven (7) code-protected trees for grading and construction activities. The project is located at 1545 Pleasant Hill Road in the unincorporated Lafayette area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 169-090-002) SS

[24-3404](#)

Attachments: [CDDP20-03005 Findings and Conditions of Approval](#)
[CDDP20-03005 Attachments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 4, 2024.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 3, 2025

1:30 PM

30 Muir Road, Martinez

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1. PUBLIC COMMENTS
2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. ZAKARIA ISMAIL (Applicant and Owner), County File CDMS23-00009: The applicant requests approval of a Vesting Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 0.37-acre residential lot with three existing single-family residences into three parcels, including a 5,207 square-foot Parcel A, a 4,815 square-foot Parcel B, and a 6,282 square-foot Parcel C. Each parcel includes an existing residence and Parcels B and C also include existing detached garages. No new development is proposed with this application. As part of the application, deviations from the required 10-foot minimum front yard, 5-foot minimum side yard and 20-foot minimum rear yard setbacks of the Bay Point P-1 Planned Unit District are requested for Parcel C to allow the existing buildings to remain in their current locations. The applicant also requests authorization of Exceptions to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey) to retain the current drainage flows, and of County Code Chapter 96-10 (Underground Utilities) to allow the existing utilities to remain. The subject property is located at 10-30 Roberts Street in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 095-075-023) (Continued from 10.20.2025 and re-noticed) JL [25-4525](#)

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

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. CHRISTOPHER MILLS (Applicant & Owner), County File CDDP25-03019: The applicant requests approval of a Development Plan for a Small Lot Design Review to allow for an as-built 370-square-foot pergola on a substandard lot. The subject property is located at 4010 Wellington Place in the unincorporated area of Lafayette in Contra Costa County. (APN: 169-040-036, Zoning: R-20 Single-Family Residential District) CP [25-4526](#)

Attachments: [1 CDDP25-03019 Findings and COAs](#)
[2 CDDP25-03019 Public Comments](#)
[3 CDDP25-03019 Maps](#)
[4 CDDP25-03019 Agency Comments](#)
[5 CDDP25-03019 Project Plans](#)
[6 CDDP25-03019 Site Visit Photographs](#)

4. VARIANCE: PUBLIC HEARING

- 4a. KIMBERLY SOWERS (Applicant and Owner), County File CDVR25-01004: [25-4527](#)
The applicant requests approval of a Variance to allow an approximately seven-foot three-inch secondary front yard setback (where 20 feet is the minimum required) for an existing unpermitted 300 square-foot accessory structure. The project site is located at 100 Valley Oaks Drive in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 197-301-002) WITHDRAWN MLL

Attachments: [Attachment A Findings](#)
[Attachment B Maps](#)
[Attachment C Photos](#)
[Attachment D Plans](#)
[Attachment E Agency Comments](#)
[Attachment F Public Comments](#)
[Attachment G Public Hearing Request](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 17, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 4, 2024

1:30 PM

30 Muir Road, Martinez

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1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. PAUL BENEDYUK MASTEC NETWORK SOLUTIONS (Applicant) - TRACT 6432 COMMON AREA (Owner), County File #CDLP24-02006: The applicant requests approval of a Land Use Permit to reestablish an AT&T wireless telecommunications facility on the subject property. The project would allow the continued operation of an existing telecommunications facility that had been previously authorized under Land Use Permit #CDLP08-02065, which expired in 2019. The project includes proposed modifications to the existing facility including the removal of six (6) existing antennae with associated wiring and brackets on the existing lattice tower. Additionally, the project would authorize the installation of fifteen (15) new antennae, resulting in a net increase of nine (9) antennae, on an existing lattice tower. The project would also involve the installation of ancillary equipment, antenna mounting brackets, and wiring on the existing lattice tower. Lastly, within an existing equipment enclosure at ground level, the project would remove three (3) existing radio relay units and install new electrical equipment including one (1) DC12 surge suppressor, one (1) new 155 amp-hour battery string within an existing battery cabinet, and four (4) new infinity rectifiers. The subject property is an unaddressed +2.55-acre parcel located immediately southwest of the intersection of Eagle Ridge Drive / Eagle Nest Place, in the unincorporated Danville Area of the County. (Zoning: P-1) (APN 203-760-026) AV [24-3621](#)

Attachments: [CDLP24-2006 Findings and Conditions of Approval](#)
[Maps](#)
[Project Plans](#)
[Photosims](#)
[Electromagnetic Emissions Report](#)
[Agency Comments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 18, 2024.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 18, 2024

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/89580629496> | 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/89580629496>. 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. MAJOR SUBDIVISION: PUBLIC HEARING

- 2a.** CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [24-3948](#)
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 33 three-story townhouse units and the installation of associated improvements (e.g. pavement, utilities, bioretention area, private street). 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 (where 25' is required); 54.8% lot coverage (where 35% is the maximum); 35' height for all four buildings (where 30' is the maximum); Building One - 20'10" setback for Pacheco Blvd (where 25' is required) and 15'5" setback for Windhover Way (where 25' is required); Building Three - 17'5" side yard setback (where 20' is required), 35' height (where 20' max is allowed when within 50' of a residential district); Building Four - 17'5" side yard (where 20' is required) and 10'11" building separation (where 20' is required). 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 FINDINGS and CONDITIONS OF APPROVAL](#)
[Attachment B CEQA PUBLIC COMMENTS](#)
[Attachment C INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION](#)
[Attachment D MAPS](#)
[Attachment E AGENCY COMMENTS](#)
[Attachment F PLANS](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. MICHAEL MILANI, MILANI & ASSOCIATES (Applicant) - CHERYL GREEN (Owner), County File CDLP23-02055: The applicant requests approval of a Land Use Permit for one additional single-family residence to legalize an existing 2,195 square-foot two-story second residence with an attached 411-square-foot garage. The project includes a Variance to allow a 7.07-foot front yard setback (where 25 feet is the minimum required) and a 43.18-foot side yard setback (where 50 feet is the minimum required) for a proposed Lot Line Adjustment to accommodate the existing location of the second residence. No new development is proposed. The project is subject to Small Lot Design Review as the subject parcel is substandard in size for the A-40 District. In addition, the project includes a request for an Exception from the collect and convey requirements of Division 914 of the County Ordinance Code. The project site is 10000 Morgan Territory Road in the Livermore Valley area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) GF [24-3949](#)

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

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. KENT AND TERRI LAWSON (Applicants and Owners), County File CDDP24-03031: The applicant is requesting a Development Plan Modification to allow a 7.5-foot front yard setback (where a minimum of 20 feet is required), 3.5-foot side yard setbacks (where a minimum of 5 feet is required), and an 8.5-foot aggregate side yard (where a minimum of 20 feet is required) for the construction of a retaining wall that ranges in height from 3 to 8 feet tall. The application also includes a request for a Tree Permit for the removal of four code-protected trees on the property to accommodate the development. The subject property is located at 3415 Silver Maple Drive in the Danville area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 203-530-099). JL [24-3950](#)

Attachments: [Attachment A Findings and Conditions of Approval](#)
[Attachment B Project Plans](#)
[Attachment C Maps](#)
[Attachment D Agency Comments](#)
[Attachment E Public Comments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 2, 2024.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 2, 2024

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/89580629496> | Call: (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/89580629496>. 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. NOTICE OF FINE APPEAL

- 2a. This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRG20-00435. This case is for violations including, but not limited to an illegal contractor's yard being operated on the property. Shipping containers, construction trailer, and a travel trailer, in addition to vehicles being stored on the property without the necessary approvals or permits. Accordingly, this is in violation of Contra Costa County Ordinance 82 & 84 Adoption of Zoning Ordinance; 82-2.002. Land use Enforcement; 82-2.006. Uses permitted in a A-4 Zoning District; 84-42.404 Contractor Yard Defined; 82-4.221. [24-3998](#)

Attachments: [NOTICE OF FINE APPEAL HEARING TITLE 8 Packet](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 16, 2024.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 17, 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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a.** CHRISTOPHER MILLS (Applicant & Owner), County File CDDP25-03019: The applicant requests approval of a Development Plan for a Small Lot Design Review to allow for an as-built 370-square-foot pergola on a substandard lot. The subject property is located at 4010 Wellington Place in the unincorporated area of Lafayette in Contra Costa County. (APN: 169-040-036, Zoning: R-20 Single-Family Residential District) CONTINUED FROM NOVEMBER 3, 2025 CP [25-4738](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 1, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, October 23, 2024

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/83239430053> | **Call in:** 1-888-278-0254 **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. PUBLIC HEARING

- 1a. CONTRA COSTA COUNTY (Project Sponsor), County File #GP18-0001: This is a public hearing for the County Planning Commission to review and consider recommending adoption of the Contra Costa County 2045 General Plan and Contra Costa County Climate Action and Adaptation Plan 2024 Update. The 2045 General Plan is a long-range planning document containing goals, policies, and actions that will guide County decision-making related to land use and infrastructure over the next 20 years. The 2045 General Plan plans for 23,200 new residential units, 1.2 million square feet of new commercial and office space, and 5 million square feet of new industrial space. The Climate Action and Adaptation Plan contains strategies to reduce greenhouse gas (GHG) emissions consistent with State goals, adapt to a changing climate, and mitigate the GHG emissions resulting from implementation of the General Plan. WRN [24-3560](#)

Attachments: [Attachment A - Public Hearing Draft Contra Costa County 2045 General Plan](#)
[Attachment B - Public Hearing Draft Contra Costa County Climate Action and Adaptation Plan 2024 Update](#)
[Attachment C - Draft Planning Commission Resolution No. 3-2024](#)
[Attachment D - Contra Costa County 2045 General Plan and Climate Action Plan Final Environmental Impact Report](#)
[Attachment E - Contra Costa County 2045 General Plan and Climate Action Plan Draft Environmental Impact Report](#)
[Attachment F - CEQA Findings of Fact and Statement of Overriding Considerations](#)
[Attachment G - Mitigation Monitoring and Reporting Program](#)
[Attachment H - Draft Board of Supervisors Resolution](#)
[Attachment I - Draft Findings to Adopt the 2045 General Plan](#)
[Attachment J - Public Comments](#)
[Attachment K - PowerPoint Presentation](#)

2. PUBLIC COMMENTS

3. STAFF REPORT

4. COMMISSIONERS' COMMENTS

5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, NOVEMBER 13, 2024, AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, December 10, 2025

6:30 PM

30 Muir Road, Martinez, CA

Zoom: <https://cccounty-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. SUBDIVISION MAP EXTENSIONS

- 2a. PACIFIC WEST COMMUNITIES (Applicant) – CONTRA COSTA COUNTY (Owner), County Files CDMS21-00005 and CDLP21-02015. The applicant requests a three (3) year extension of the period of time for filing a parcel map, to December 14, 2028, for the Orbisonia Village Project, consisting of four new parcels, and a Land Use Permit – Development Plan Combination Permit for the development of a three-phase mixed-use project including up to 384 units, not to exceed 165 units in phase one, a 20,900 sq. ft. public library, and 10,900 sq. ft. of commercial space, that was approved under Minor Subdivision CDMS21-00005 and Land Use – Development Plan Combination Permit CDLP21-02015. The project site is bound by Bailey Road to the west, State Route 4 to the north, Ambrose Park to the east, and West Leland Road to the south in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor’s Parcel Number: 094-026-007 (Primary)) JL [25-5014](#)

Attachments: [Attachment A MS21-00005 CDLP21-02015 Plans 08.17.2022](#)
[Attachment B CDMS21-00005 CDLP21-02015 APPROVED PERMIT](#)

3. PUBLIC HEARINGS

3a. BENOIT MCVEIGH, DK ENGINEERING (Applicant) - GEORGE M. MOORE (Owner), County File CDRZ23-03271, CDMS23-00005. [25-5013](#)
The applicant requests approval of a rezone from an A-2, General Agricultural (A-2) District to R-40 Single-Family Residential (R-40) District, and a vesting tentative map to subdivide the subject 2-acre property into two lots, an approximately 0.95-acre Parcel A and an approximately 1.05-acre Parcel B. The applicant has requested variances to the requirements of the R-40 zoning district standards to allow a 0-foot front setback and an 8-foot side yard for the construction of retaining Wall #1 and to allow a 5-foot front setback for the construction of retaining Wall #3. The applicant also requests an exception to County Title 9 standards requiring the undergrounding of existing utilities along the Green Valley Road frontage. Site improvements include expanding the existing driveway where it connects to Green Valley Road, installing new utilities and infrastructure, and constructing stormwater and drainage infrastructure. The applicant also requests approval of a tree permit for the removal of eight code-protected trees and to allow work within the driplines of four code-protected trees for the demolition of an existing barn, grading including ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS, construction of retaining walls and site improvements, and construction of a new two-story residence on proposed Parcel B. An existing residence on proposed Parcel A would remain unchanged. The project is located at 1921 Green Valley Road in the Alamo area of Contra Costa County. (Zoning: A-2 General Agricultural District); (Assessor's Parcel Numbers: 194-070-015, 194-070-018) SS

- Attachments:** [Attachment 1 - Findings and COA CDRZ23-03271_CDMS23-00005](#)
[Attachment 2 - Proposed Zoning Map PreOrdinance RZ233271](#)
[Attachment 3 - Maps CDRZ23-03271_CDMS23-00005](#)
[Attachment 4 - Agency Comments CDRZ23-03271_CDMS23-00005](#)
[Attachment 5 - CEQA Public Comments CDRZ23-03271_CDMS23-00005](#)
[Attachment 6 - Initial Study-MND 11-17-25 CDRZ23-03271_CDMS23-00005](#)
[Attachment 7 - Applicant Acceptance of Mitigations CDRZ23-03271_CDMS23-00005](#)
[Attachment 8 - MMRP 11-17-2025 CDRZ23-03271_CDMS23-00005](#)
[Attachment 9 - Project Plans CDRZ23-03271_CDMS23-00005](#)
[Attachment 10 - Presentation Slides CDRZ23-03271_CDMS23-00005](#)

- 3b. 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. [25-5015](#)
- 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 a deviation 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), 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. 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 TO JANUARY 14, 2026) GF

- Attachments:** [Attachment A Findings and COAs](#)
[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](#)

- 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 14, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5427

Agenda Date: 12/16/2025

Agenda #: 6c

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE BIMAC Annual 2025 Report

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us <<mailto:Anna.Cleese@bos.cccounty.us>>

Recommendation(s)/Next Step(s):

RECEIVE BIMAC Annual 2025 Report



ADVISORY BODY ANNUAL REPORT

Advisory Body Name: _____
Advisory Body Meeting Time/Location: _____
Chair (during the reporting period): _____
Staff Person (during the reporting period): _____
Reporting Period: _____

I. Activities

(estimated response length: 1/2 page)

Describe the activities for the past year including areas of study, work, special events, collaborations, etc.

II. Accomplishments

(estimated response length: 1/2 page)

Describe the accomplishments for the past year, particularly in reference to your work plan and objectives.

III. Attendance/Representation

(estimated response length: 1/4 page)

Describe your membership in terms of seat vacancies, diversity, level of participation, and frequency of achieving a quorum at meetings.

IV. Training/Certification

(estimated response length: 1/4 page)

Describe any training that was provided or conducted, and any certifications received, either as a requirement or done on an elective basis by members. NOTE: Please forward copies of any training certifications to the Clerk of the Board.

V. Proposed Work Plan/Objectives for Next Year

(estimated response length: 1/2 page)

Describe the advisory body's workplan, including specific objectives to be achieved in the upcoming year.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5428

Agenda Date: 12/16/2025

Agenda #: 6d

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE and DISCUSS Public Works Bethel Island Road Repair Memo

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us <<mailto:Anna.Cleese@bos.cccounty.us>>

Recommendation(s)/Next Step(s):

RECEIVE and DISCUSS Public Works Bethel Island Road Repair Memo



FOR IMMEDIATE RELEASE

Contra Costa County Public Works to Close One Lane of Bethel Island Road

October 27, 2025, Bethel Island, CA- The Contra Costa County Public Works Department is closing one lane of Bethel Island Road approximately 3,000 feet north of Gateway Road due to a failing pipe under the roadway. The section of road that is closed to one lane will be controlled with stop signs on both sides of the lane closure.

The Public Works Department is currently in the design phase of a project to replace the pipe. For more information visit: <https://www.contracosta.ca.gov/9933/Bethel-Island-Road-Sinkhole-and-Culvert->

Lane Closure Map





Contra Costa County
Public Works
Department

Warren Lai, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

About Contra Costa County Public Works Department:

Contra Costa County Public Works Department (CCCPWD) maintains over 660 miles of roads, 150 miles of streams, channels, and other drainage and over 150 County buildings throughout Contra Costa County. CCCPWD provides services such as Parks and Recreation, Sandbag Distribution and Flood Control throughout unincorporated areas of Contra Costa County. CCCPWD operates two airports, Buchanan Field Airport in Concord, and Byron Airport in Byron. For more information about CCCPWD, please visit us at: www.cccpublicworks.org

CONTACT: Mike Stevens 925.313.7038; Media Inquiries: 925.313.2000
####

"Accredited by the American Public Works Association"
255 Glacier Drive Martinez, CA 94553-4825
TEL: (925) 313-2000 • FAX: (925) 313-2333
www.cccpublicworks.org



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4275

Agenda Date: 12/16/2025

Agenda #: 7a

Advisory Board: Bethel Island Municipal Advisory Council

Subject: Agency Comment Request Packet CDLP25-02028, 6201 Bethel Island Road

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us <<mailto:Anna.Cleese@bos.cccounty.us>>

Information:

Questions and information requests can be made by contacting Joseph Lawlor; 925-655-2872;
ioseph.lawlor@dcd.cccounty.us

Recommendation(s)/Next Step(s):

RECEIVE and CONSIDER Agency Comment Request Packet CDLP25-02028, 6201 Bethel Island Road



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02028

File Date: 8/27/2025

Applicant:

Debra Fromme Choice Plans and Permit Services
1021 Vineyard Drive
Oakley, CA 94561

choicepps@yahoo.com
(925) 783-1858

Property Owner:

VERA TRE CORT
757 3RD AVE
SAN FRANCISCO, CA 941183908

cortproperty@gmail.com
(415) 573-7443

Project Description:

The applicant seeks approval of a Land Use / Development Plan combination to establish a restaurant/ bar. Scope of work includes both internal and external changes to existing building.

Project Location: (Address: 6201 BETHEL ISLAND RD, BETHEL ISLAND, CA 94511), (APN: 031031020)

Additional APNs:

General Plan Designation(s): CO

Zoning District(s): "R-B, -CE -FH"

Flood Hazard Areas: AE

AP Fault Zone: n/a

60-dBA Noise Control: X

MAC/TAC: Bethel Island MAC

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

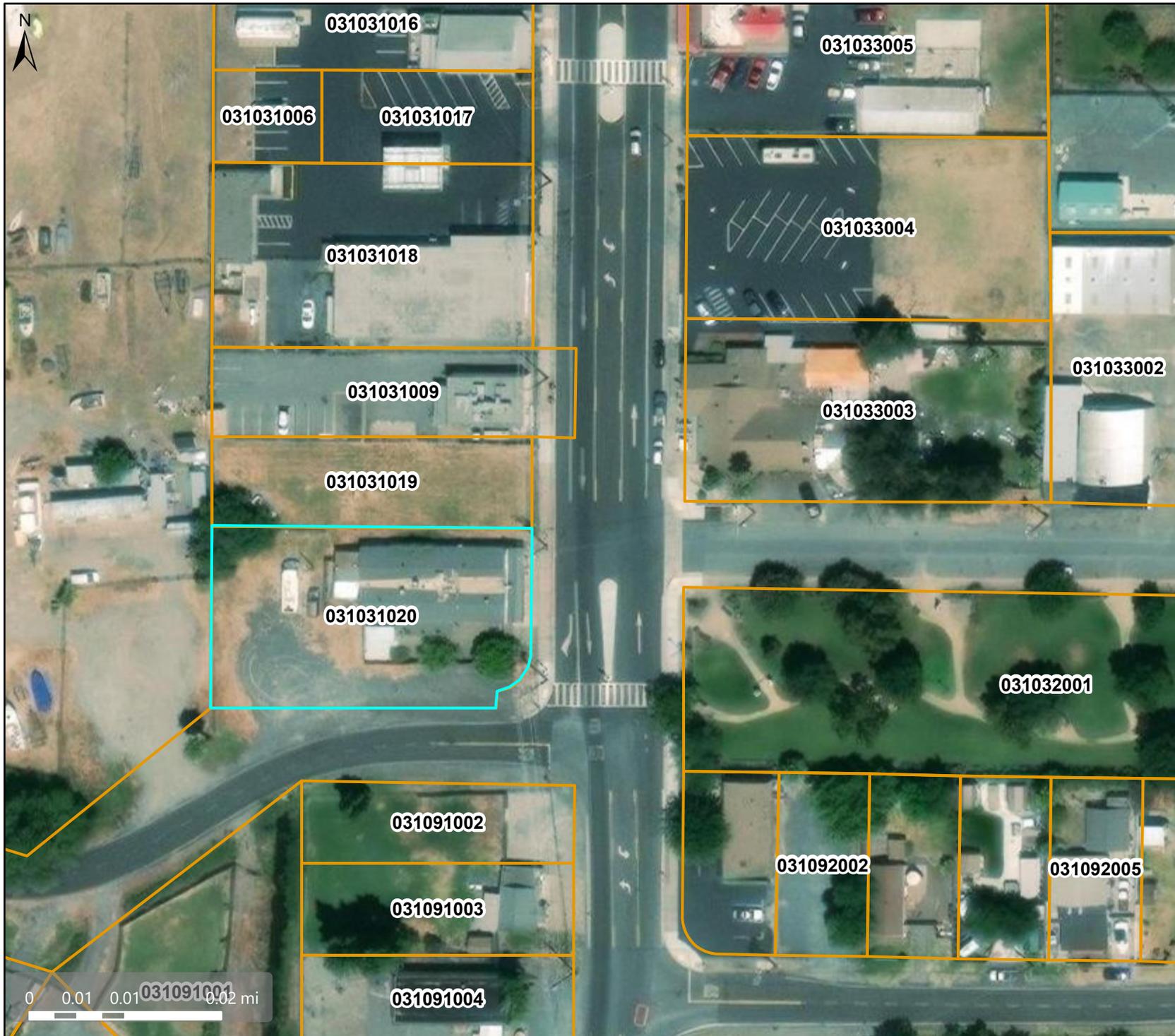
Housing Inventory Site: NO

Specific Plan:

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
LPS0016	Development Plan Rvw-Administrative	002606-9660-REV-000-5B0016	3000.00	3000.00
LPS028A	LUP/DP Combo	002606-9660-REV-000-5B028A	6000.00	6000.00
Total:			9162.00	9162.00

Aerial



Map Legend

-  County Border
-  Assessment Parcels

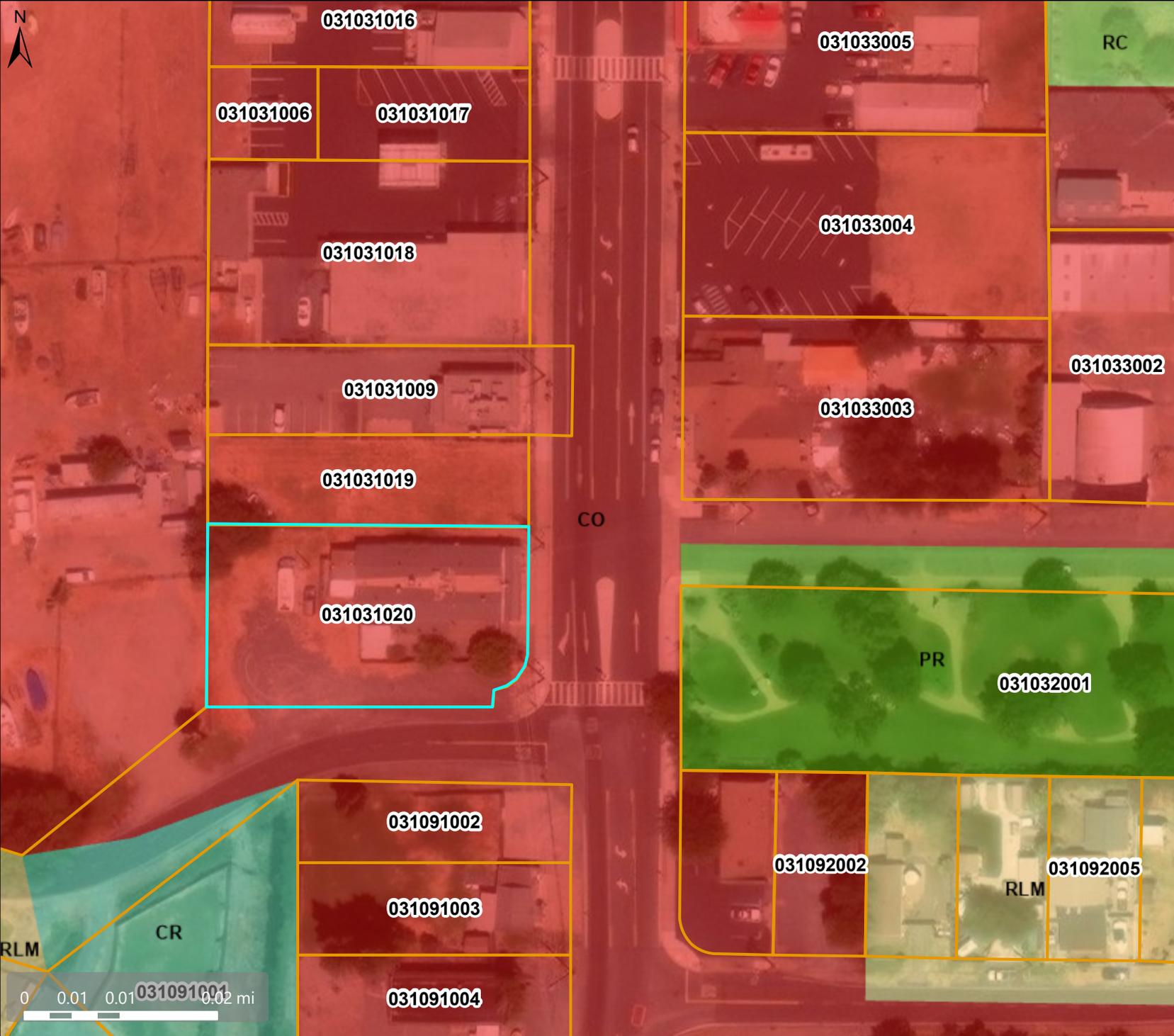
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

General Plan



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

- RLM (Residential Low-Medium Density) (3-7 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)

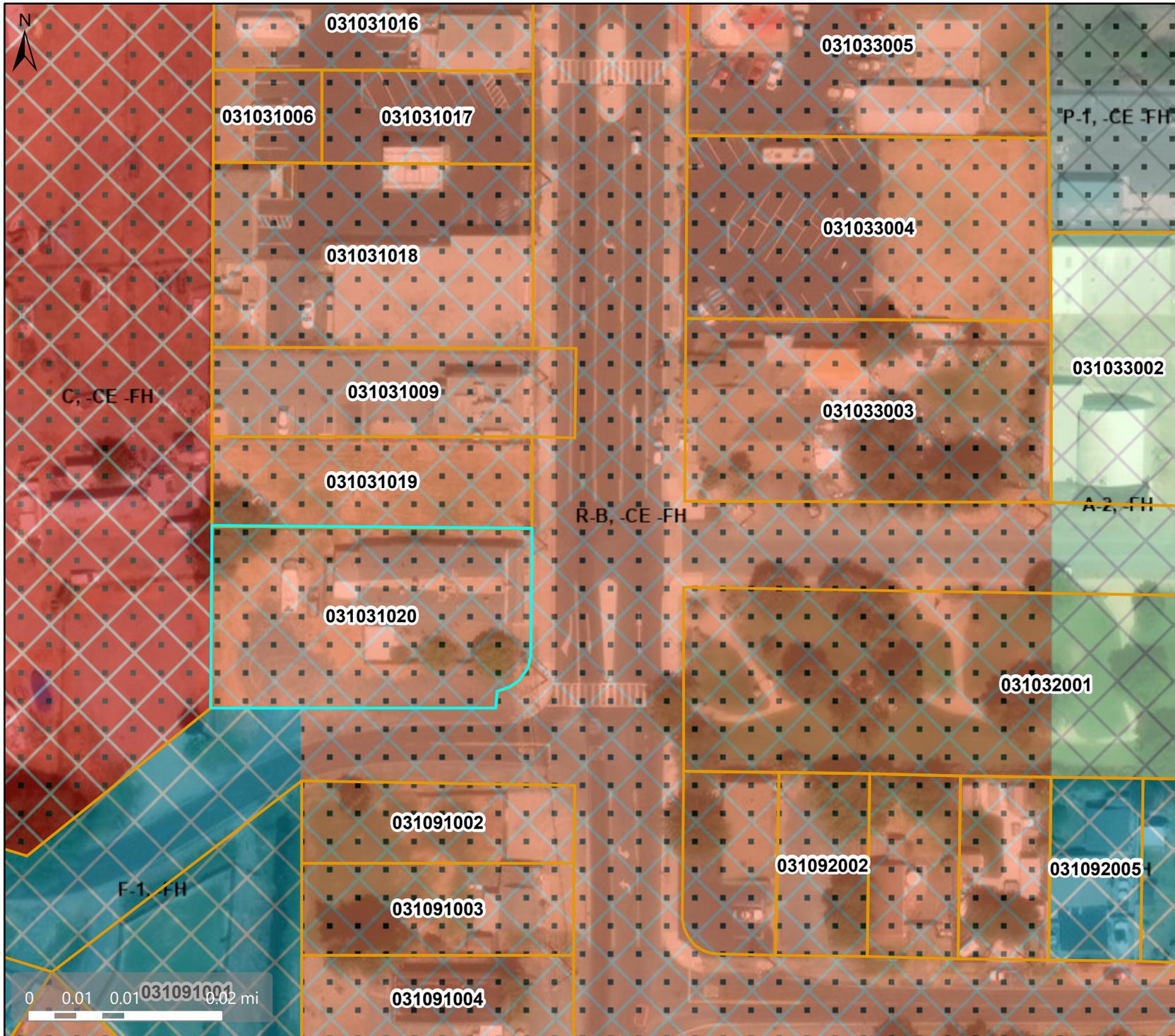
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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984

Zoning



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
- F-1 -FH (Flood Hazard Combining District)
- A-2 -FH (Flood Hazard Combining District)
- R-B -CE -FH (Cannabis Exclusion and Flood Hazard)
- C -CE -FH (Cannabis Exclusion and Flood Hazard)
- P-1, -CE -FH (Cannabis Exclusion and Flood Hazard)

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984

GENERAL NOTES

- GENERAL NOTES
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.E.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATIONS IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.
2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.
3. DETAILS ARE USUALLY KEYS ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.
4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.
6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.
7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION. SHOP DRAWINGS ARE REQUIRED FOR ALL CUSTOM OR SEMI-CUSTOM ASSEMBLIES, U.N.O.
8. ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH THE APPLICABLE CODE.
9. THE CONTRACTOR SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INTERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.
10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.
11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.
13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.
14. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPROPRIATE CAULKING AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND FROM THE SITE. HE SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.
16. ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE, U.N.O.
17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
18. DIMENSIONING STANDARDS:
A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O.
B. DIMENSIONS NOTED AS CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS.
C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-.
D. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O.
E. DIMENSIONS MARKED AS "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.
F. DO NOT SCALE DRAWINGS, IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.
19. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.
20. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.
21. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.
22. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
23. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.
24. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR REVIEW PRIOR TO PURCHASING ANY EQUIPMENT, FIXTURES, OR FINISH MATERIALS, UNO.

VICINITY MAP



ABBREVIATIONS

# - NUMBER OR POUND	INSUL - INSULATION
& - AND	INT - INTERIOR
(E) - EXISTING	ISO - ISOLATION
@ - AT	JAN - JANITOR
+/- - PLUS OR MINUS	JB - JUNCTION BOX
< - LESS THAN	JT - JOIST
> - GREATER THAN	JT - JOINT
AB - ANCHOR BOLT	LAV - LAVATORY
ABV - ABOVE	LB - POUND
AC - ASPHALTED CONCRETE	LBS - POUNDS (WEIGHT)
ACI - ACOUSTICAL CLIG FILE	LINEAR
AD - AREA DRAIN	LOC - LOCATION OR LOCATE
ADD - ADDENDUM	LT - LIGHT
ADDL - ADDITIONAL	LIG - LIGHTING
ADJ - ADJUSTABLE	M - MIDDLE
ADJ - ADJACENT	MAN - MANUAL
ADMIN - ADMINISTRATION	MATL - MATERIAL
AFF - ABOVE FINISH FLOOR	MAX - MAXIMUM
ALT - ALTERNATE	MECH - MECHANICAL
ALUM - ALUMINUM	MEMB - MEMBRANE
AMEND - AMENDMENT	MEZ - MEZZANINE
AP - ACCESS PANEL	MFR - MANUFACTURER
APPROX - APPROXIMATE	MIN - MINIMUM
ARCH - ARCHITECT	MIR - MIRROR
AUTO - AUTOMATIC	MISC - MISCELLANEOUS
BFE - BOTTOM FOOTING ELEV	MONO - MONOLITHIC
BIT - BITUMINOUS	MTD - MOUNTED
BL - BRACKET	MTL - METAL
BLDG - BUILDING	MULL - MULLION
BLKG - BLOCKING	NA - NOT APPLICABLE
BLW - BELOW	NIC - NOT IN CONTRACT
BM - BEAM	NO - NUMBER
BO - BY OWNER	NOM - NOMINAL
BOT - BOTTOM	NRC - NOISE REDUCTION COEF.
BSMI - BASEMENT	NT - NOTE
BWN - BETWEEN	NTS - NOT TO SCALE
CAB - CABINET	OC - ON CENTER
CANTIL - CANTILEVER	OD - OUTSIDE DIAMETER
CCTV - CLOSED CIRCUIT TV	OFF - OFFICE
CJT - CONTROL JOINT	OH - OVERHEAD
CL - CENTER LINE	OPP - OPPOSITE
CLG - CEILING	PART - PARTITION
CLR - CLEAR	PED - PEDestal
CO - CASED OPENING	PL - PROPERTY LINE
COL - COLUMN	PLAM - PLASTIC LAMINATE
CONC - CONCRETE	PLT - PLATE
CONF - CONFERENCE	PLY - PLYWOOD
CONST - CONSTRUCTION	PRELIM - PRELIMINARY
CONT - CONTINUE/OUS	PRESS - PRESSURE
CONTR - CONTRACTOR	PT - PAINT
COORD - COORDINATE	PVC - POLYVINYL CHLORIDE
CPT - CARPET	R - RADIUS
CT - CERAMIC TILE	REC - RECESSED
CTR - CENTER	REF - REFERENCE
CYSK - COUNTER-SUNK/SINK	REFR - REFRIGERATOR
CW - COLD WATER	REG - REGISTER
D - DEPTH OR DEEP	REIN - REINFORCE/ED-ING
DEG - DEGREE(S)	REM - REMOVE
DEMO - DEMOLITION	REQD - REQUIRED
DEPT - DEPARTMENT	RET - RETAINING
DF - DRINKING FOUNTAIN	REV - REVISE/REVISION
DIA - DIAMETER	RH - ROOF HATCH
DIAG - DIAGONAL	RM - ROOM
DIM - DIMENSION	RO - ROUGH OPENING
DIST - DISTRIBUTION	RS - RISER
DN - DOWN	RWL - RAIN WATER LEADER
DR - DOOR	SCHED - SCHEDULE
DS - DOWNSPOUT	SD - SHOWER DRAIN
DW - DISHWASHER	SECT - SECTION
DWG - DRAWING	SECY - SECRETARY
EA - EAC	SF - SQUARE FOOT
EJ - EXPANSION JOINT	SHT - SHEET
ELEC - ELECTRICAL	SHTG - SHEATHING
ELEV - ELEVATION	SHWR - SHOWER
EMERG - EMERGENCY	SIM - SIMILAR
EQ - EQUAL	SLMT - SEALANT
EQUIP - EQUIPMENT	SM - SURFACE MOUNTED
EXT - EXTERIOR	SPEC - SPECIFICATIONS
FA - FIRE ALARM	SQ - SQUARE
FD - FLOOR DRAIN	SS - STAINLESS STEEL
FDN - FOUNDATION	ST - STREET
FE - FIRE EXTINGUISHER	STC - SOUND TRANSMISSION STANDARD
FI - FIRE HOSE	STD - STANDARD
FIN - FINISH	STL - STEEL
FIX - FIXTURE	STN - STONE
FL - FLOOR	STCR - STORAGE
FLASH - FLASHING	STRUCT - STRUCTURAL
FLUOR - FLUORESCENT	SUPV - SUPERVISOR
FO - FACE OF	SUSP - SUSPENDED
FRMG - FRAMING	SW - SWITCH
FRN - FURNACE	SWD - SOFTWOOD
FT - FOOT/FEET	SYM - SYMMETRICAL
FTG - FOOTING	TAN - TANGENT
FURN - FURNITURE	TEL - TELEPHONE
FURR - FURRING	TEMP - TEMPERATURE
FUTR - FUTURE	IG - TONGUE & GROOVE
GA - GAUGE	THRES - THRESHOLD
GAL - GALLONS	TR - TREAD
GALV - GALVANIZED	TRANS - TRANSFORMER
GB - GRAB BAR	TV - TELEVISION
GEN - GENERAL	TYP - TYPICAL
GL - GLASS	UNO - UNLESS NOTED OTHERWISE
GR - GUARD RAIL	UTIL - UTILITY
GWB - GYPSUM WALL BOARD	VENT - VENTILATION
H - HEIGHT/HIGH	VERT - VERTICAL
HB - HOSE BIB	VEST - VESTIBULE
HC - HOLLOW CORE	W - WIDTH/WIDE
HDCP - HANDICAP	WI - WROUGHT IRON
HDR - HEADER	W/O - WITHOUT
HDW - HARDWARE	WC - WATER CLOSET
HM - HOLLOW METAL	WD - WOOD
HORIZ - HORIZONTAL	WH - WATER HEATER
HR - HANDRAIL	WIN - WINDOW
HT - HEIGHT	WT - WEIGHT
HTR - HEATER	YD - YARD
HVAC - HEATING/VENTILATING	
HW - HOT WATER	
HWD - HARDWOOD	
ID - INSIDE DIAMETER	
IN - INCH	

LEGEND

	WALL TO REMAIN
	WALL TO BE DEMOLISHED
	NEW WALL
	DOOR TO REMAIN
	DOOR TO BE REMOVED
	NEW DOOR OPENING
	WINDOW TO REMAIN
	WINDOW TO BE REMOVED
	NEW WINDOW OPENING

SYMBOLS

	DETAIL REFERENCE
	EXTERIOR ELEVATIONS
	INTERIOR ELEVATIONS
	BUILDING/ WALL SECTION
	ROOM DESCRIPTION
	PARTITION TYPE
	ENLARGED REFERENCE
	WINDOW TYPE
	REVISION
	DOOR NUMBER
	ELEVATION ABOVE DATUM
	SHEET NOTE
	KEY NOTE
	GRID LINES
	FINISH TAG
	LEVEL CHANGE

CONTACT INFO

ARCHITECT:
Boor Projects
999 Chenery St.
San Francisco, CA 94131
Seth Boor - 415-644-8877
seth@boorprojects.com

CLIENT:
Robert Cort
2601 Mission St.
San Francisco, CA 94110
Primary Client Contact:
Robert Cort, 415-573-7443
robert@cortsf.com

PARKING INFORMATION

EXISTING:
8 STRIPED STANDARD SPACES
~4,700 SF UNSTRIPED GRAVEL LOT

PROPOSED:
23 STRIPED STANDARD SPACES
1 STANDARD ADA SPACE
1 VAN ADA SPACE
25 TOTAL

APPLICABLE CODES

CA BUILDING CODE 2022 (PART 2)
CA ELECTRICAL CODE 2022 (PART 3)
CA MECHANICAL CODE 2022 (PART 4)
CA PLUMBING CODE 2022 (PART 5)
CA ENERGY CODE 2022 (PART 6)
CA REFERENCE STANDARDS CODE 2022 (PART 11)

FEDERAL AMERICANS WITH DISABILITIES ACT (ADA) TITLE II OR TITLE III ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

SCOPE OF WORK

PLANNING REVIEW ONLY.
SHELL IMPROVEMENTS TO EXISTING BAR/RESTAURANT. NO CHANGES TO PREVIOUSLY APPROVED USE OR SQUARE FOOTAGE.

PROJECT INFORMATION

SITE: 6201 BETHEL ISLAND RD
BETHEL ISLAND CA, 94511-0119

BLOCK/LOT: 031-031-020-6

PARCEL AREA: 17,600 S.F.

ZONING: RH-2-RESIDENTIAL - HOUSE

HEIGHT BULK: EXISTING: 40-X
PROPOSED: NO CHANGE

YEAR BUILT: YEAR BUILT:

BUILDING AREA: EXISTING: 3,653 GSF
PROPOSED: NO CHANGE

PARKING AREA: EXISTING: 2,141 SF
PROPOSED: NO CHANGE

AREA OF WORK: AREA OF WORK:

STORIES: 1

HEIGHT: EXISTING: 12'
PROPOSED: NO CHANGE

CONSTR. TYPE: EXISTING: V-B
PROPOSED: NO CHANGE

BASEMENT: NO

BUILDING USE: EXISTING: RESTAURANT/BAR
PROPOSED: NO CHANGE

OCCUPANCY: EXISTING: M/B
PROPOSED: NO CHANGE

DWELLING UNITS: EXISTING: NONE
PROPOSED: NO CHANGE

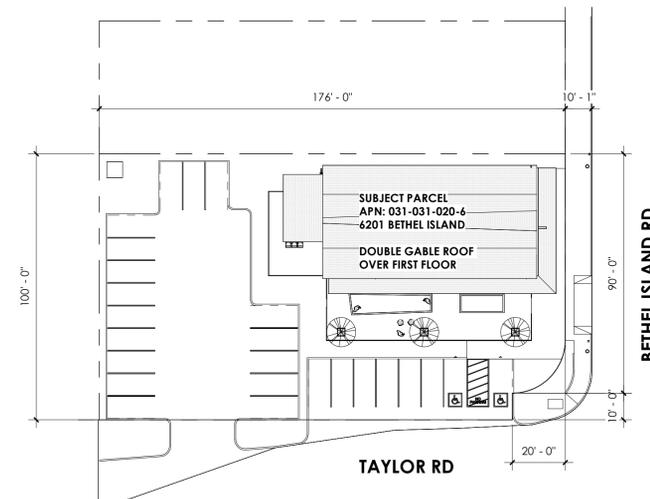
SPRINKLERS: EXISTING: NONE
PROPOSED: NO CHANGE

INDEX

ARCHITECTURAL	
A0	COVER - PLANNING
A0.1	EXISTING/DEMO SITE PLAN
A0.2	NEW SITE PLAN
A2.1	EXISTING & DEMO PLAN - LEVEL 1
A2.3	NEW PLAN - LEVEL 1
A2.4	NEW ROOF PLAN
A4.1	EXISTING & NEW - ELEVATIONS
A4.5	NEW SECTIONS
SHEET COUNT:	8



RECEIVED on 8/27/2025 **CDLP25-02028**
By Contra Costa County
Department of Conservation and Development



1 PLOT PLAN
1/32" = 1'-0"

6201 BETHEL ISLAND
6201 BETHEL ISLAND ROAD
BETHEL ISLAND, CA, 94511

BOOR
PROJECTS

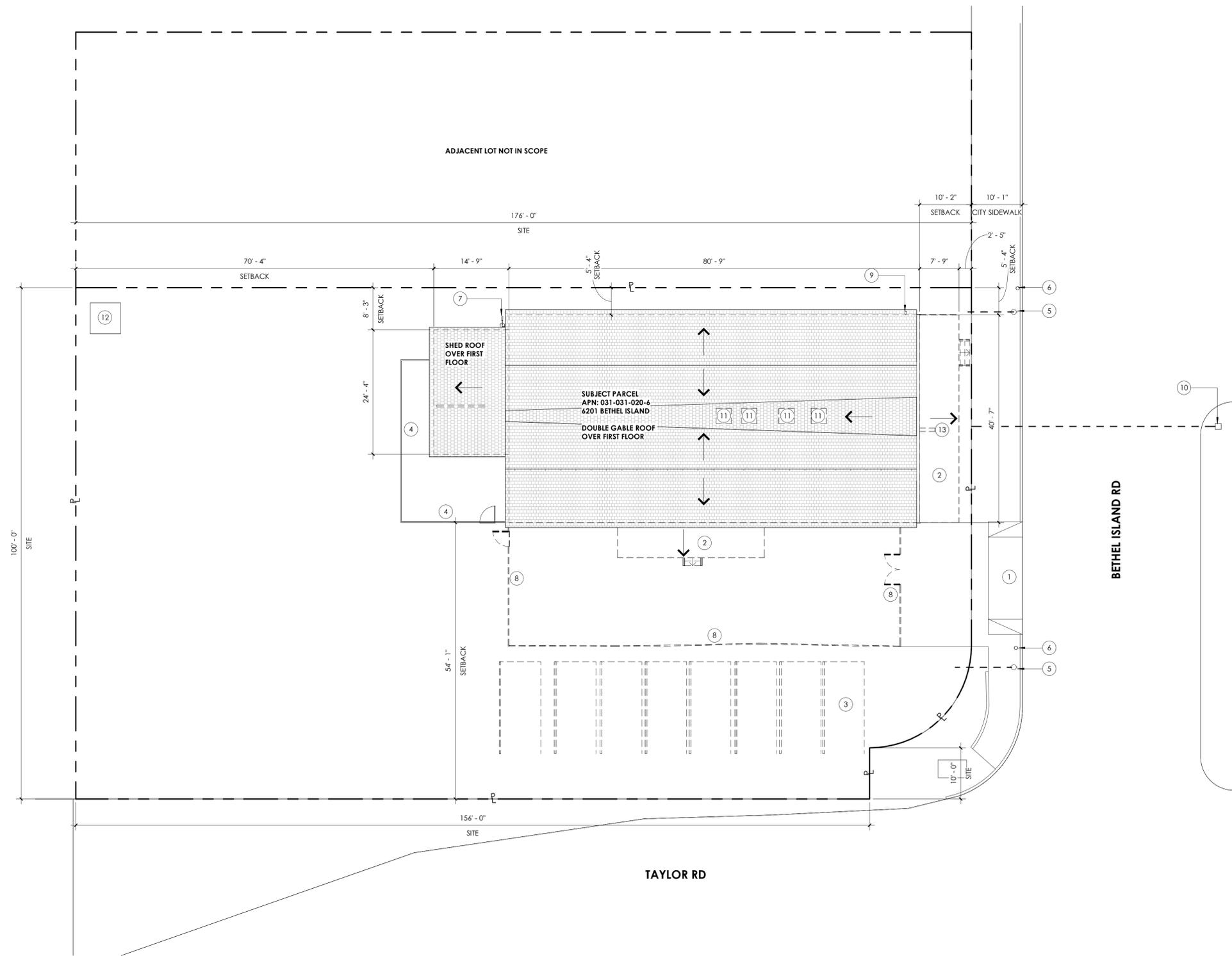
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California - 415-644-8877
Seth Boor - seth@boorprojects.com

2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND
6201 BETHEL ISLAND ROAD
BETHEL ISLAND, CA, 94511

COVER - PLANNING

A0



1 SITE PLAN - DEMO
3/32" = 1'-0"

SHEET NOTES - EXISTING/DEMO SITE

NO.	NOTE
1	(E) CURB CUT TO REMAIN
2	(E) OVERHANG TO BE REMOVED, PREP FOR (N) OVERHANG
3	(E) PARKING SPACES TO BE RESTRIPTED FOR ACCESSIBLE SPACES
4	(E) FENCE TO REMAIN
5	(E) ELECTRICAL POLE WITH GUY WIRE
6	(E) TRAFFIC SIGNAL
7	(E) GAS VALVE
8	(E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND
9	(E) ELECTRICAL POWER WEATHER HEAD
10	(E) SEWER VENT
11	(E) ROOFTOP MECHANICAL TO BE REMOVED
12	(E) WELL
13	(E) BLADE SIGN TO BE REPLACED IN-KIND

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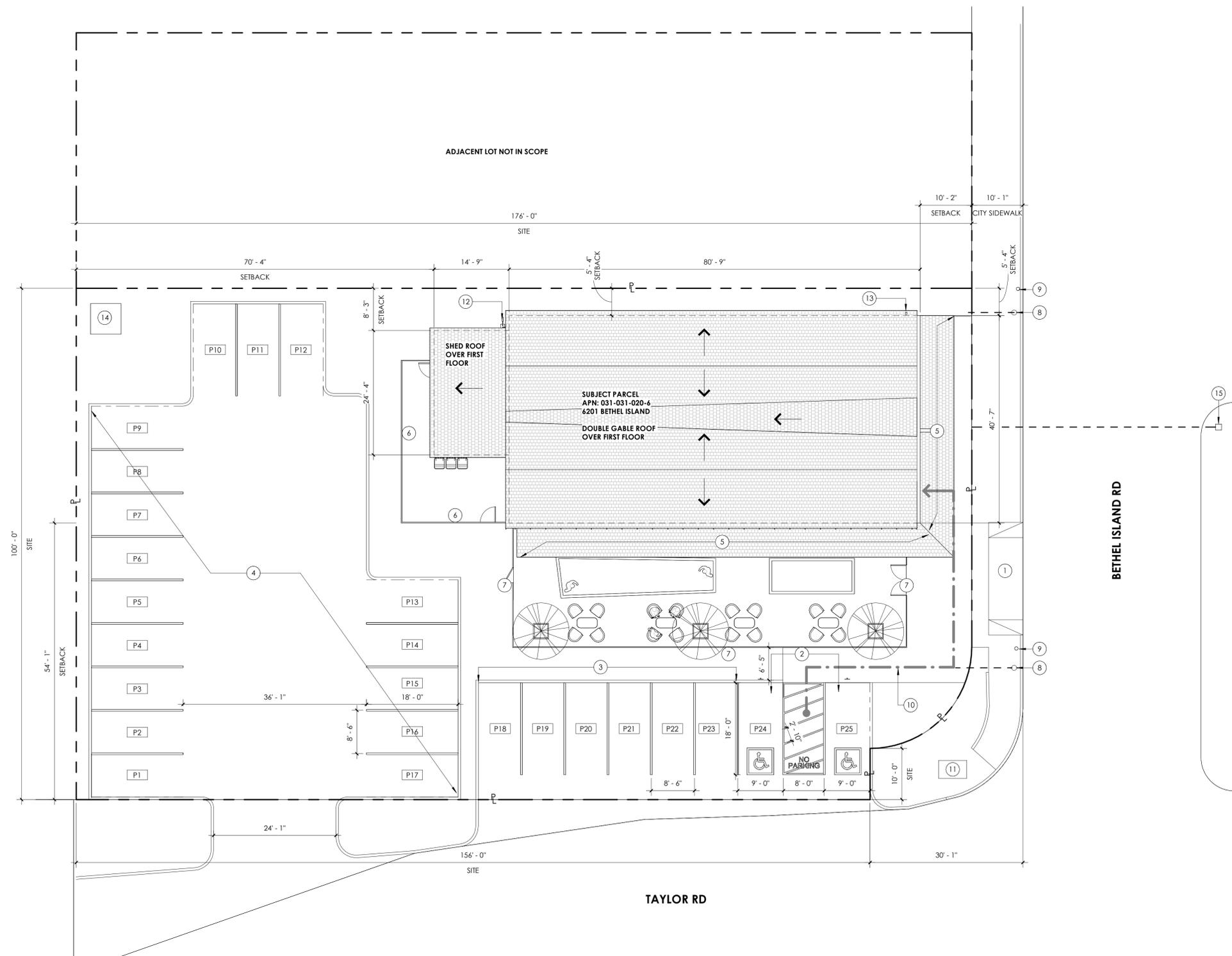
2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND

6201 BETHEL ISLAND ROAD
BETHEL ISLAND, CA 94511

EXISTING/DEMO
SITE PLAN

A0.1



1 SITE PLAN - NEW
3/32" = 1'-0"

SHEET NOTES - NEW SITE

NO.	NOTE
1	(E) CURB CUT TO REMAIN
2	RESTRIPED ADA PARKING SPACES, 1 VAN, 1 STANDARD
3	RESTRIPED STANDARD PARKING SPACES
4	NEW PAVED PARKING LOT
5	NEW CONTINUOUS OVERHANG
6	(E) FENCE
7	(E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND
8	(E) ELECTRICAL POLE WITH GUY WIRE
9	(E) TRAFFIC SIGNAL
10	NEW ADA COMPLIANT PATH OF TRAVEL AND ENTRY
11	(E) TELEPHONE BOX
12	(E) GAS METER
13	(E) ELECTRICAL POWER WEATHER HEAD
14	(E) WELL
15	(E) SEWER VENT

BOOR
PROJECTS

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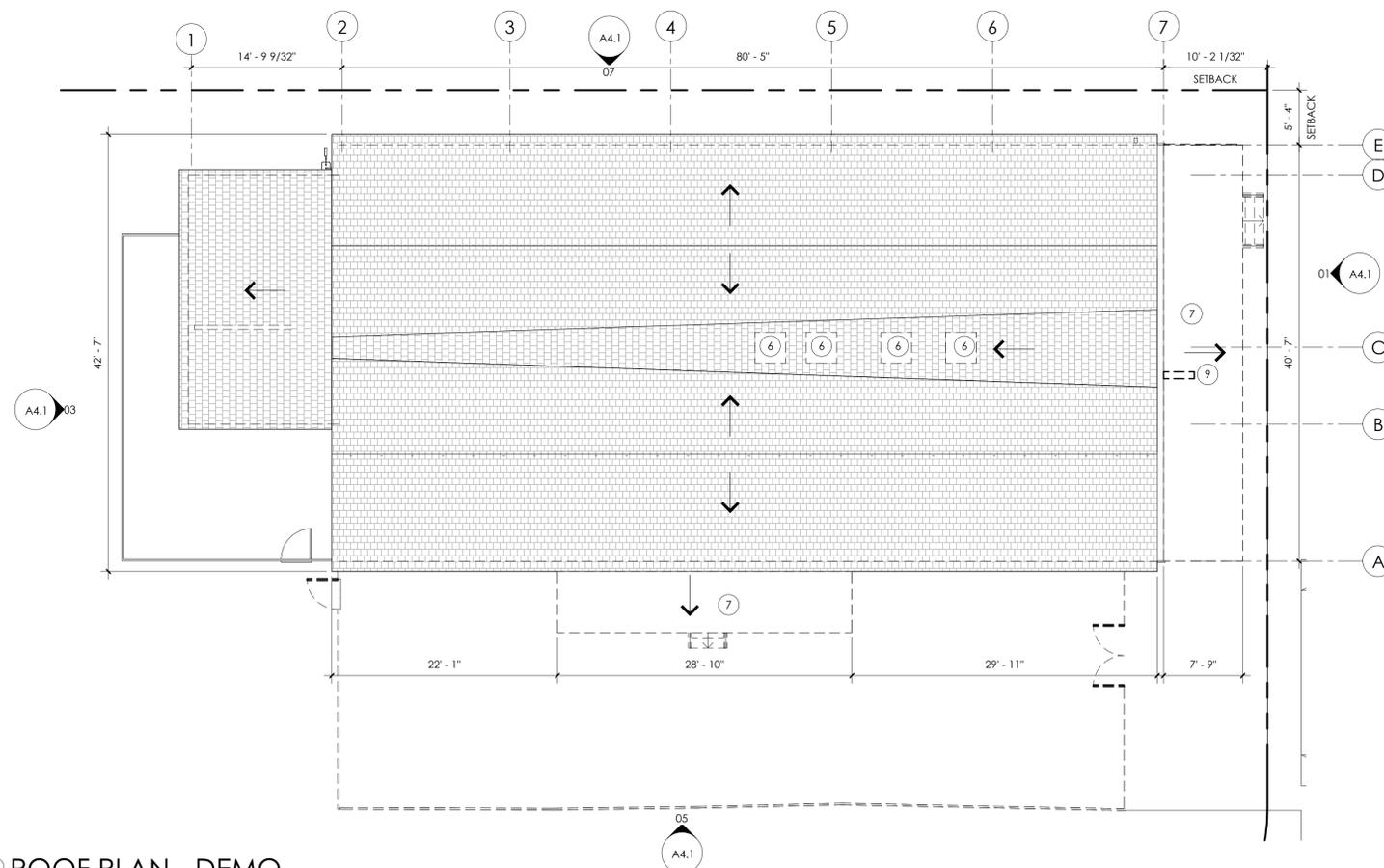
2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND

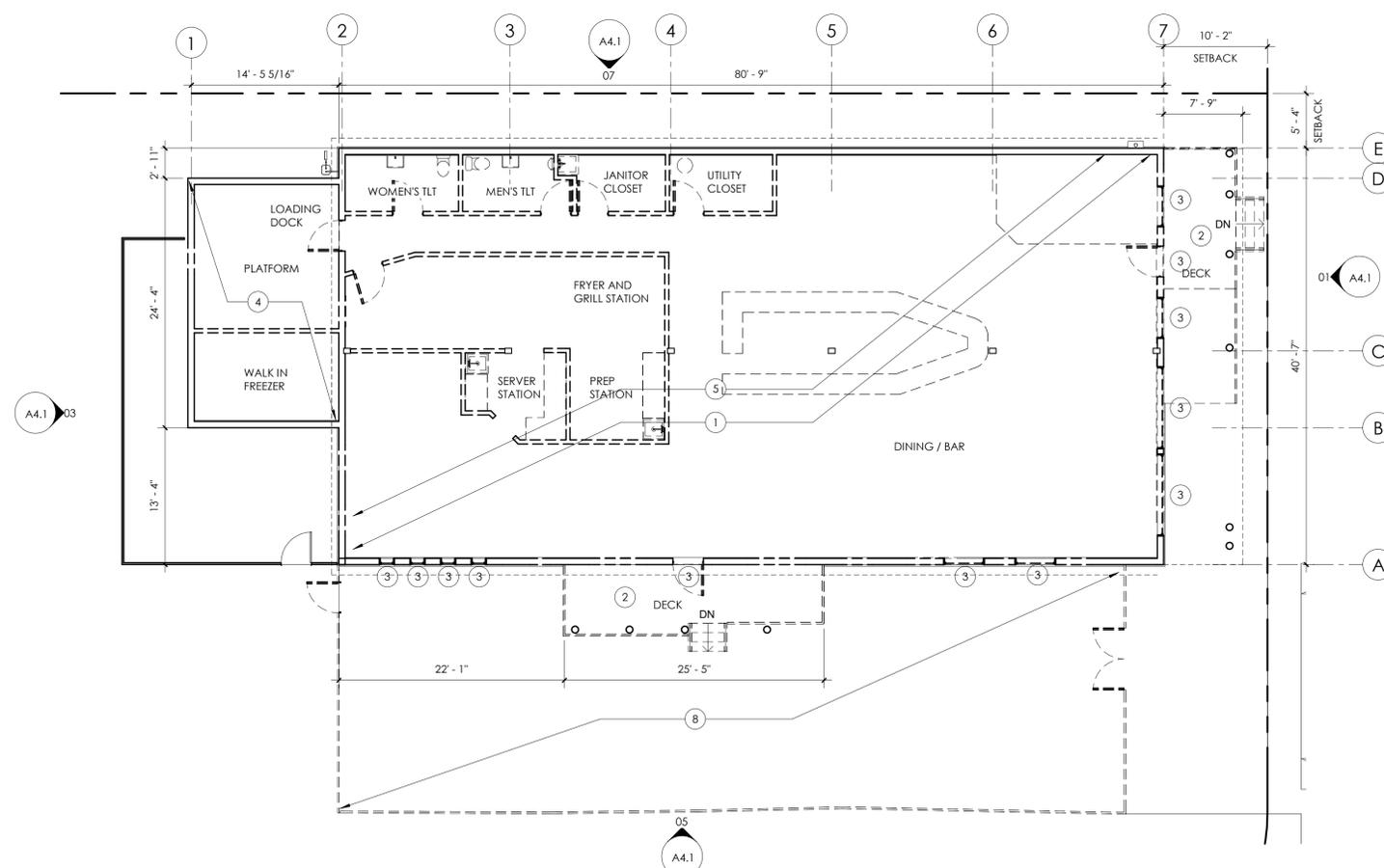
6201 BETHEL ISLAND ROAD
BETHEL ISLAND, CA 94511

NEW SITE PLAN

A0.2



2 ROOF PLAN - DEMO
1/8" = 1'-0"



1 LEVEL 1 PLAN - DEMO
1/8" = 1'-0"

SHEET NOTES - EXISTING/DEMO PLAN

NO.	NOTE
1	DEMO EXISTING FLOOR AND PREPARE FOR NEW SLAB ON GRADE
2	(E) DECK, RAMP, RAILINGS, POSTS, AND STEPS TO BE REMOVED
3	(E) DOOR OR WINDOW TO BE REMOVED. PREPARE FOR NEW OPENING OR INFILL PER PLANS.
4	DEMO (E) REAR SHED FLOOR AND PREPARE FOR NEW SLAB ON GRADE
5	REMOVE ALL (E) INTERIOR NON STRUCTURAL PARTITIONS, FINISHES, DOORS, CEILINGS, FIXTURES AND MILLWORK
6	(E) ROOFTOP MECHANICAL TO BE REMOVED
7	(E) OVERHANG TO BE REMOVED. PREP FOR (N) OVERHANG
8	(E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND
9	(E) BLADE SIGN TO BE REPLACED IN-KIND

BOOR PROJECTS

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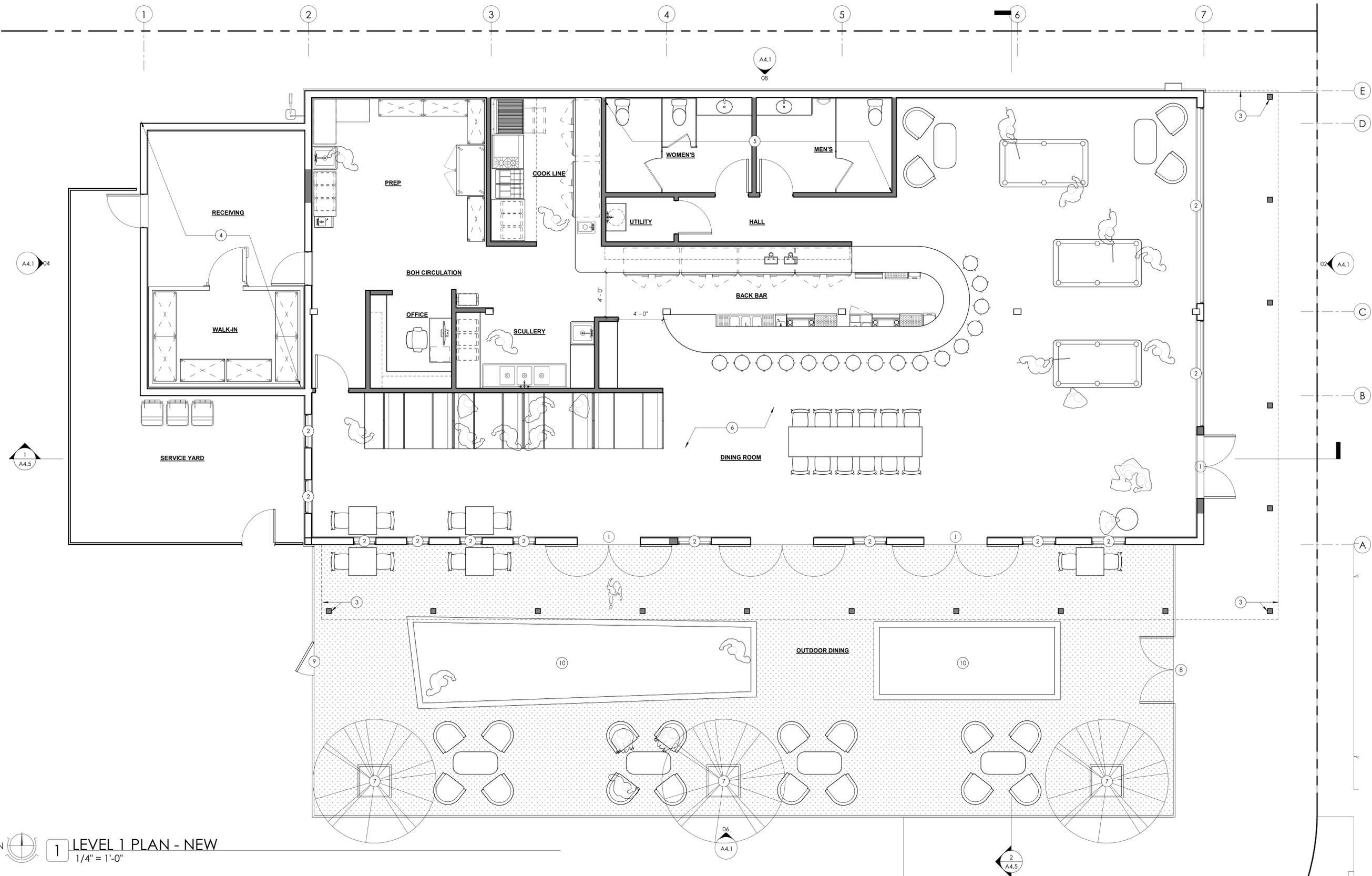
2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND

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BETHEL ISLAND, CA 94511

EXISTING & DEMO PLAN - LEVEL 1

A2.1



1 LEVEL 1 PLAN - NEW
1/4" = 1'-0"

SHEET NOTES - NEW PLAN

NO.	NOTE
1	NEW DOOR
2	NEW WINDOW
3	NEW OVERHANG AND SUPPORTS
4	NEW SLAB ON GRADE
5	NEW ACCESSIBLE RESTROOMS
6	NEW SLAB ON GRADE
7	NEW TREE
8	NEW GATE FOR OUTDOOR ASSEMBLY AREA, REMAINS OPEN DURING BUSINES HOURS, OR ADD PANIC HARDWARE AND OUTSWING
9	NEW GATE WITH PANIC HARDWARE
10	OUTDOOR GAME AREA

BOOR PROJECTS

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seth.boor - seth@boorprojects.com

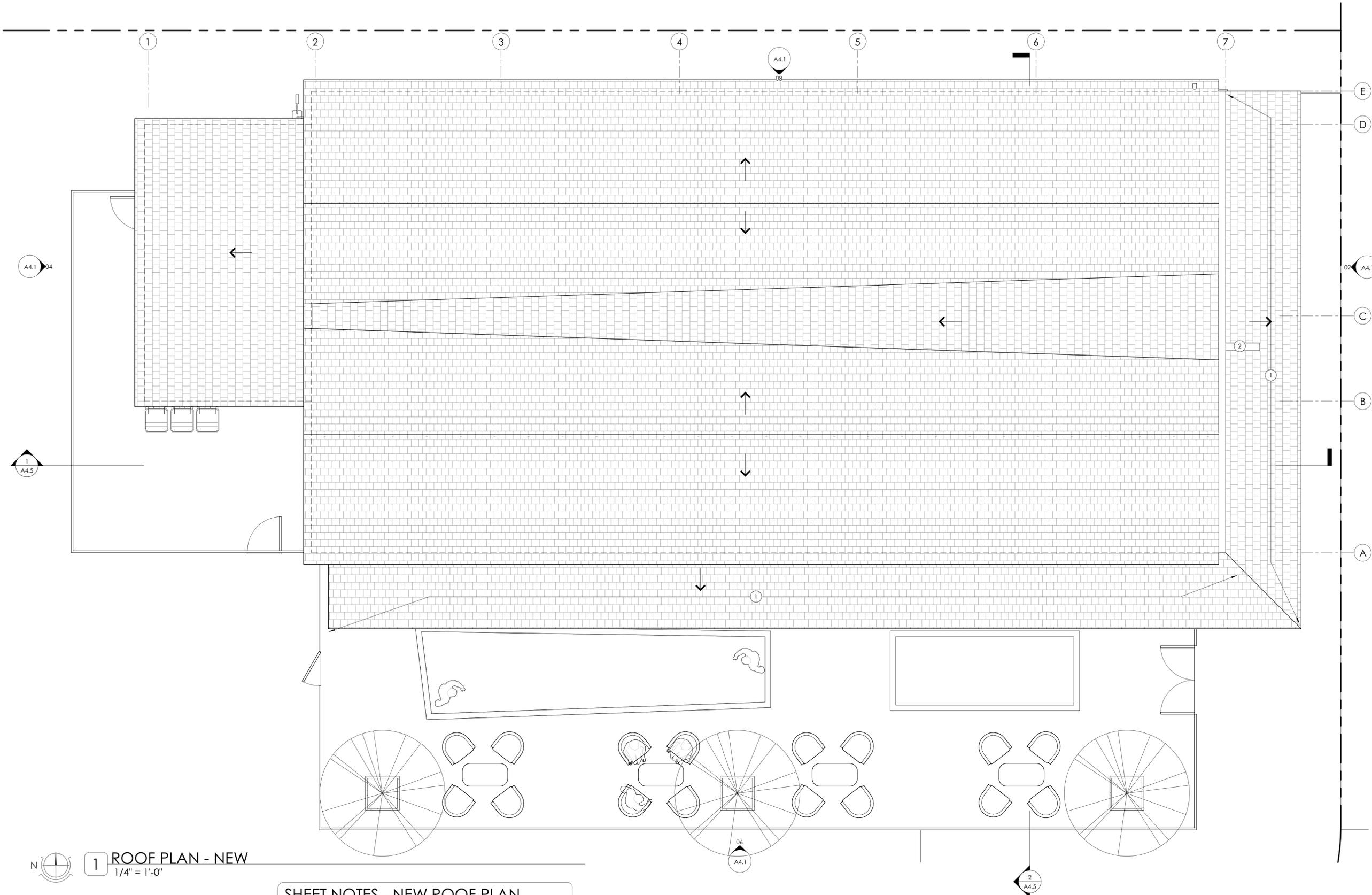
2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND

6201 BETHEL ISLAND ROAD
BETHEL ISLAND, CA 94511

NEW PLAN - LEVEL 1

A2.3



1 ROOF PLAN - NEW
1/4" = 1'-0"

SHEET NOTES - NEW ROOF PLAN

NO.	NOTE
1	NEW CONTINUOUS OVERHANG
2	(E) BLADE SIGN TO BE REMOVED AND REPLACED

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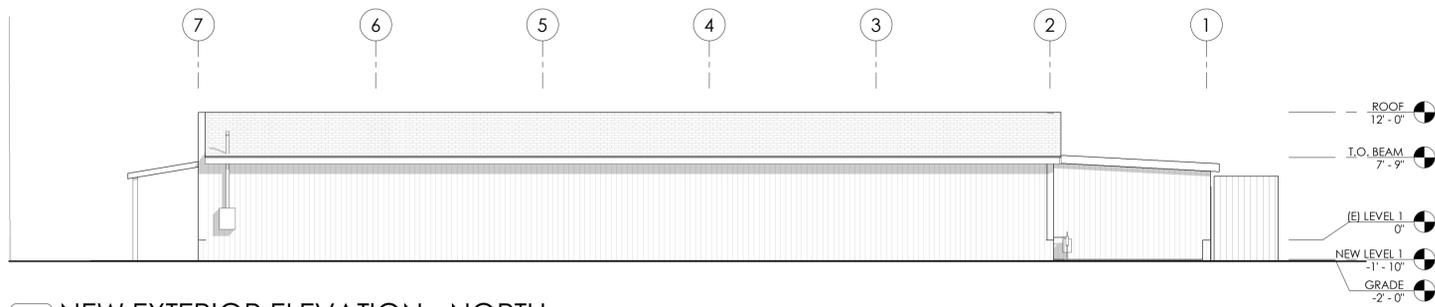
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6201 BETHEL ISLAND

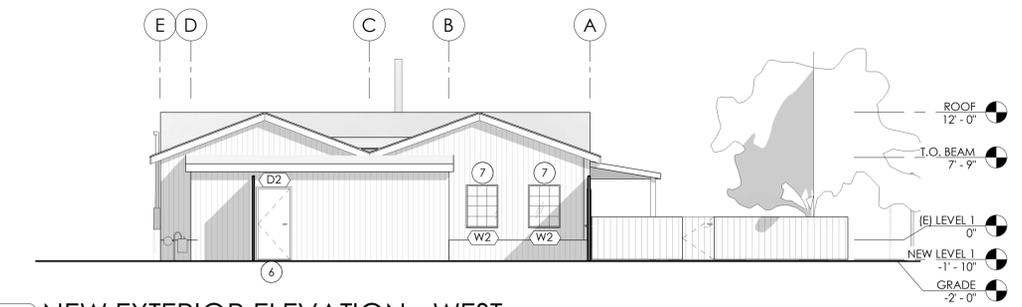
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BETHEL ISLAND, CA 94511

NEW ROOF PLAN

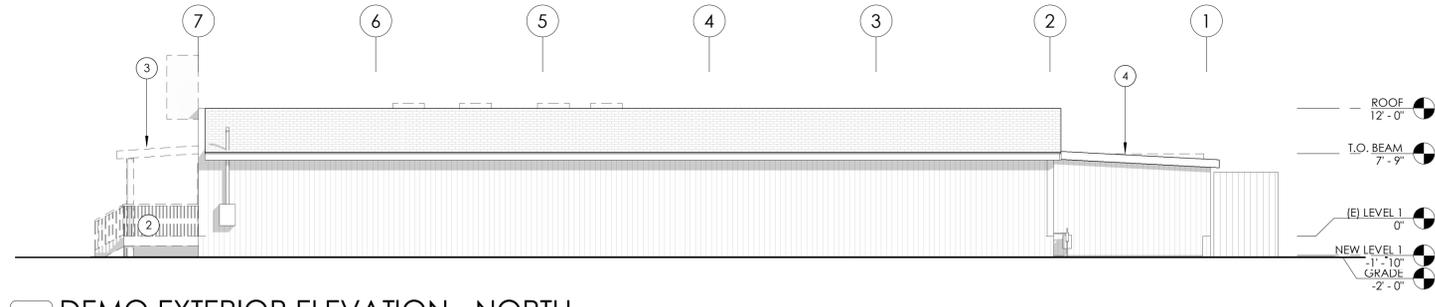
A2.4



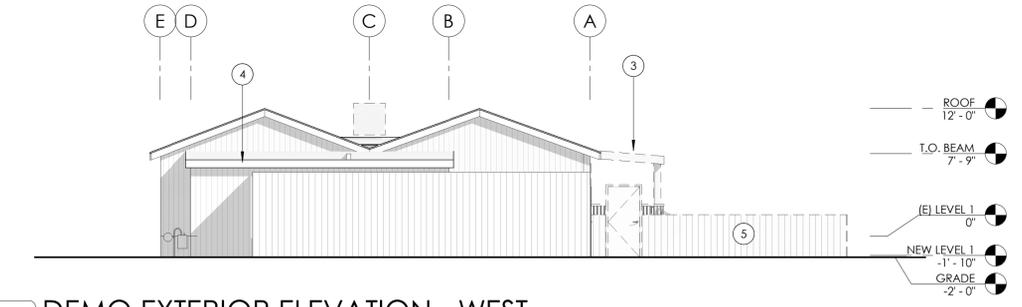
08 NEW EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



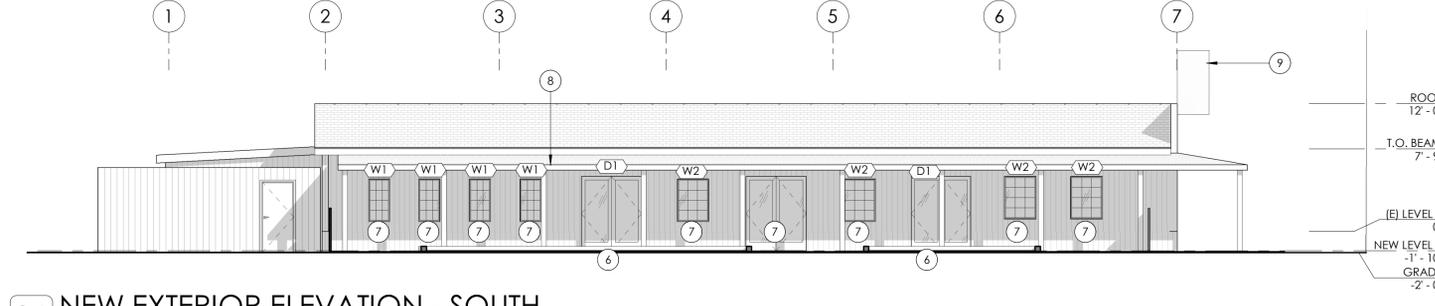
04 NEW EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



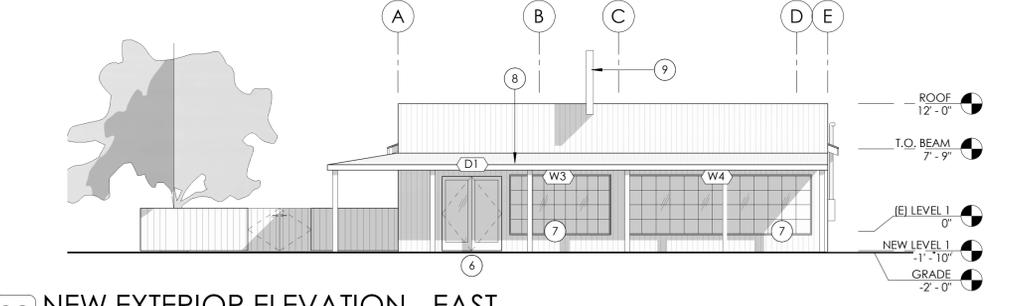
07 DEMO EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



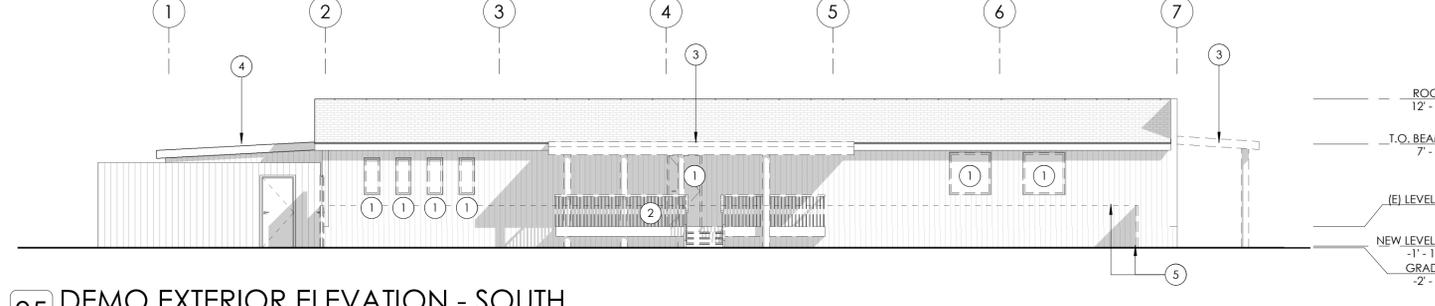
03 DEMO EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



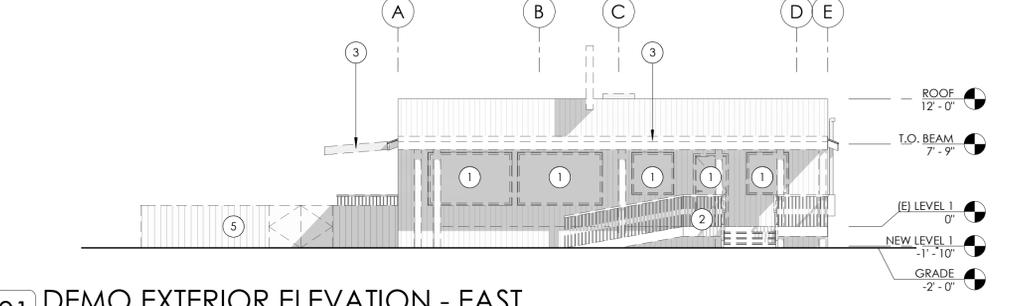
06 NEW EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



02 NEW EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



05 DEMO EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



01 DEMO EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

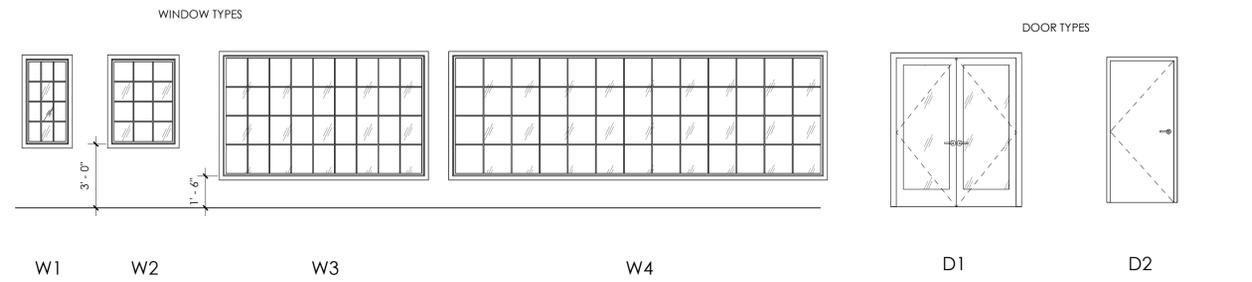
SHEET NOTES - EXTERIOR ELEVATIONS

NO.	NOTE
1	(E) DOOR OR WINDOW TO BE REMOVED. PREPARE FOR NEW OPENING OR INFILL PER PLANS.
2	(E) DECK, RAMP, RAILINGS, AND STEPS TO BE REMOVED
3	(E) OVERHANGS AND POSTS TO BE REMOVED
4	(E) REAR SHED WALLS AND ROOF TO BE REPAIRED
5	(E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND
6	NEW DOOR
7	NEW WINDOW
8	NEW ROOF OVERHANG
9	(E) BLADE SIGN TO BE REPLACED IN-KIND

EXTERIOR OPENING SCHEDULE AND TYPES

WINDOW SCHEDULE							
OPENING				WINDOW			
TYPE	W.	HT.	QTY.	OPERATION	GLAZING	FRAME	COMMENTS
W1	2'-0"	4'-0"	4	FIXED	DOUBLE PANE INSULATED	MTL	-
W2	3'-0"	4'-0"	6	FIXED	DOUBLE PANE INSULATED	MTL	-
W3	9'-6"	5'-8"	1	FIXED	DOUBLE PANE INSULATED	MTL	-
W4	17'-6"	5'-8"	1	FIXED	DOUBLE PANE INSULATED	MTL	-

DOOR SCHEDULE										
OPENING			DOOR		FRAME		COMMENTS			
TYPE	W.	HT.	FIRE	QTY.	THCK.	MTRL.	FIN.	MTRL.	FIN.	
D1	5'-8"	7'-0"	N/A	4	2"	MTL / GL	PT	MTL	PT	-
D2	3'-0"	6'-8"	N/A	1	2"	MTL	PT	MTL	PT	-



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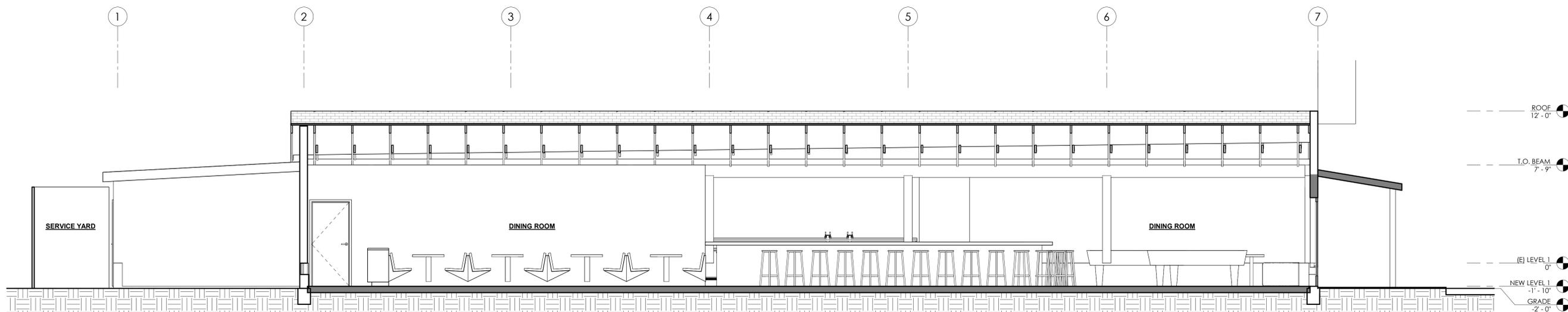
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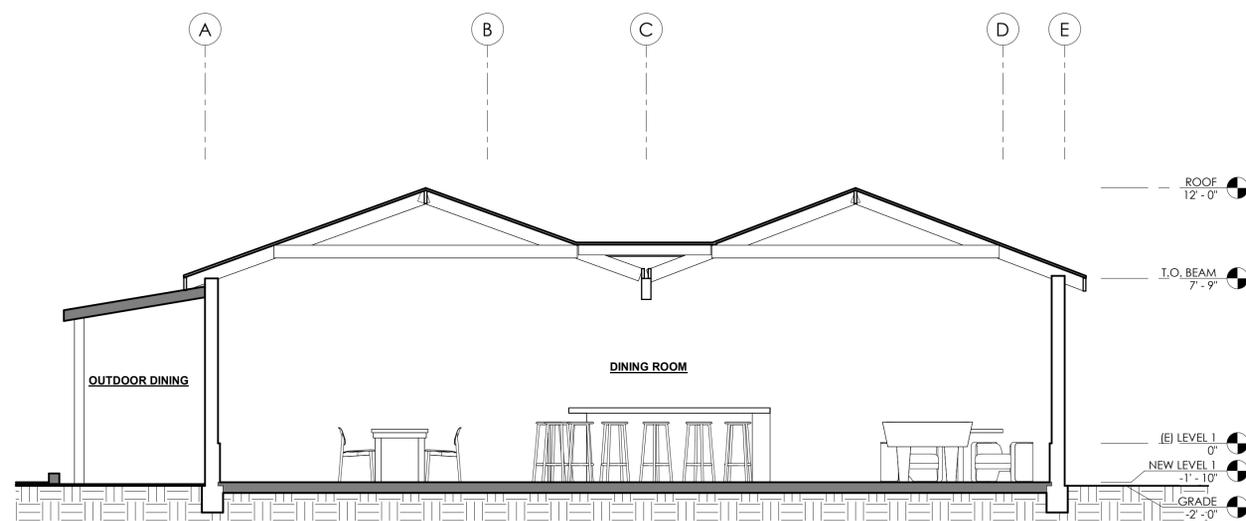
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BETHEL ISLAND, CA 94511

EXISTING & NEW - ELEVATIONS

A4.1



1 NEW LONG SECTION
1/4" = 1'-0"



2 NEW CROSS SECTION
1/4" = 1'-0"

6/19/2025 11:59:28 AM Autodesk Docs://2025-002 Bethel IS/2025-002 Bethel Island - v2024.rvt

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2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND

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BETHEL ISLAND, CA 94511

NEW SECTIONS

A4.5



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4276

Agenda Date: 12/16/2025

Agenda #: 7b

Advisory Board: Bethel Island Municipal Advisory Council

Subject: Agency Comment Request Packet CDMS25-00011, 0 Sandmound Blvd, Oakley

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us

Information:

Questions and information requests can be made by contacting Grant Farrington; 925-655-2868;
Grant.Farrington@dcd.cccounty.us

Referral History and Update:

Recommendation(s)/Next Step(s):

RECEIVE and CONSIDER Agency Comment Request Packet CDMS25-00011, 0 Sandmound Blvd, Oakley



Planning Application Summary

County File Number: CDMS25-00011

File Date: 8/28/2025

Applicant:

JIAN HAO HUANG HUANG JIAN HAO
530 PECAN DR
RIPON, CA 953669242

HAO.ENGR@GMAIL.COM
(415) 889-7173

Property Owner:

JIAN HAO HUANG
530 PECAN DR
RIPON, CA 953669242

HAO.ENGR@GMAIL.COM
(415) 889-7173

Project Description:

Applicant requests approval of a minor subdivision application to subdivide an existing 49,698-square-foot lot into three new parcels that are to be 15,448 square feet, 16,323 square feet and 17,538 square feet. No development is proposed as part of the subdivision.

Project Location: (Address: 0 SANDMOUND BLVD, OAKLEY, CA 94561), (APN: 032311004)

Additional APNs:

General Plan Designation(s): RLM

Zoning District(s): F-1

Flood Hazard Areas: AE

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: Oakley

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site: NO

Specific Plan:

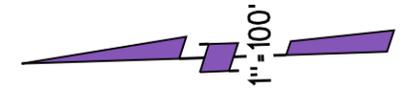
Fees:

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
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
Total:			8662.00	8662.00

POR SE QR SEC 27 T2N R3E MDB&M

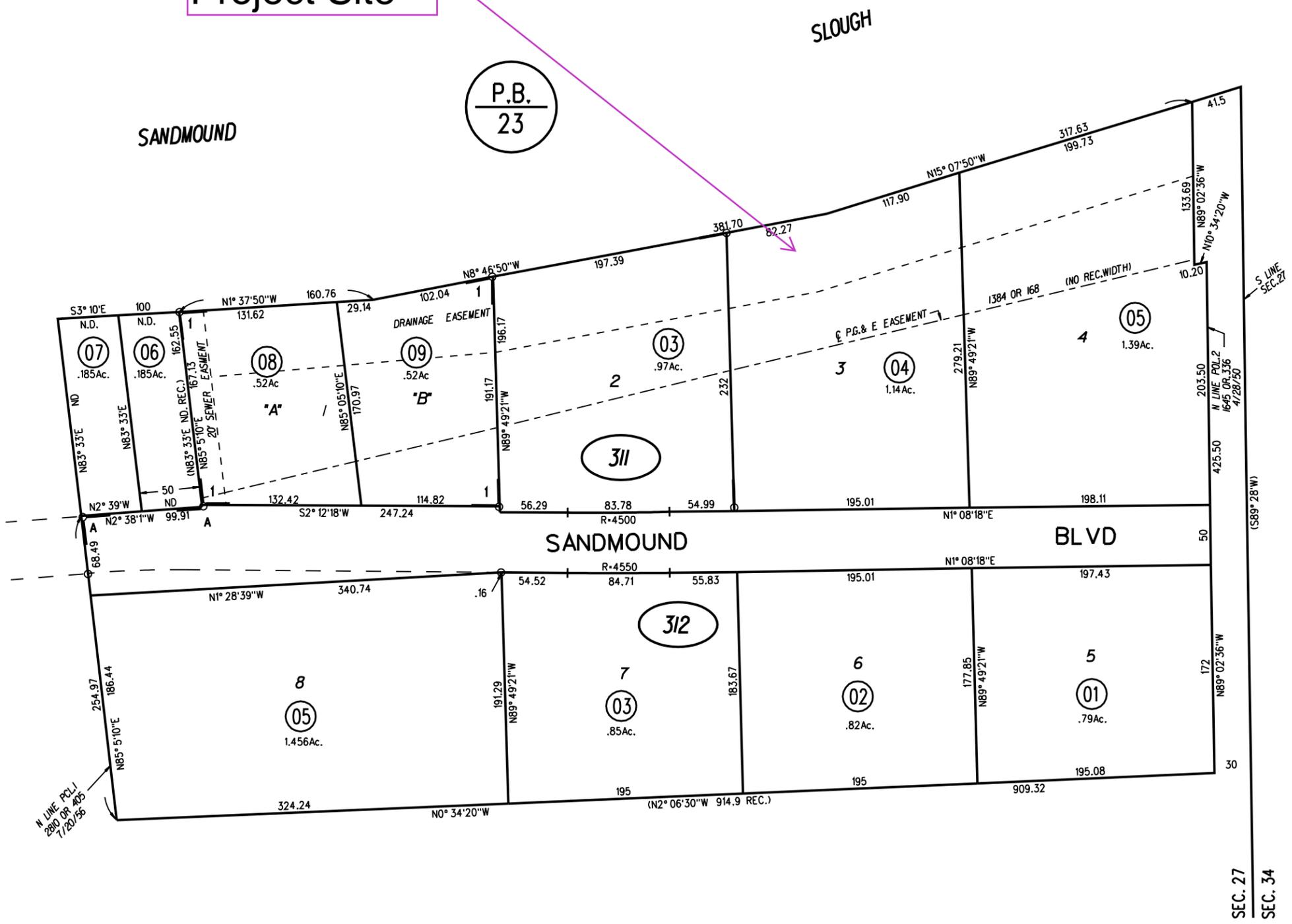
A-1968 ROLL-TRACT 3561 MB 117-43 (BARBIERISUB)

1-197PM14 6/30/06



Project Site

P.B.
23



P.B.
20

SEE PAGE 25 FOR
MINERAL RIGHTS
ASSESSMENTS

30

311

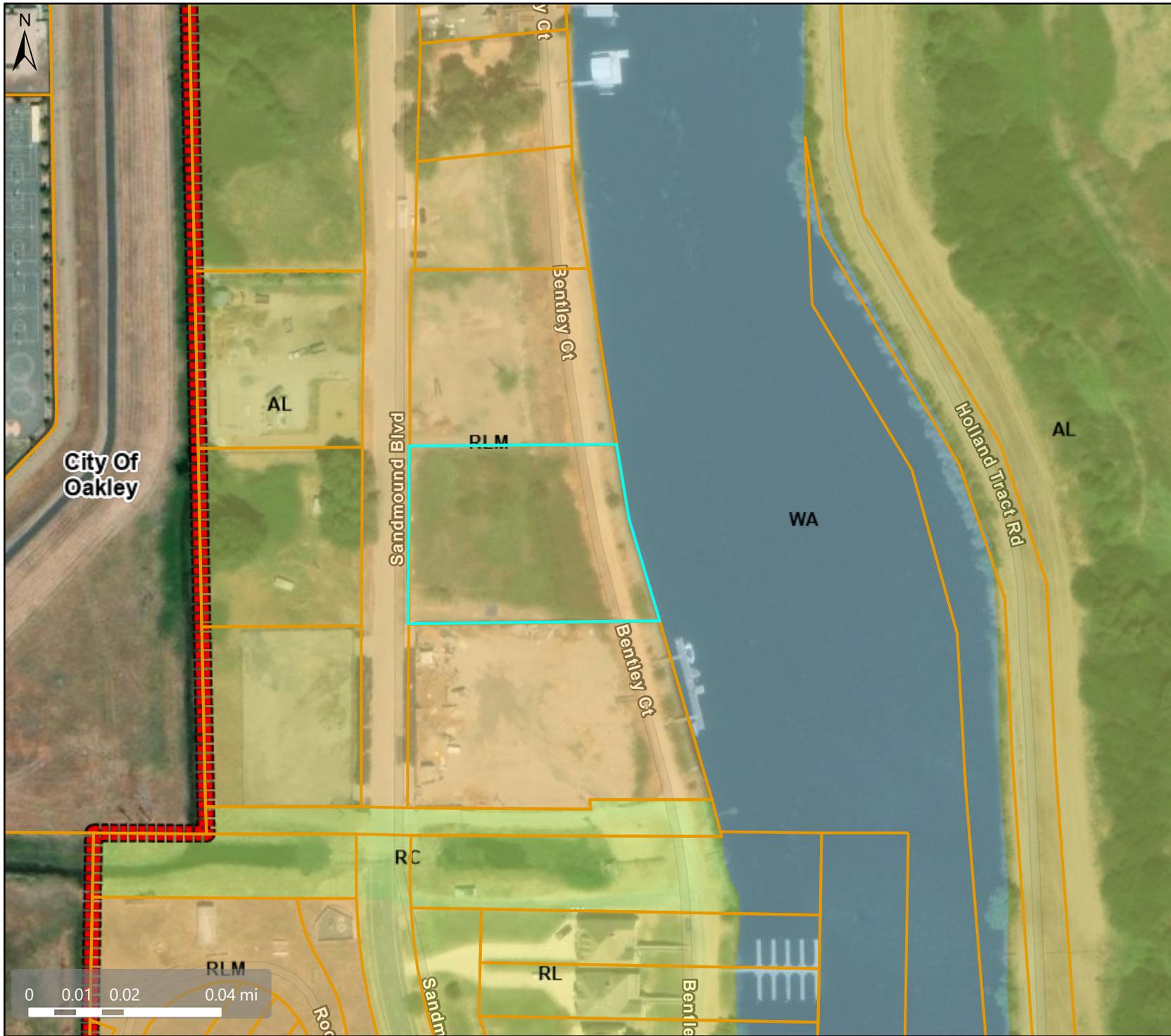
197
PM14
6/6/07

312

05

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General Plan: Residential Low-Medium Density



Map Legend

Assessment
Parcels

Planning

General Plan

RL (Residential
Low Density)
(1-3 du/na)

RLM
(Residential
Low-Medium
Density) (3-7
du/na)

RC (Resource
Conservation)

AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)

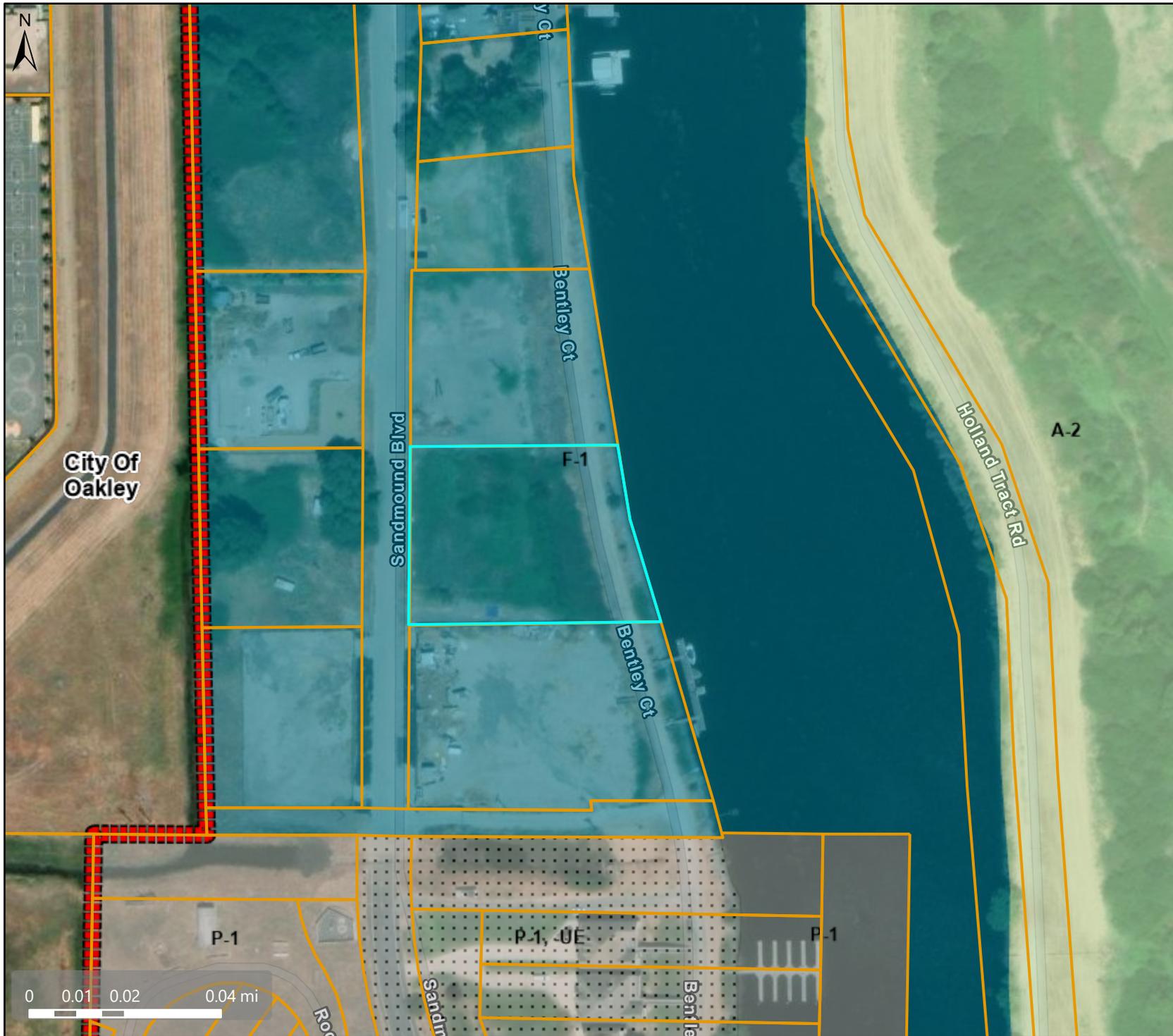
WA (Water)

City Limits

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THIS MAP IS NOT TO BE USED FOR NAVIGATION.
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Zoning: F-1



Map Legend

Assessment
Parcels

Planning

Zoning

ZONE_OVER

F-1 (Water
Recreational)

A-2 (General
Agriculture)

P-1 (Planned
Unit)

P-1 -UE (Urban
Exclusion)

City Limits

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Orthophotography



Map Legend

Assessment
Parcels

Planning

City Limits

2019 Aerial
Imagery

Aerials 2019

RGB

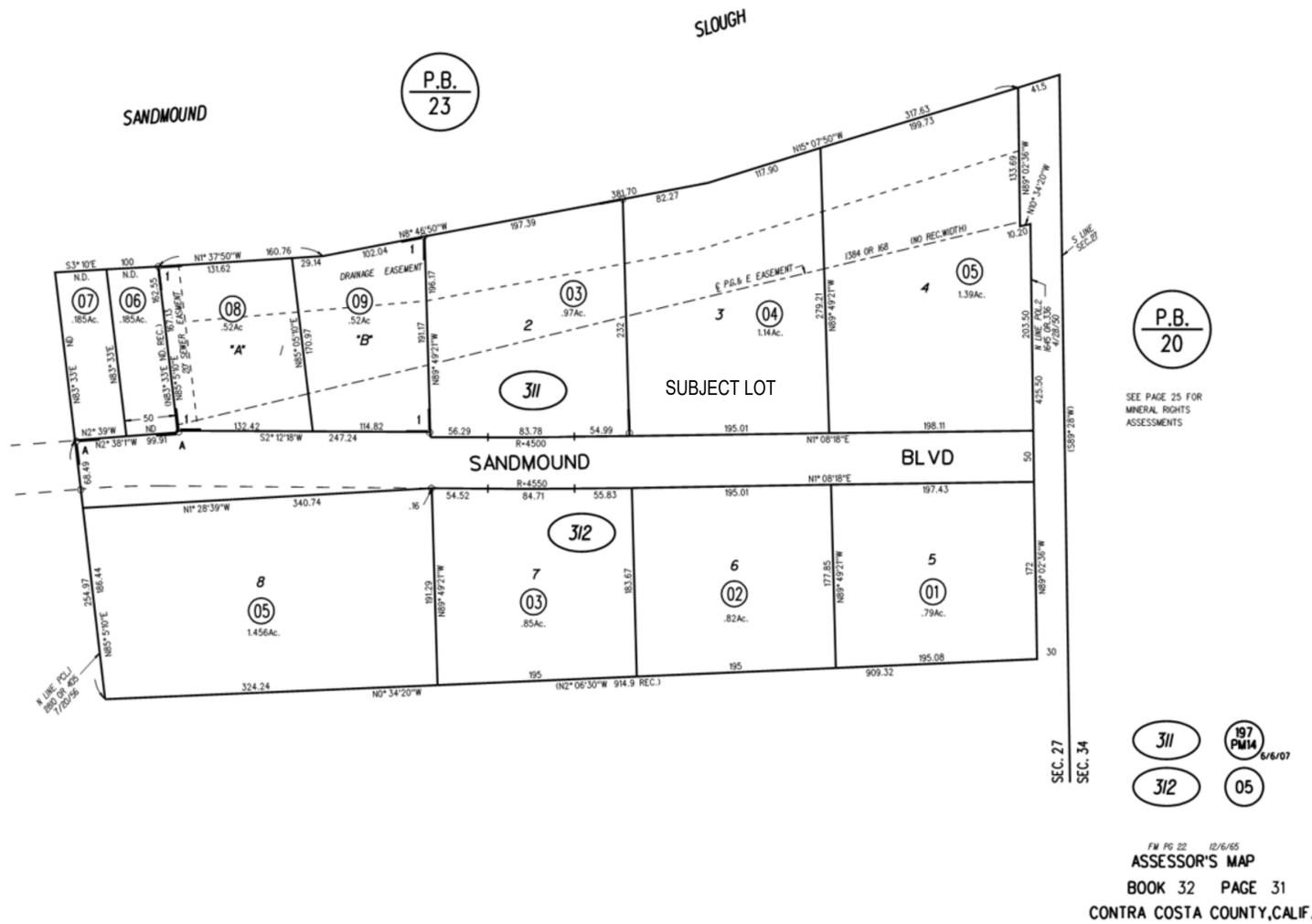
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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Datum: WGS 1984

ASSESSOR'S MAP

RECEIVED on 08/28/2025 CDMS25-00011
By Contra Costa County
Department of Conservation and Development



SCOPE OF WORK

- SUBDIVIDING A VACANT RESIDENTIAL LOT TO CREATE THREE ROUGHLY EQUAL RESIDENTIAL LOTS

OWNER INFORMATION

JIAN HAO, HUANG
530 PECAN DRIVE
RIPON, CA 95366
PHONE: 415-889-7173

ZONING SUMMARY (F-1)

PARCELS (APN): 032-311-004
LEGAL DESCRIPTION: TRACT 3561 LOT 3
ADDRESS: 4130 SANDMOUND BLVD, OAKLEY, CA 94561
LOT AREA: 1.14 ACRE
ZONING: F-1 (WATER RECREATIONAL DISTRICT)
ALL THE USES DESIGNATED FOR THE R-6 DISTRICT IN SECTION 84-4.404 EXCEPT FOR THE DELETION OF "COMMERCIAL NURSERIES, ECT." (2) COMMERCIAL BOAT HARBORS.

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VACANT LOT
MAX HEIGHT: 35 FEET
MAX NO. STORIES: TWO AND ONE-HALF
MIN OFF STREET PARKING: 2 SPACE
FRONT SETBACK: 20 FEET
SIDE SETBACK: 5 FEET
REAR SETBACK: 15 FEET

SHEET INDEX

0.0	COVER SHEET
0.1	SITE PLANS



JIAN HUANG
HAO.ENGR@GMAIL.COM
T 415.889.7173

STAMP



JIAN HAO HUANG C-87110

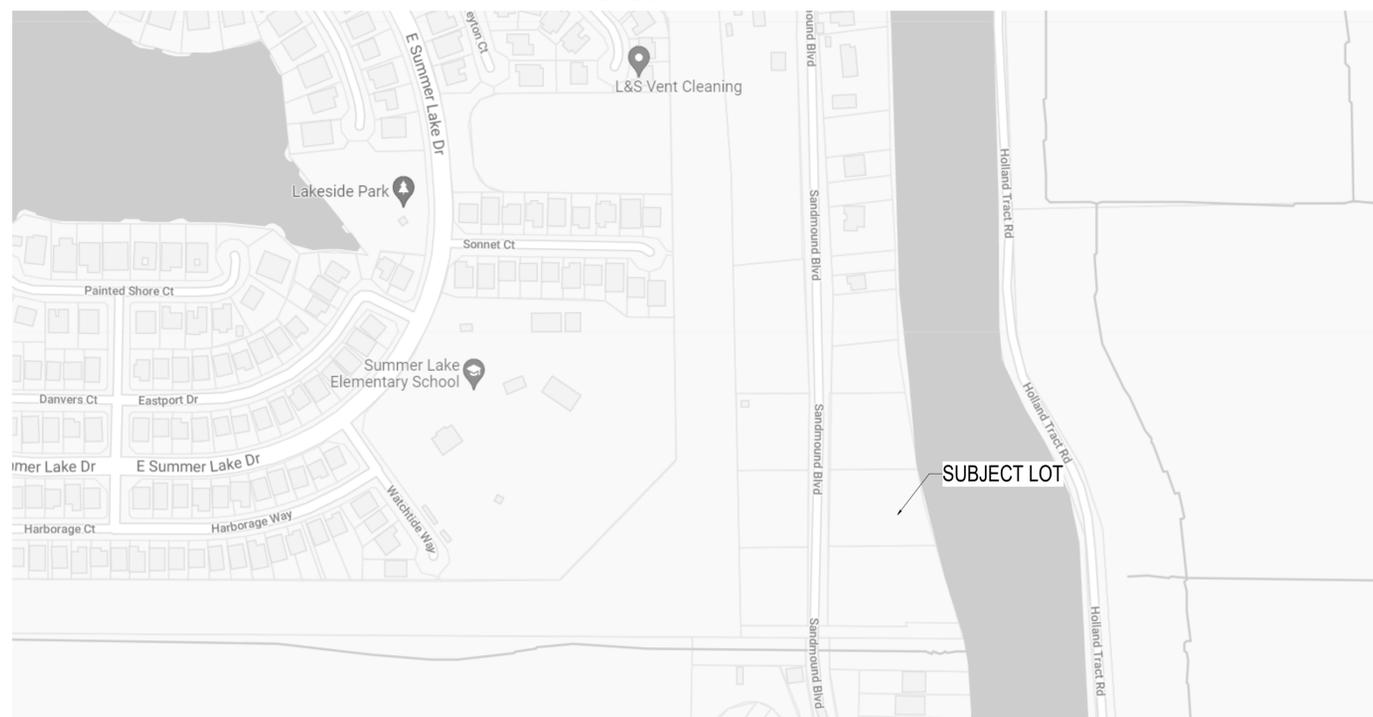
JOB ADDRESS:

4130 SANDMOUND BLVD
OAKLEY, CA 94561

MINOR SUBDIVISION
4120 SANDMOUND BLVD
OAKLEY, CA 94561
APN: 032-311-005-9

APPROVAL STAMP

JOB LOCATION



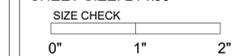
Issue History

No.	Description	Date

Sheet Title

COVER SHEET

SHEET SIZE: 24"x36"



Project number 4130 SANDMOUND

Date Issue Date

Drawn by JHH

Sheet Number

0.0

Scale AS SHOWN

STAMP



JIAN HAO HUANG C-87110

JOB ADDRESS:

4130 SANDMOUND BLVD
OAKLEY, CA 94561

MINOR SUBDIVISION
4120 SANDMOUND BLVD
OAKLEY, CA 94561
APN: 032-311-005-9

APPROVAL STAMP

Issue History

No.	Description	Date

Sheet Title
SITE PLANS

SHEET SIZE: 24"x36"
SIZE CHECK
0" 1" 2"

Project number 4130 SANDMOUND
Date Issue Date
Drawn by JHH
Sheet Number

0.1

Scale AS SHOWN

