



# CONTRA COSTA COUNTY

## AGENDA

### Bethel Island Municipal Advisory Council

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Tuesday, October 14, 2025

6:00 PM

3090 Ranch Lane, Bethel Island CA

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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, IF ANY**
  - a. *Mark Whitlock, Chair*
  - b. *Pam Allen, Vice Chair*
  - c. *Phil Kammerer, Member: Dumping Signs*
  - d. *Belinda Bittner, Member*
  - e. *Rob Brunham, Member*
6. **Consent Items**
  1. APPROVE Record of Action for BIMAC August 2025 meeting. [25-4271](#)  
**Attachments:** [251017 BIMAC MeetingMinutes 250812 Aug 2025](#)
  2. RECEIVE correspondence for August and September [25-4272](#)  
**Attachments:** [BIMAC AUG & SEPT corresp.](#)
7. **Agency Reports, IF ANY**

- a. **Contra Costa Office of the Sheriff - Lt. White**
- b. **Contra Costa County Fire Protection District 2025 Q3 Quarterly Update - Bethel Island**
  - 1. RECEIVE Contra Costa County Fire Protection District 2025 Q3 Bethel Island Update [25-4273](#)  
**Attachments:** [251014 cccfpd Q3 Bethel Island](#)
  - c. **Contra Costa County Supervisor Diane Burgis - Anna Cleese, District Representative**
    - 2. RECEIVE and DISCUSS District 3 Newsletter Signup QR code and instructions [25-4274](#)  
**Attachments:** [DISTRICT 3 NEWSLETTER SUBSCRIPTION QR CODE PDF instructions](#)
    - 3. RECEIVE flyer Bethel Island Cleanup Day, November 8, 2025 [25-4262](#)  
**Attachments:** [250807 flyer Bethel Island Cleanup 2025](#)

Public Works - Willow Road "sinking"

Public Works staff scheduling evaluation of site

**8. Discussion Items**

- 1. 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](#)
- 2. RECEIVE and CONSIDER Agency Comment Request Packet CDMS25-00011, 0 Sandmound Blvd, Oakley [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.*

**9. Committee Reports**

**10. Adjourn**

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at \_\_\_\_\_, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

**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

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**File #:** 25-4271

**Agenda Date:** 10/14/2025

**Agenda #:** 1.

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Advisory Board: Bethel Island Municipal Advisory Council

Subject: APPROVE Record of Action for BIMAC August 2025 meeting

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us:

Recommendation(s)/Next Step(s):

APPROVE Record of Action for BIMAC August 2025 meeting



# CONTRA COSTA COUNTY

*1025 ESCOBAR STREET  
MARTINEZ, CA 94553*



## Meeting Minutes

**Tuesday, August 12, 2025**

**6:00 PM**

**3090 Ranch Lane, Bethel Island, Ca**

**Bethel Island Municipal Advisory Council**

1. Roll Call and Introductions
2. Pledge of Allegiance
3. APPROVAL of agenda

Continued; not presented, technical system issues

**A motion was made by Mark Whitlock seconded by Phil Kammerer that this was approved.. The motion carried by the following vote:**

**Motion:** Kammerer

**Second:** Allen

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

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

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

**Lori Castillo:** Stone Road drainage concerns ongoing; BIMID rock project letter continued delays and no timeline for completion without responsiveness to inquiries to give clarification. Would like to have townhall meetings. BIMAC needs to assign members to BIMID park committee for collaboration.

**Lisa Kirk:** BIMID has a park committee, BIMAC does not; BIMAC committee assignments are not clear; BIMID is the special district that oversees parks; Suggestion - BIMAC assign members to attend official BIMID standing park committee meeting; BIMAC needs emergency response committee

**Bethi Carver:** Need for Emergency Prep committee, concerns about Firewise program accessibility requirements and lack of community engagement; Other island concerns include: CERT LISTOS, and Heartsafe.

5. BIMAC Council Member Reports

**Mark Whitlock:** ongoing health issues with vision issues in left eye; would like to remain seated on floor due to visibility issues. Confirmed 602 status with Lt. White (Sheriff Office) Would like to engage BIMID for consideration of 602 status on park property, no response at this time.

- a. *Mark Whitlock: ongoing health issues with vision issues in left eye; would like to remain seated on floor due to visibility issues.*

6. Consent Items

APPROVE Record of Actions - July 8, 2025

**This was continued.**

7. Agency Reports

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

*National Night Out went well; Boats and Berries participation; July data - 183 responses, 13 reports, 5 arrests*

- b. **Contra Costa Fire Protection District - Michelle Reinhart via Anna Cleese**
- c. **Contra Costa County Supervisor Diane Burgis - Anna Cleese**
  - Bethel Island Road Culvert Repair, approved BOS, TBD
  - Clean Up Day, ready to roll
  - BIMAC bi-annual training
  - Safety Day, ongoing connections
  - Cooling Stations/Locations
  - Red Cross Blood drive events
  - D3/Bethel Island, engagement and messaging goals

8. Discussion Items

- a. **DISCUSS and CONSIDER removal of Park Committee from standing agenda and future frequency**

BIMAC board would like to discuss further in future meetings; BIMID updates only?; General concerns from board and community members that lack of a BIMAC assigned BIMID park meeting attendee is confusing things; Future meetings, request BIMID updates

**This was continued.**

- b. **DISCUSS and CONSIDER removal of Code Enforcement from standing agenda and future frequency**

BIMAC would like to discuss more at future meeting; maybe set to a quarterly or bi-annual schedule

**This was continued.**

- c. **DISCUSS and CONSIDER removal of Emergency Preparedness Committee from standing agenda and future frequency**

BIMAC would like to discuss more at future meeting; maybe set to a quarterly or bi-annual schedule

**This was continued.**

- c. **DISCUSS current status of additional dumping sign project led by Phil Kammerer**

Phil Kammerer has worked to identify some ideal locations for sign placement and will work with Supervisor Burgis staff and Public Works to determine status of project from Fall 2024.

**This was continued.**

- d. **DISCUSS relevance of decorative banners under BIMAC purview and/or assignment to person or department for next steps**

Discussed and no relevance/scope to BIMAC decided, perhaps if there is a future comment or recommendation that BIMAC is being asked to make, that request could be considered.

**. The motion failed**

**Motion:** Kammerer

**Second:** Allen

**Aye:** Whitlock

**Nay:** Allen, Bittner, Brunham, and Kammerer

**Result:** **Failed**

9. Committee Reports

a. **Code Enforcement**

**Bethel Island Chamber of Commerce**  
**Bethel Island Municipal Improvement District (BIMID)**  
**Bethel Island Post Office**  
**Park Committee**  
**San Joaquin Yacht Club**  
**Scout Hall**  
**Heart Safe Communities Program**  
**Emergency Preparedness Committee**

Code Enforcement, not assigned  
- None

Chamber, Lori Castillo  
- Paint Night Sept  
- Boats and Berries coming soon

BIMID, Lisa Kirk  
- 2005 evacuation plan  
- 2017 County plan for flooding and reclamation  
- CERT needs a sponsor  
- Upcoming BIMID study in planning (date to be determined) levees, drainage, recommendations for Stone Road, etc  
- Upcoming BIMID park committee meeting, report to follow

San Joaquin Yacht Club, Pam Allen  
- Breakfast for Boats and Berries will be at the club

Scout Hall, Lori Castillo  
- eventually requests for hall use will go through board

Heart Safe Community, Mark Whitlock  
- no update

Emergency Preparedness, unassigned  
- no update

10. Correspondence

a. **RECEIVE BIMAC July Correspondence to include Planning Commission, Zoning Authority, and Public Hearing (pertaining to Bethel Island)**

**Motion:** **Allen**  
**Second:** **Kammerer**

**Aye:****Allen, Bittner, Brunham, Kammerer, and Whitlock****Result:****Passed**

Adjourn

**Meeting adjourned 7:47pm**

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The next meeting is currently scheduled for September 9, 2025.

For Additional Information Contact: Anna Cleese, District Representative, (925) 655-2334



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4272

**Agenda Date:** 10/14/2025

**Agenda #:** 2.

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Advisory Board: Bethel Island Municipal Advisory Council

Subject: Correspondence for August and September

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

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

Recommendation(s)/Next Step(s):

RECEIVE correspondence for August and September



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, August 13, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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#### **Contra Costa County Planning Commission - CANCELLED**

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 27, 2025 AT 6:30 P.M.







# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, August 27, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**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](mailto:planninghearing@dcd.cccounty.us), or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE
2. PUBLIC HEARINGS

- 2a. BENIOT MCVEIGHT, DK ENGINEERING (Applicant), DOBBINS PROPERTIES, LLC (Owner), County File CDS23-09646, CDRZ23-03270, GDGP21-00004, CDDP23-03012: The applicant requests approval of the Camino Pablo Single-Family Residential Subdivision Project, which includes approval of the following applications: General Plan Amendment (CDGP21-00004), Rezone CDRZ23-03270, , Subdivision (CDS23-09646) and Development Plan (CDDP23-03012), to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining 16 acres would remain as undeveloped land within a deed-restricted scenic easement. The project requires the following entitlements: 1) An 18-lot major subdivision including 13 residential lots (Lots 1- 13) and five open space lots (Lots A-E), 2) A general plan amendment to redesignate 7.9-acres from Agricultural Lands (AL) to Residential Low Density (RL) and to redesignate the remaining northerly 16.0 acres of the site from Agricultural Lands (AL) to Resource Conservation (RC), 3) A Rezone of the 7.9-acre residential development area from General Agricultural (A-2) district to a P-1 Planned Unit District, and 4) A development plan application for the proposed P-1 district authorizing development of 13 one- and two-story detached single-family residences on the individual lots. The project includes site improvements providing vehicular access onto Camino Pablo via a new access road terminating in a cul-de-sac which would have a sidewalk on the north/east side. Stormwater runoff from the site would be treated by bioretention basins and discharged into a proposed onsite storm drain system which directs stormwater flow offsite into an existing storm drain system that ultimately discharges to Moraga Creek. Additionally, portions of the Camino Pablo right-of-way fronting the project would be widened to 68 feet in width (present width varies from 46' to 59') and the existing 28' wide roadway would be expanded to 36 feet and include a curb and gutter on both sides. The existing curb and gutter on the west side of Camino Pablo would remain, while the existing 8-foot-wide sidewalk extending along the project frontage would be replaced with a new, slightly relocated 8-foot-wide sidewalk. The subject property consists of a vacant 23.9-acre parcel located at 0 Camino Pablo (immediately east of Camino Pablo/Tharp Drive intersection) in the unincorporated Moraga area of Contra Costa County. (APN: 258-290-029), Zoning A-2 General Agricultural District) AV 25-3434

**Attachments:** [01 CDS23-09646 Findings and COA](#)  
[02 PreOrdinance RZ233270](#)  
[03 Maps and Plans](#)  
[04 Agency comments](#)  
[05 CDS23-09646 IS Draft 121324](#)  
[06 CDS23-09646 MMRP 12.13.24](#)  
[07 CDS23-09646 Final MND](#)  
[08 CDS23-09646 Final MMRP 08.14.25](#)  
[09 CDS23-09646 CPC Presentation](#)

- 2b. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner) – DAVID AND SANDRA GERSTEL (Appellants), County File #CDDP24-03060: This is an appeal of the Zoning Administrator’s decision to approve a Development Plan and Design Review to allow for the construction of a new approximately 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The project is located at 279 Colusa Ave, 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: 571-350-018) EL

[25-3435](#)

**Attachments:** [Attachment A Findings and Conditions of approval CDDP24-03060](#)  
[Attachment B CDDP24-03060 Appeal Letter - Copy](#)  
[Attachment C CDDP24-03060 ZA Staff Report - Copy](#)  
[Attachment D CDDP24-03060 3.31.2025 plans - Copy](#)  
[Attachment E CDDP24-03060 Site Photographs - Copy](#)  
[Attachment F CDDP24-03060 PPT](#)

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, SEPTEMBER 10, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, September 10, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**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

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. MICHAEL MILANI (Appellant) – CHERYL RAYMA GREEN (Applicant and Owner), County File CDVR25-01012: This is an appeal of the Zoning Administrator's decision to deny a Variance and Small Lot Design Review to allow a 6-foot front yard setback (where 25 feet is the minimum required) for two, 8-foot tall columns to support an entry gate. The project site is located at 10000 Morgan Territory Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) AS

[25-3477](#)

**Attachments:** [Attachment A Findings & TP COAs final](#)  
[Attachment B Letter of Appeal Received on June 26, 2025](#)  
[Attachment C Maps](#)  
[Attachment D Site Photos](#)  
[Attachment E Project Plans](#)  
[Attachment F Agency Comments](#)  
[Attachment G PowerPoint Presentation rev](#)  
[Attachment G PowerPoint Presentation rev](#)

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, SEPTEMBER 24, 2025.



# **CONTRA COSTA COUNTY**

## **AGENDA**

### **Contra Costa County Planning Commission**

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**Wednesday, September 24, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Contra County Planning Commission - CANCELLED**

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE  
HELD ON WEDNESDAY, OCTOBER 8, 2025 AT 6:30 P.M.**

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







# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, October 8, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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#### **Contra Costa County Planning Commission - CANCELED**

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, OCTOBER 22, 2025, AT 6:30 P.M.





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, August 18, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**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](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](mailto: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 AND DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. MICHAEL MCGHEE (Applicant & Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels (“Parcel A”, “Parcel B”, “Parcel C” and “Parcel D”). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor’s parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV

[25-3352](#)

**Attachments:** [01 CDMS23-00003 Findings and COAs](#)  
[02 maps plans](#)  
[03 Agency Comments](#)  
[04 CDMS23-00003 Draft ISMND 1.6.25](#)  
[05 CDMS23-00003 IS\\_Final5.2025](#)  
[06 MMRP](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. ALLIANT COMMUNITIES, LLC (Applicant), DAVID & VIRGINIA JACOBSON/ AMBROSE RECREATION & PARK DISTRICT (Owners), County File CDDP24-03051: The applicant requests approval of Development Plan modification to a 124-unit 100% affordable housing development previously approved by the County Zoning Administrator under Land Use Permit #CDLP22-02029. The revised project maintains the same unit count (124), 100% of which would be affordable to low- or moderate-income levels, however the project site has been reduced from +3.25 to +2.75 acres in area, necessitating certain project revisions to accommodate the smaller site. Substantive project revisions consist of a reduction in building square footage (116,000 s.f. proposed, 129,729 s.f. previously approved) and a reduction in off-street parking spaces provided by the project (134 total spaces provided, where 180 total spaces were previously approved). The project includes 24 density bonus units (24% above base density) pursuant to Government Resource Code section 65915(b)(1)(g), (c) (1)(B)(ii), (f)(3)(d)(i), which authorizes density bonus up to 80% for this project type. Included with the density bonus proposal is a request for the following three concessions/waivers: 1) allow increased building height up to four stories 2) waiver to the County Inclusionary Housing Ordinance (IHO) requested to modify the unit affordability levels pursuant to Government Code Section 65915(b)(1) (G), and 3) waiver to the County IHO affordable rents calculation pursuant to Government Code 65915(d)(2)(D). The subject property consists of two vacant contiguous parcels located at 2867 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (APN: 093-081-027, -028), Zoning P-1 Planned Unit District) AV [25-3353](#)

**Attachments:** [01 CDDP24-03051 Findings and COA](#)  
[02 Maps and Plans](#)  
[03 Agency Comments](#)  
[04 Adopted MND](#)  
[05 Adopted MMRP](#)  
[06 CEQA Addendum](#)  
[07 Applicants Density Bonus Narrative](#)

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





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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Wednesday, September 3, 2025

1:30 PM

30 Muir Road, Martinez, California

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**CANCELLED**

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 15, 2025.**

*FOR MORE INFORMATION PLEASE CONTACT HILIANA LI 925-655-2860*







# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, September 15, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**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](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

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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. LAND USE PERMIT: PUBLIC HEARING

- 2a. DANIEL HOY (applicant) - JOHN LINEWEAVER (Property Owner), County File #CDLP25-02021: A request for approval of a Land Use Permit and Development Plan for a new outdoor dining area for an existing restaurant tenant space in the Stone Valley shopping center to be located in the parking lot, and a request for approval of a Variance to the amount of parking spaces required to allow the removal of four spaces. The subject property is located at 3160 Danville Boulevard in the **Alamo** area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 192-071-064 DV [25-3750](#)

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

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road 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: 571-070-010) DL [25-3751](#)

**Attachments:** [Attachment A CDDP24-03059 Findings and COAs](#)  
[Attachment B - Maps](#)  
[Attachment C - Project Plans](#)  
[Attachment D - Agency Comments](#)

3:30 p.m.

4. GPEIR PUBLIC COMMENTS

- 
- 4a. 2026 URBAN LIMIT LINE RENEWAL PROJECT (County File #GP25-0001): [25-3752](#)  
Pursuant to Section 15153 of the California Environmental Quality Act (CEQA) Guidelines, the County has prepared an Initial Study to evaluate whether the environmental impact report certified in November 2024 for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Update (the “GPEIR”) adequately describes and mitigates potential environmental impacts associated with a proposed 2026 ballot measure which, if approved by the voters of Contra Costa County, would modify and extend the County’s 65/35 Land Preservation Plan Ordinance and Urban Limit Line through December 2051. The Initial Study determined that the GPEIR meets the criteria under Section 15153 and is adequate to serve as the CEQA environmental document for the 2026 ballot measure. A public review period for the Initial Study and GPEIR began on August 25, 2025, and runs through October 9, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the GPEIR as the environmental document for the 2026 ballot measure WN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 6, 2025.





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, October 6, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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

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1. PUBLIC COMMENTS
2. DEVELOPMENT PLAN: CONTINUED CLOSED PUBLIC HEARING

- 2a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - [25-3966](#)  
TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road 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: 571-070-010) (Continued from 09/15/2025 JRC) DL

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ISABEL CHAVEZ FOR T MOBILE (Applicant) and SC WALNUT CREEK LLC (Property Owner); County File #CDLP25-02010: A request for approval of a Land Use Permit and Development Plan combination to allow the continued operation of an existing rooftop T Mobile wireless telecommunications facility. The subject property is located at 1345 Treat Boulevard in the unincorporated Walnut Creek area of Contra Costa County. Zoning: Planned Unit (P-1); APN: 148-250-083 DV [25-3967](#)

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 20, 2025.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4273

**Agenda Date:** 10/14/2025

**Agenda #:** 1.

---

Advisory Board: Bethel Island Municipal Advisory Council

Subject: Contra Costa County Fire Protection District 2025 Q3 Bethel Island Update

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us

Information:

Referral History and Update:

Recommendation(s)/Next Step(s):

RECEIVE Contra Costa County Fire Protection District 2025 Q3 Bethel Island Update





# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

**XON BURRIS,  
ASSISTANT FIRE CHIEF**

BETHEL ISLAND  
OCTOBER 2025







## **RODEO- HERCULES FIRE PROTECTION DISTRICT ANNEXATION**

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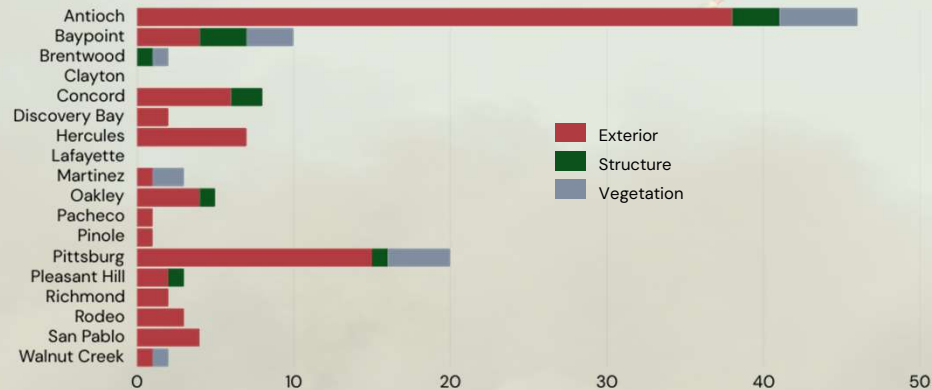
**JULY 1, 2025**

- 37 Fire Stations
    - Including Byron Wildland Fire Center
  - 41 Fire Companies
  - Over 670 firefighters and professional staff
  - 582 sq. miles
-

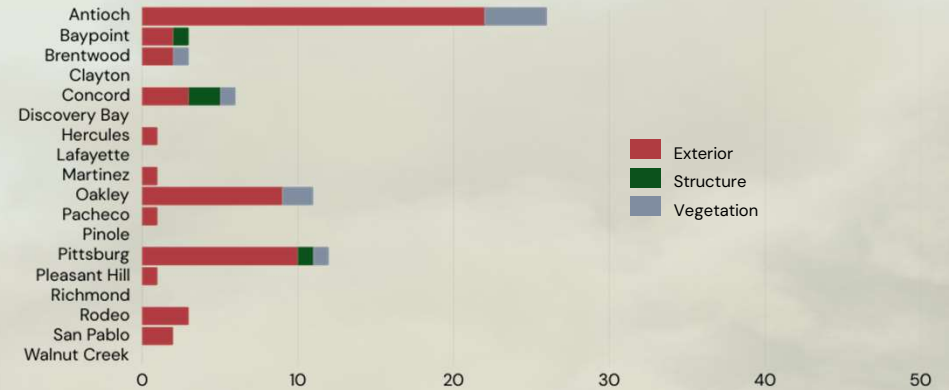
### 4th of July Total District Stats:

	2024	2025
TOTAL CALLS ANSWERED BY FIRE DISPATCH:	1,104	923
TOTAL DISPATCHED INCIDENTS:	317	271
TOTAL FIRE CALLS (EXTERIOR, VEGETATION, STRUCTURE, OTHER):	129	83

#### 2024: EXTERIOR, VEGETATION, AND STRUCTURE COMBINED



#### 2025: EXTERIOR, VEGETATION, AND STRUCTURE COMBINED



# COPTER 1: AERIAL FIRFIGHTING

**JUNE 1- JULY 31, 2025**

- 23 fires
- 183 water drops
- 54,900 gallons

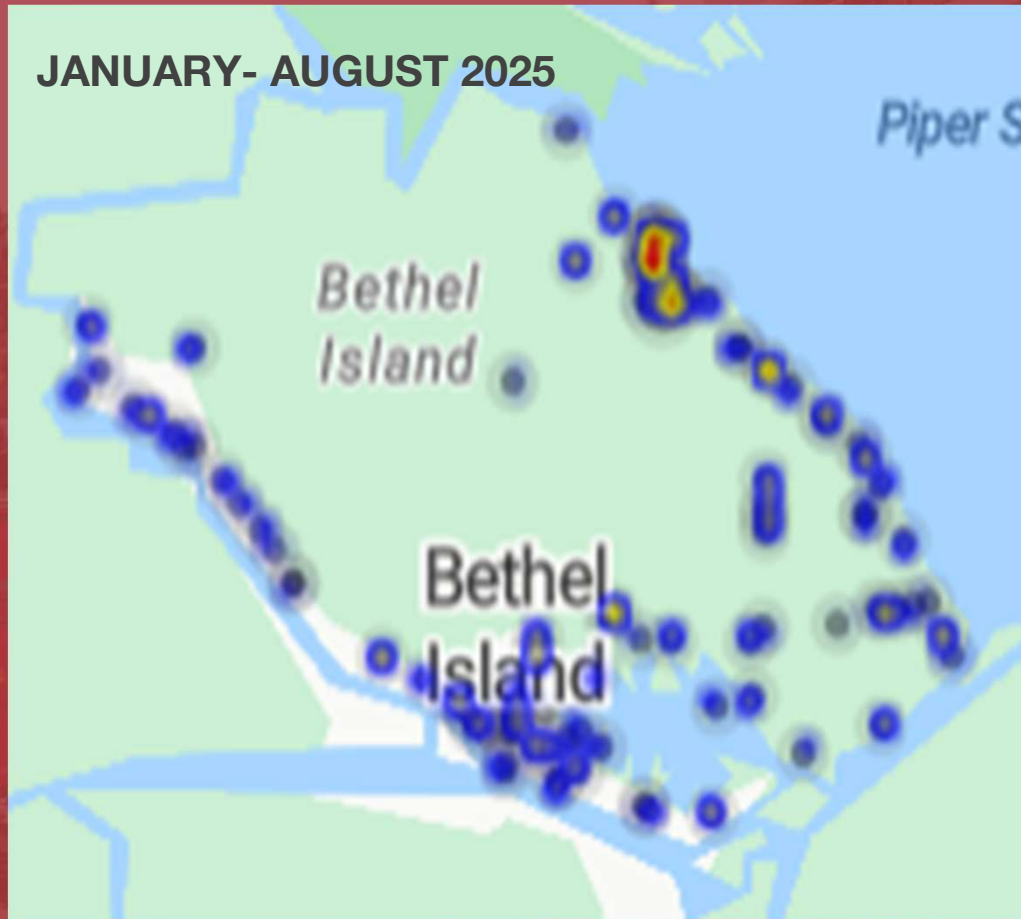
## **BYRON WILDLAND FIRE CENTER**

Staffed by one pilot and one Contra  
Costa Fire member





**JANUARY- AUGUST 2025**



**Total Calls: 226**

January: 40

February: 30

March: 30

April: 31

May: 30

June: 21

July: 17

August: 27

# Calls By Type: January-August 2025

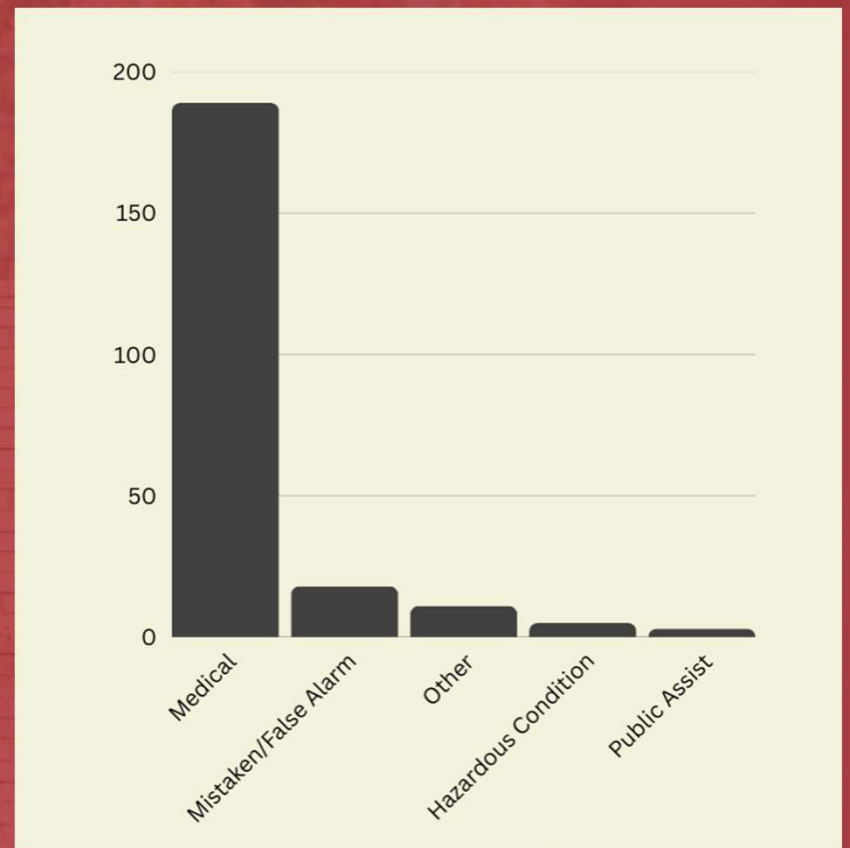
Medical: 189

Mistaken/False Alarm: 18

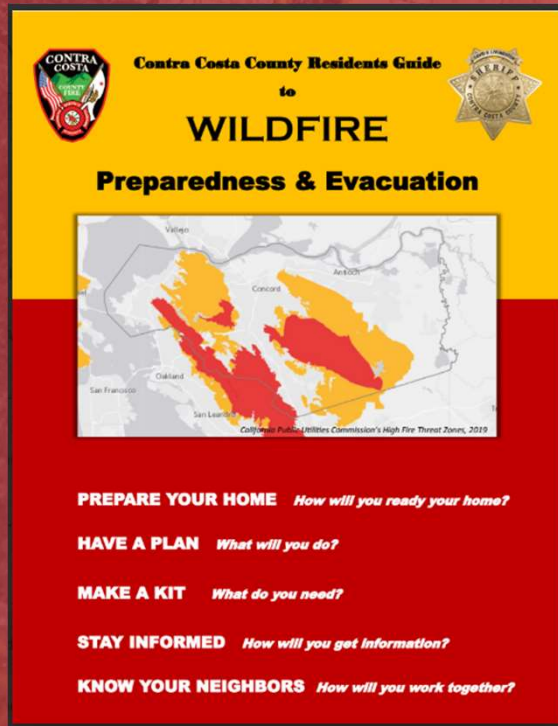
Other: 11

Hazardous Condition: 5

Public Assist: 3



# Wildfire Preparedness



- Some of California's largest wildfires have started in the fall months.
- Stay prepared- download the Contra Costa County Residents Guide





# QUESTIONS?

Stay Connected with Contra Costa Fire:

Facebook: @ContraCostaFire

Instagram: @ContraCostaCountyFire

Email: [PIO@cccfd.org](mailto:PIO@cccfd.org)





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4274

**Agenda Date:** 10/14/2025

**Agenda #:** 2.

---

Advisory Board: Bethel Island Municipal Advisory Council

Subject: District 3 Newsletter Sign-Up QR Code and Instructions

Presenter: Anna Cleese, District Representative

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

Recommendation(s)/Next Step(s):

RECEIVE and CONSIDER District 3 Newsletter Sign-Up QR Code and Instructions





**DISTRICT 3 NEWSLETTER SUBSCRIPTION QR CODE**

**SCAN WITH SMARTPHONE CAMERA APP**

**CLICK LINK THAT APPEARS ON DISPLAY**



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4262

**Agenda Date:** 10/14/2025

**Agenda #:** 3.

---

Advisory Board: Bethel Island Municipal Advisory Council

Subject: Flyer Bethel Island Cleanup Day, November 8, 2025

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us

Recommendation(s)/Next Step(s):

RECEIVE flyer Bethel Island Cleanup Day, November 8, 2025



Supervisor Diane Burgis is pleased to host the 2025 Annual Clean-Up Day with the Bethel Island Municipal Advisory Council in partnership with Bethel Island Municipal Improvement District (BIMID) and Mt. Diablo Resource Recovery.

# BETHEL ISLAND COMMUNITY CLEAN-UP DAY

**Saturday, November 8, 2025**

**8 am - 12 pm**

**BIMID Mitigation Site,  
Downtown Bethel Island.  
Local valid I.D. and current  
disposal bill required.**

## BY APPOINTMENT ONLY (Starting October 1, 2025)

For appointment, contact Anna Cleese at Supervisor Burgis' Office:  
925-655-2330 or [Anna.Cleese@bos.cccounty.us](mailto:Anna.Cleese@bos.cccounty.us)

- Each resident from Bethel Island is allowed to dispose of 5 cubic yards of material. (Approximately a full size pick-up truck with an 8 ft x 5 ft bed. Material stacked 3 ½ feet high from the pick-up bed would equal 5 cubic yards.)
- Disposal service will accept any type of scrap metal (i.e. aluminum).
- **Residents will be required to unload their own debris into the dumpsters.** Volunteers will be on hand to assist the elderly. **No dump trailers allowed.**
- **Items are to be separated.** Separating your items before arrival will allow you and the rest of the community to move faster through the line. Your help in this is important!

## Not Accepted:

- |                               |                                   |
|-------------------------------|-----------------------------------|
| ✗ Dirt, rock, or treated wood | ✗ Concrete or bricks              |
| ✗ Liquid or hazardous waste   | ✗ Appliances or electronic waste  |
| ✗ Mattresses or box springs   | ✗ Tires, fiberglass or boat parts |

For information on where to recycle prohibited items, visit  
[www.cccounty.us/8094/Recycling-and-Waste-Reduction](http://www.cccounty.us/8094/Recycling-and-Waste-Reduction)  
or call 800-750-4096

**Any and all illegal dumping will be reported to the Contra Costa Sheriff's Office and the California Highway Patrol.**

For more information, contact Anna Cleese at Supervisor Burgis' Office:  
925-655-2330 or [Anna.Cleese@bos.cccounty.us](mailto:Anna.Cleese@bos.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4275

**Agenda Date:** 10/14/2025

**Agenda #:** 1.

---

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

### Information:

Questions and information requests can be made by contacting Joseph Lawlor; 925-655-2872;  
[joseph.lawlor@dcd.cccounty.us](mailto:joseph.lawlor@dcd.cccounty.us)

### Recommendation(s)/Next Step(s):

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



## AGENCY COMMENT REQUEST

Date 08/28/2025

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

**DISTRIBUTION**

INTERNAL

☒ Building Inspection      Grading Inspection  
Advance Planning      Housing Programs  
Trans. Planning      Telecom Planner  
ALUC Staff      HCP/NCCP Staff  
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health      Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services      Special Districts  
Traffic  
☒ Flood Control (Full-size)

LOCAL

☒ Fire District \_\_\_\_\_  
San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District Ironhouse Sanitary District

☒ Water District Bethel Island Municipal Improvement District (BIMID)  
City of \_\_\_\_\_  
School District(s) \_\_\_\_\_  
LAFCO  
Reclamation District # \_\_\_\_\_  
East Bay Regional Park District  
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Bethel Island MAC  
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
CA Fish and Wildlife, Region 3 – Bay Delta  
Native American Tribes

ADDITIONAL RECIPIENTS

BIMID

ABC/Historic Planner - D. Vogelpohl

Please submit your comments to:

Project Planner Joseph Lawlor  
Phone # 925-655-2872  
E-mail joseph.lawlor@dcd.cccounty.us  
County File # CDLP25-02028  
Prior to 09/26/2025

\*\*\*\*\*

We have found the following special programs apply to this application:

Landslide      Active Fault Zone (A-P)  
☒ Liquefaction      ☒ Flood Hazard Area - **AE**  
☒ 60-dBA Noise Control  
CA EPA Hazardous Waste Site  
High or Very High FHSZ

\*\*\*\*\*

**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.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_





# 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

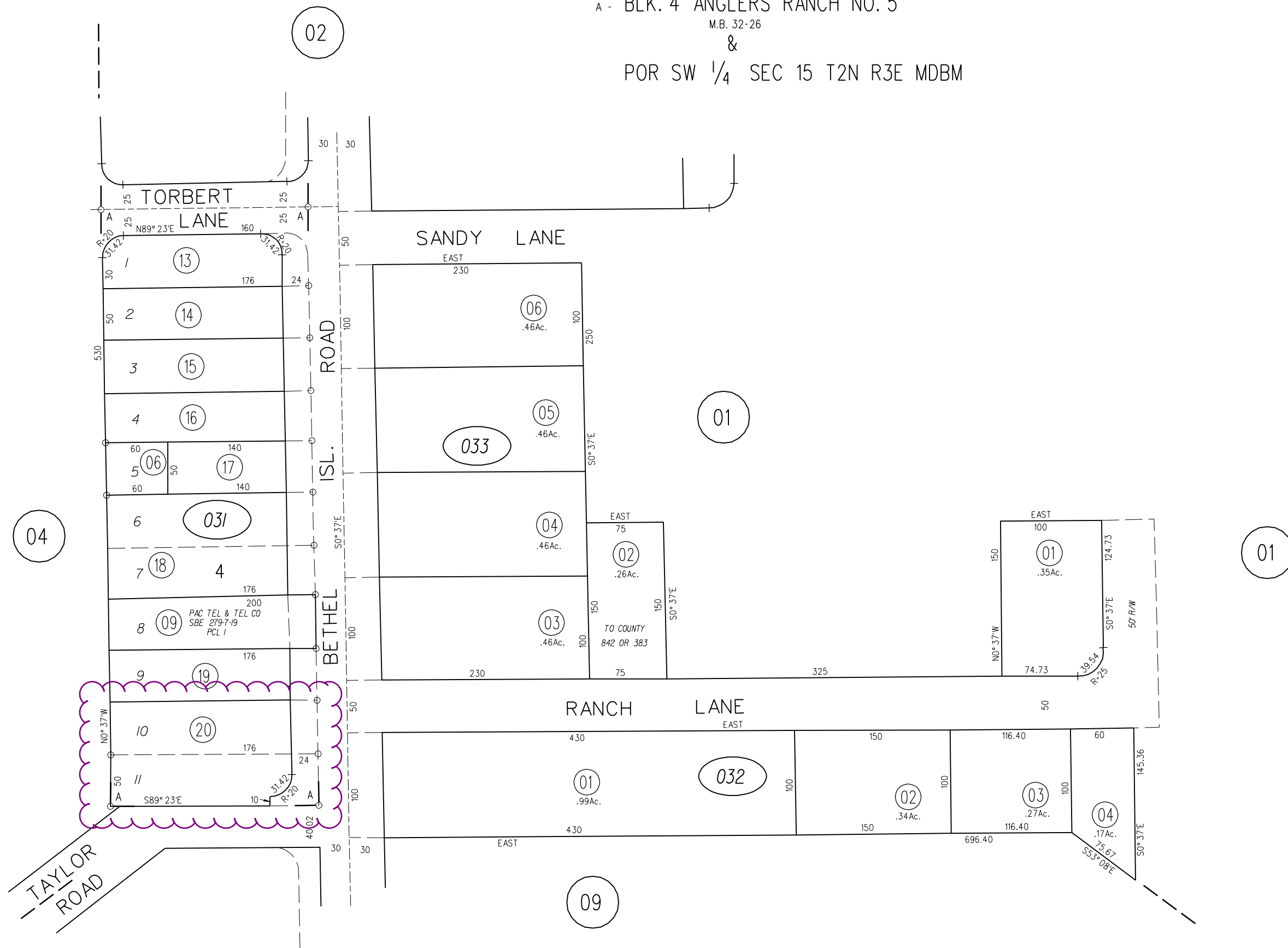
**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

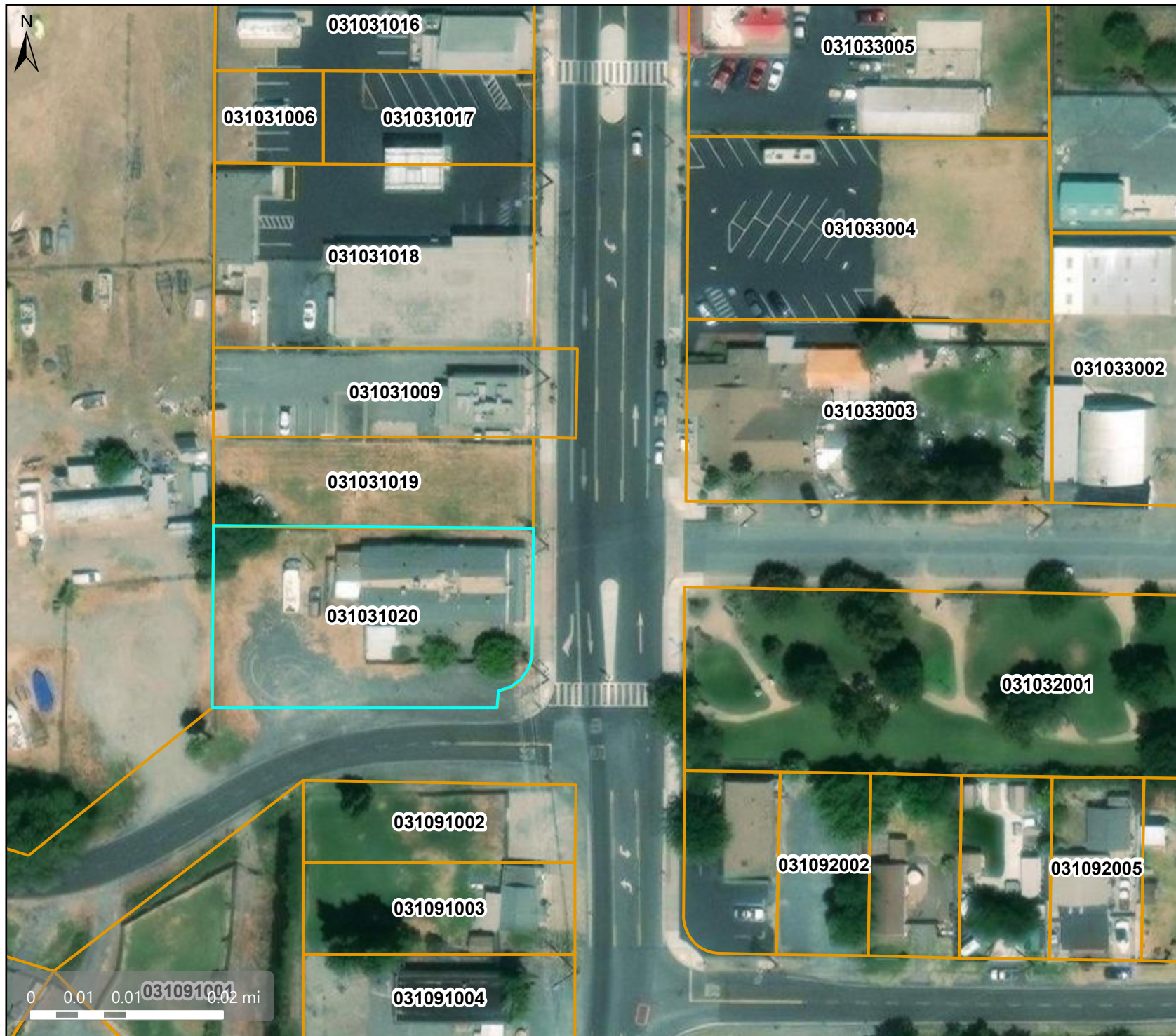
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
LPS0016	Development Plan Rvw-Administrative	002606-9660-REV-000-5B0016	3000.00	3000.00
LPS028A	LUP/DP Combo	002606-9660-REV-000-5B028A	6000.00	6000.00
<b>Total:</b>			<b>9162.00</b>	<b>9162.00</b>

A - BLK. 4 ANGLERS RANCH NO. 5  
M.B. 32-26  
&  
POR SW 1/4 SEC 15 T2N R3E MDBM



- 031
- 032
- 033

# Aerial



## Map Legend

- County Border
- Assessment
- Parcels

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

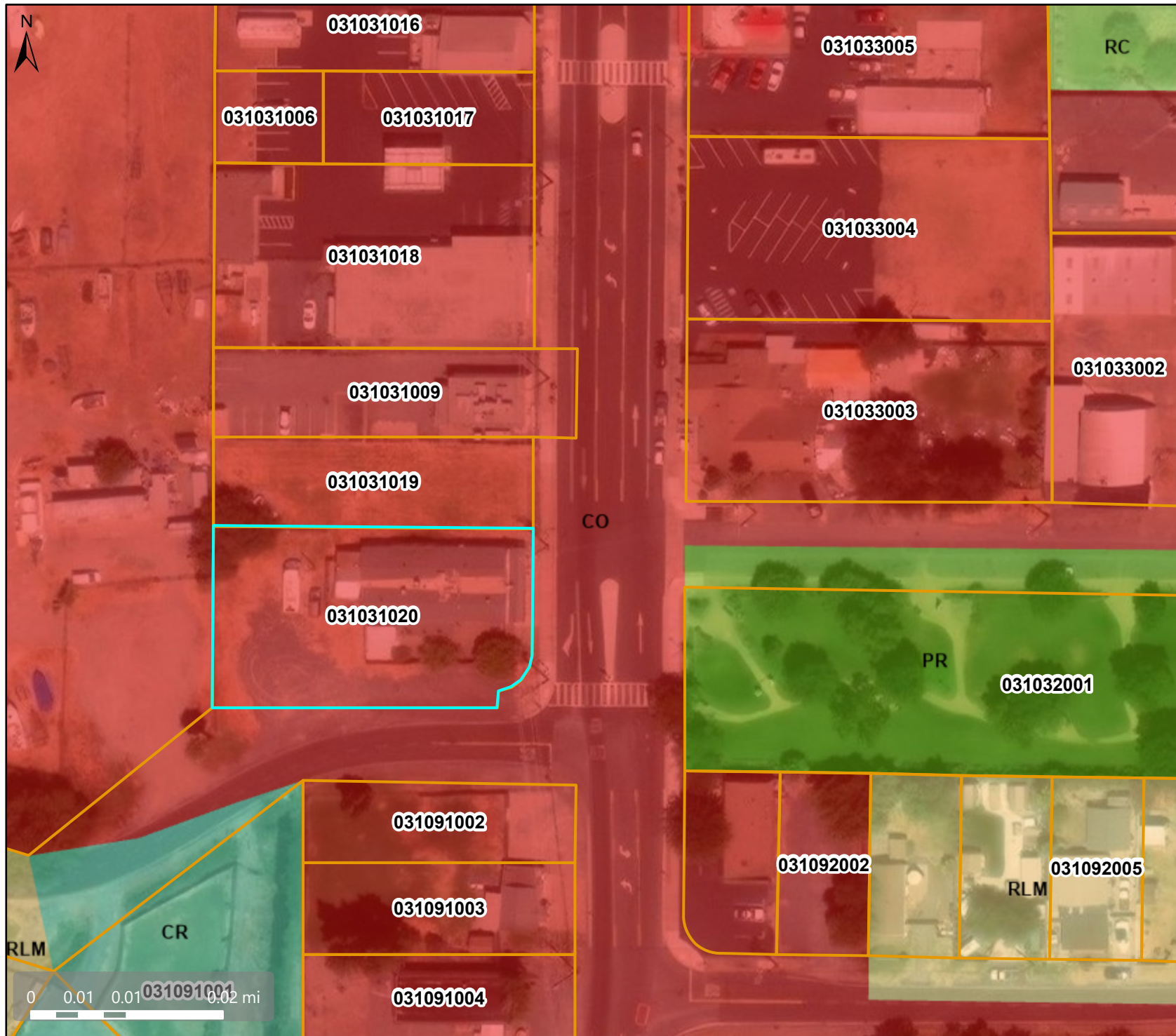
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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary S  
 Datum: WGS 1984



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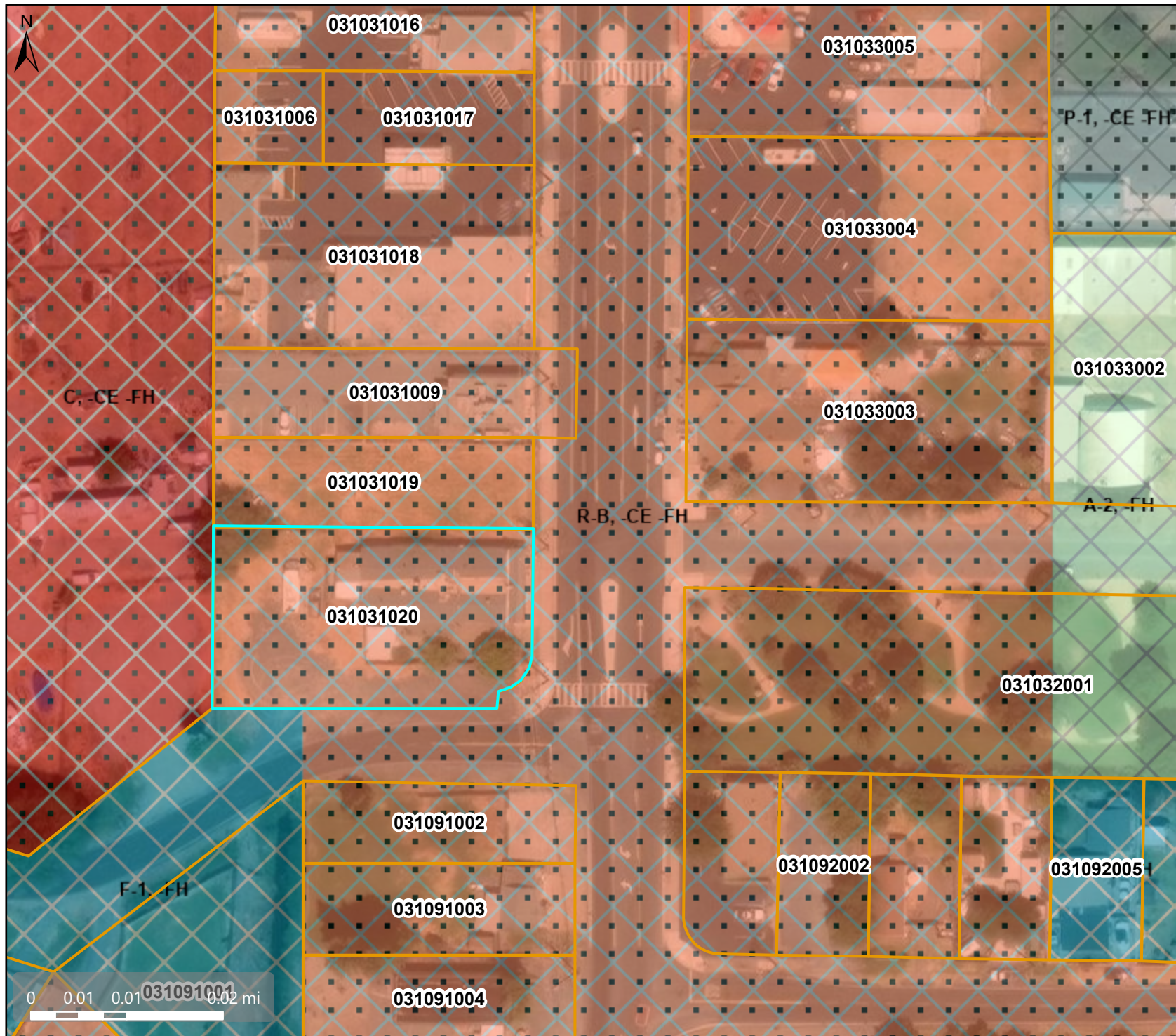
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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary S  
 Datum: WGS 1984



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

## LEGEND

	WALL TO REMAIN
	WALL TO BE DEMOISHED
	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

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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 ISLAN 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

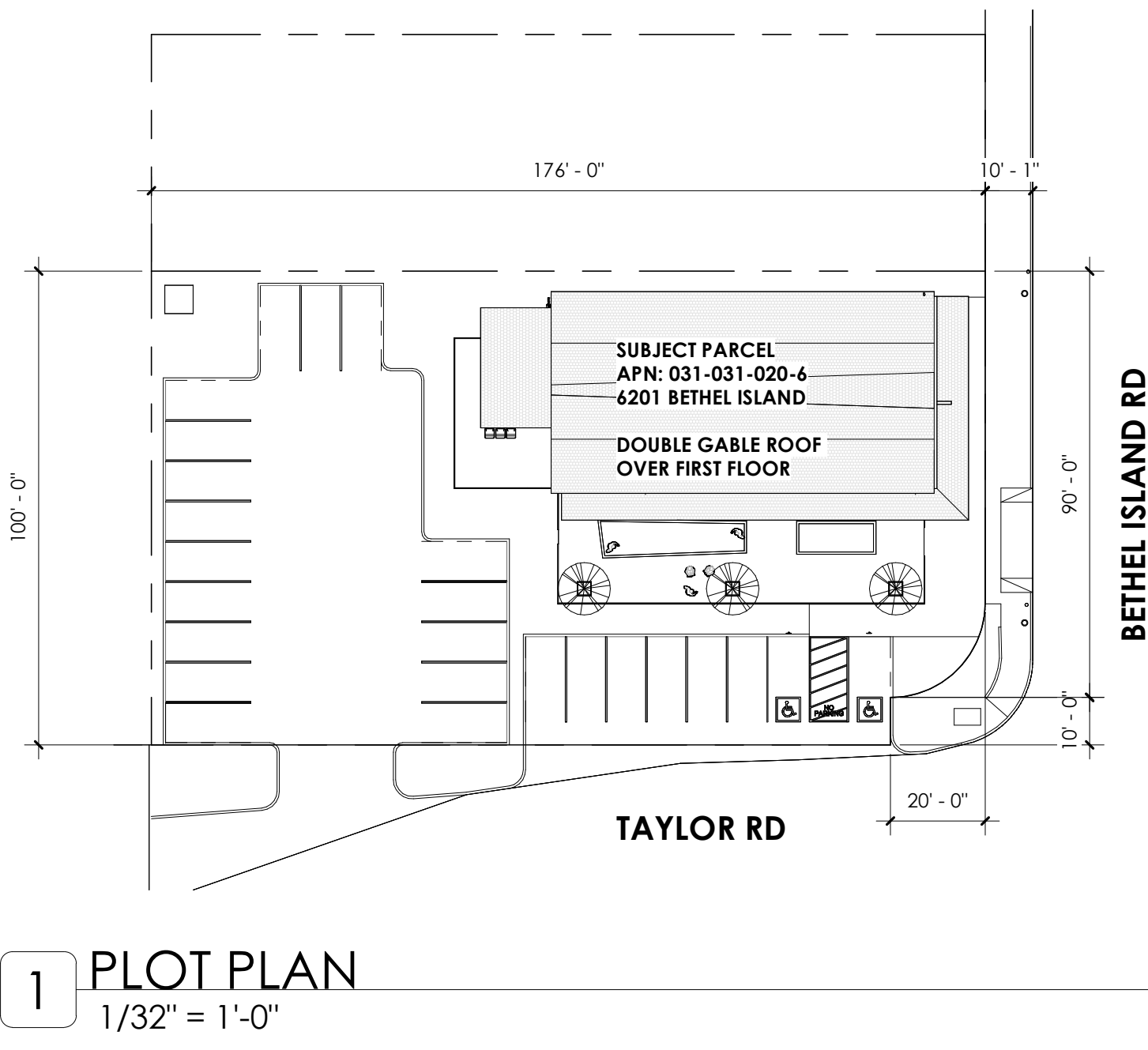
OCCUPANCY: EXISTING: M/B  
PROPOSED: NO CHANGE

DWELLING UNITS: EXISTING: NONE  
PROPOSED: NO CHANGE

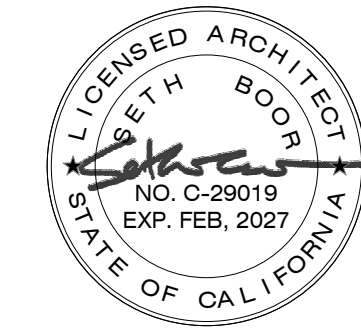
SPRINKLERS: EXISTING: NONE  
PROPOSED: NO CHANGE

## 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



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



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

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PROJECTS

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Seth Boor - seth@boorprojects.com

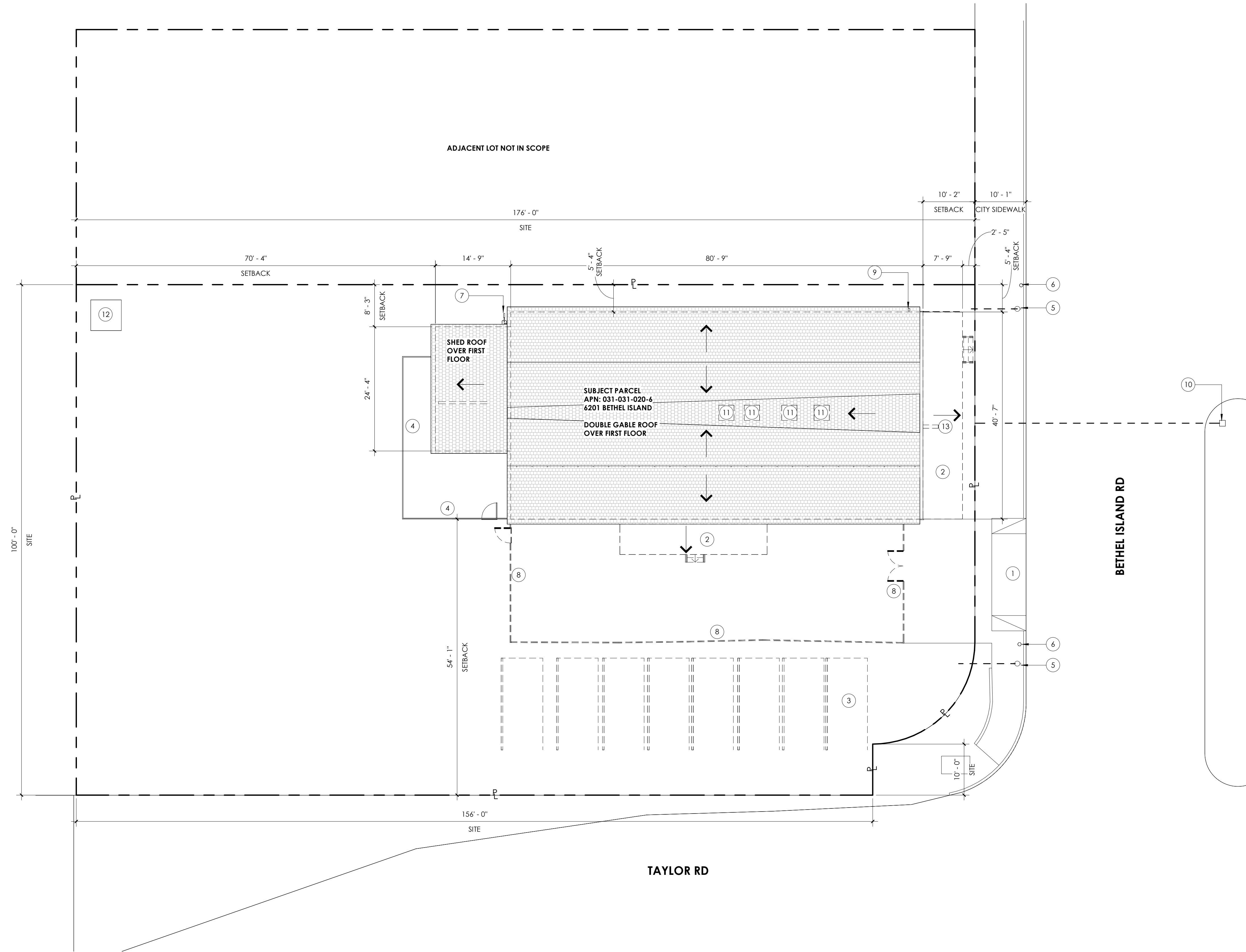
2025-06-19 PLANNING SUBMITTAL

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

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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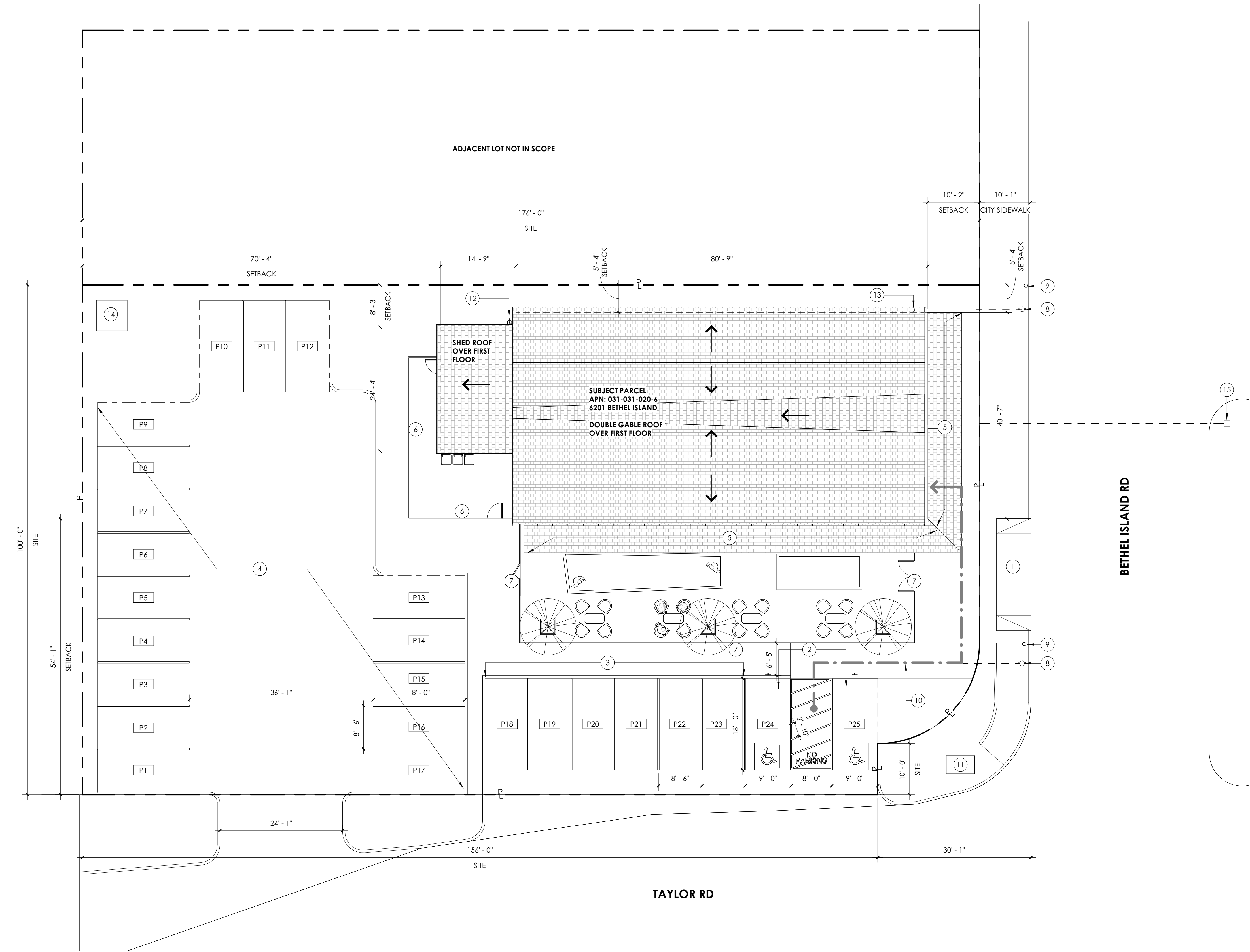
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6201 BETHEL ISLAND

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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

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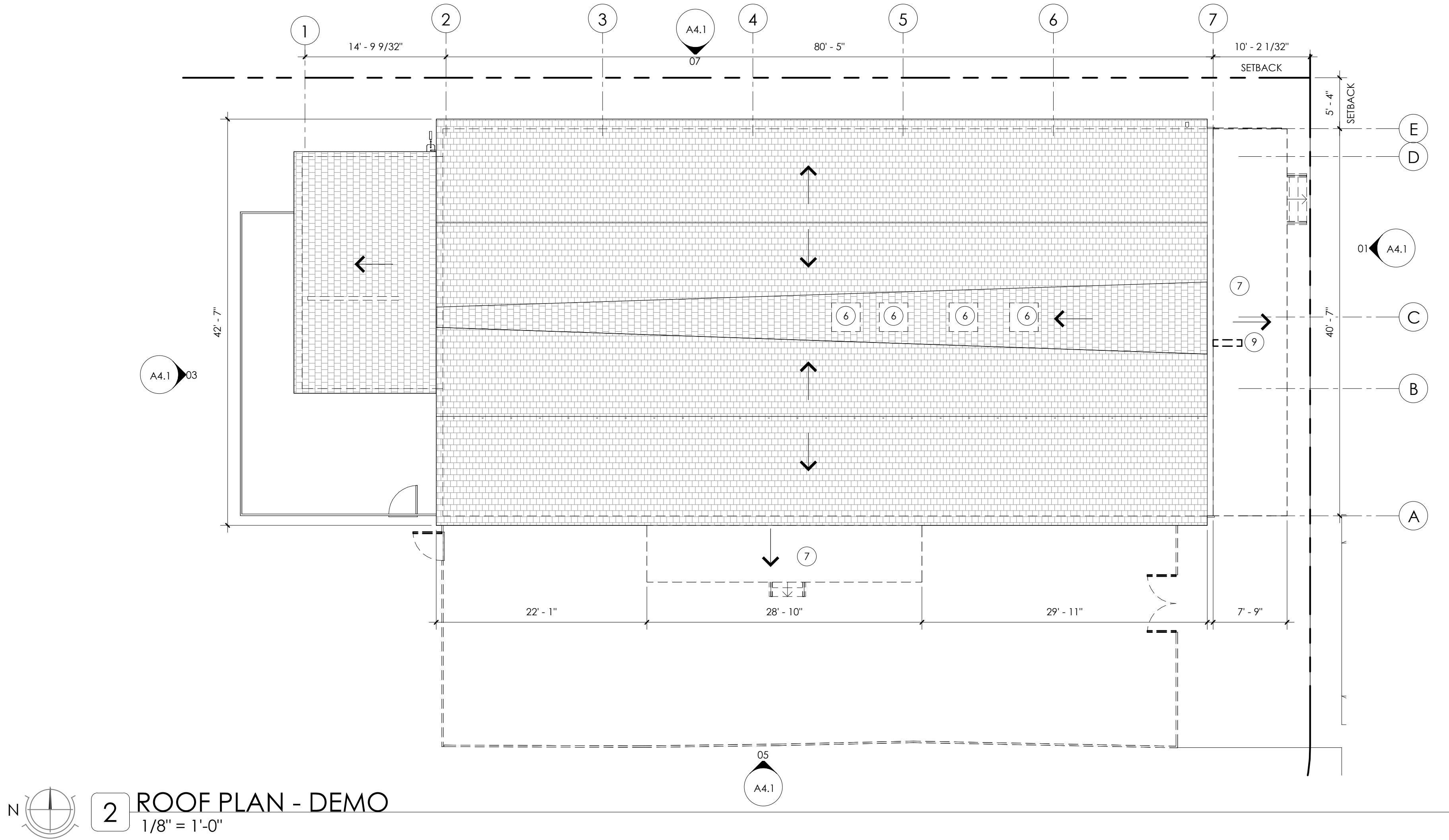
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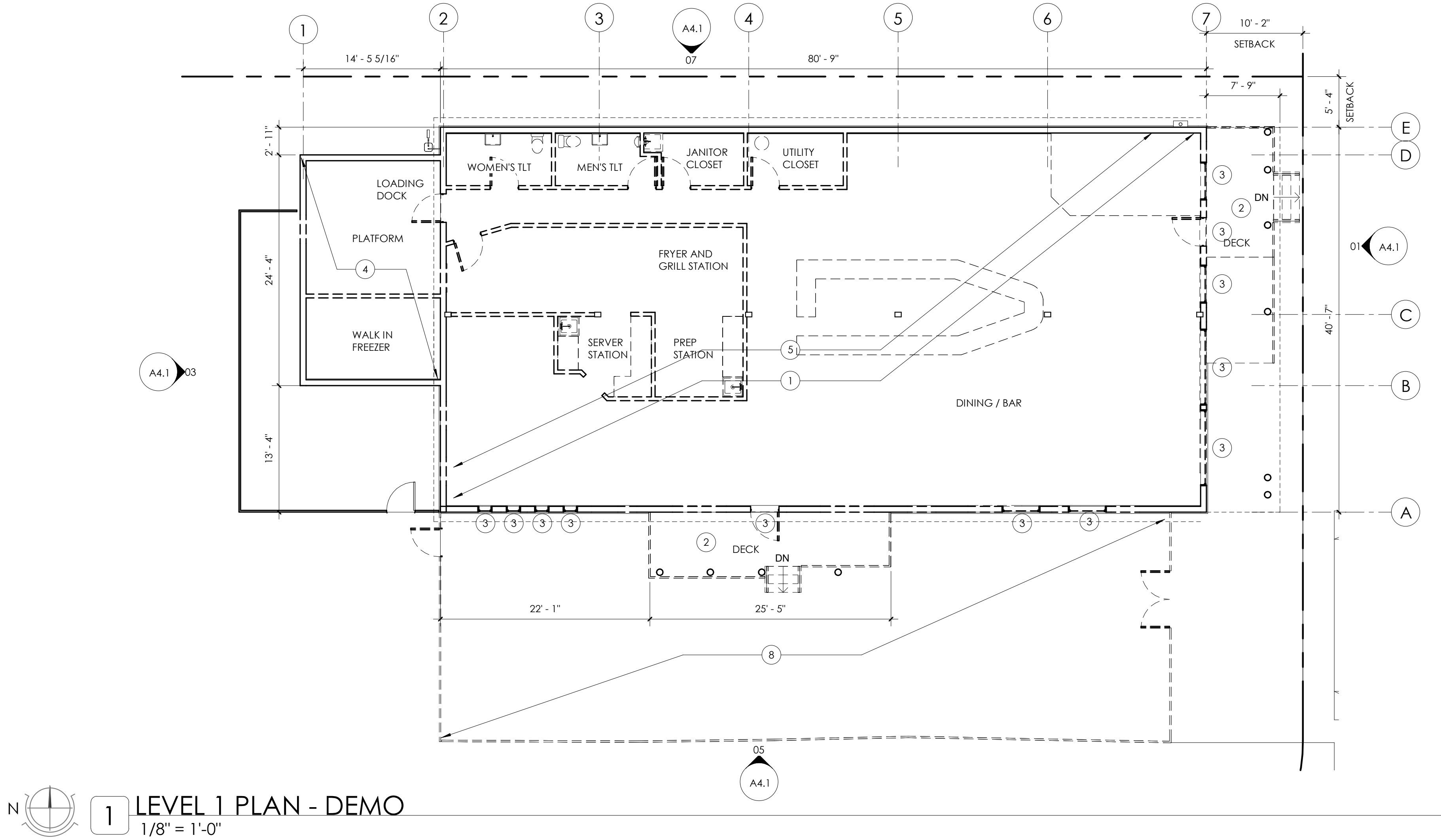
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BETHEL ISLAND, CA 94511

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

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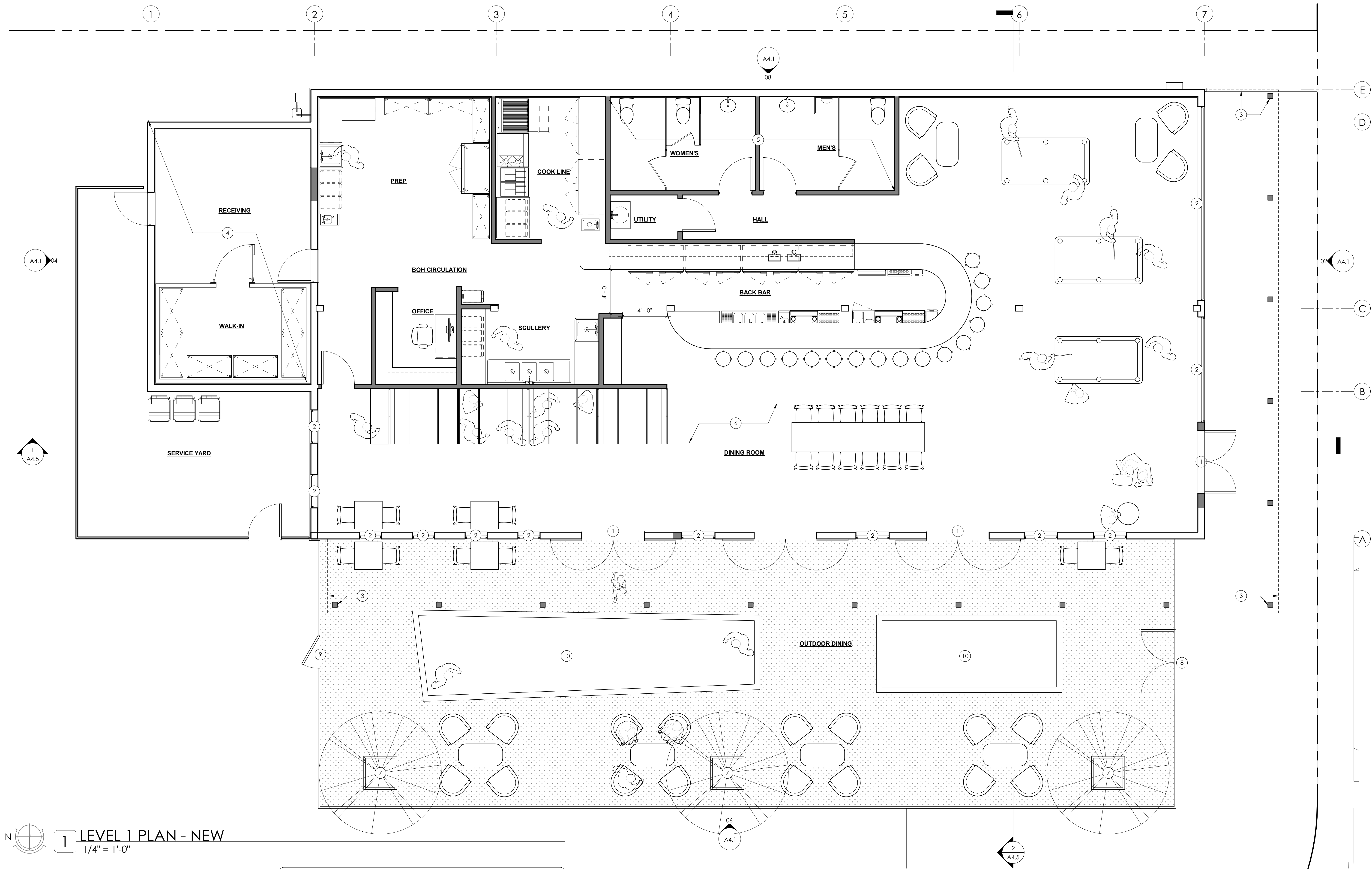
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EXISTING &  
DEMO PLAN -  
LEVEL 1

A2.1



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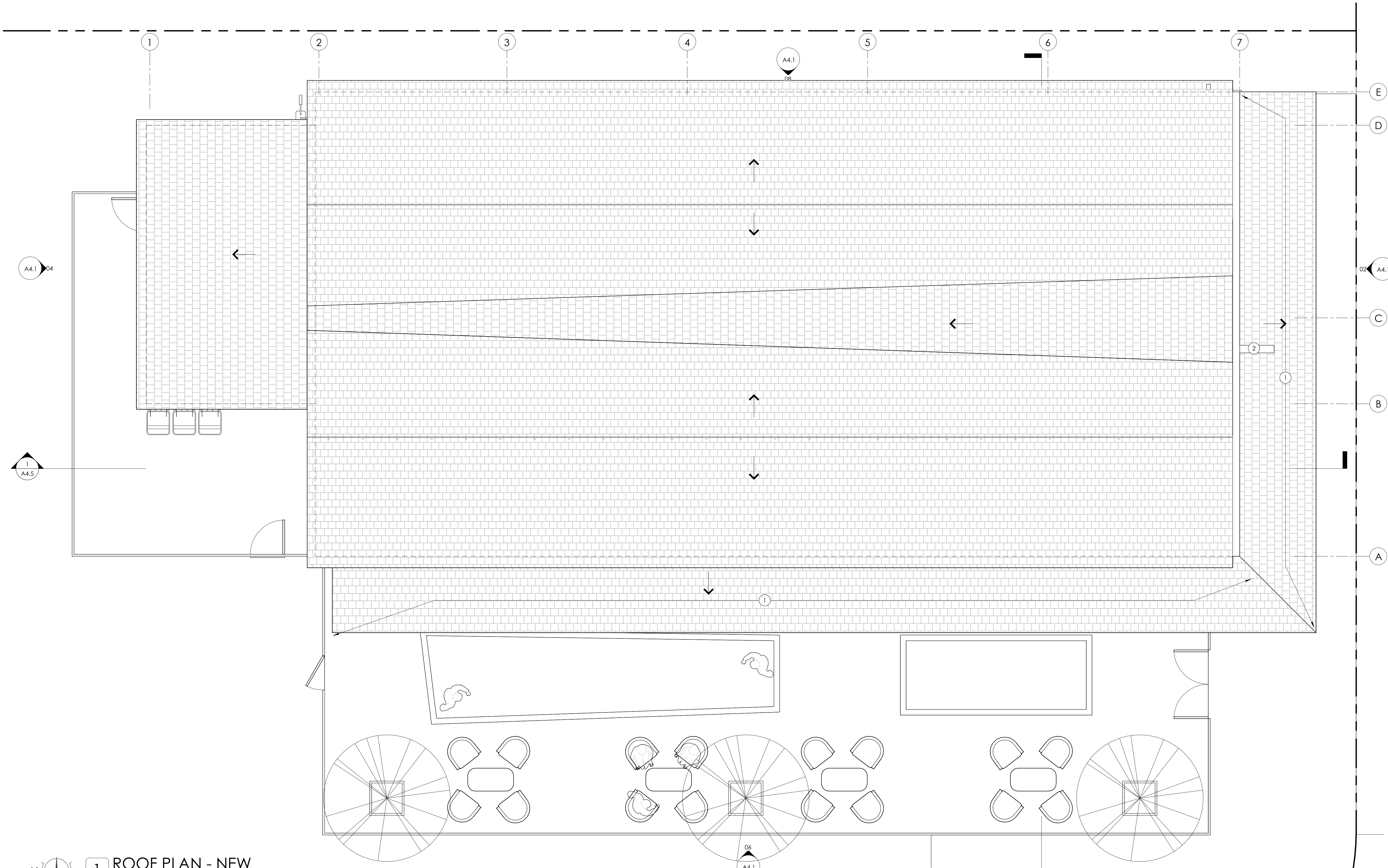
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BETHEL ISLAND, CA 94511

NEW PLAN -  
LEVEL 1

# A2.3

### 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



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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2025-06-19 PLANNING SUBMITTAL

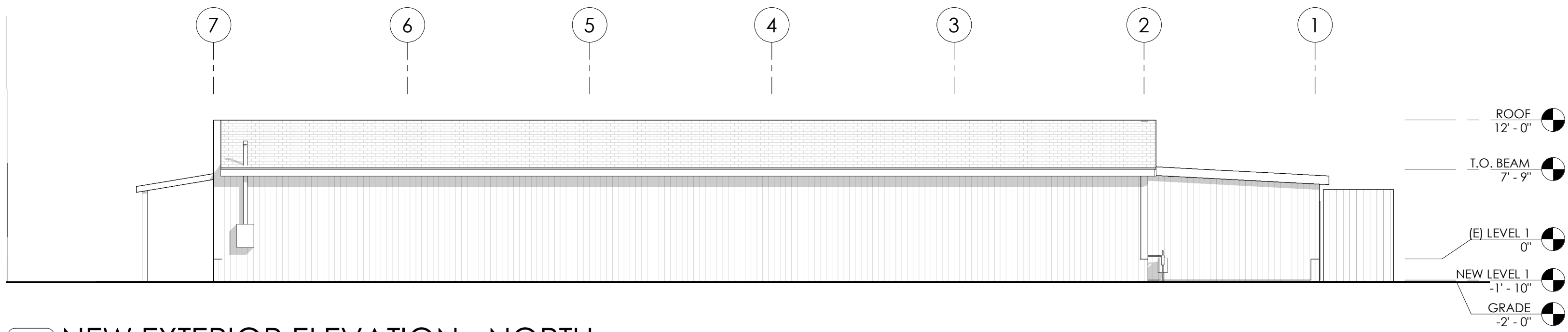
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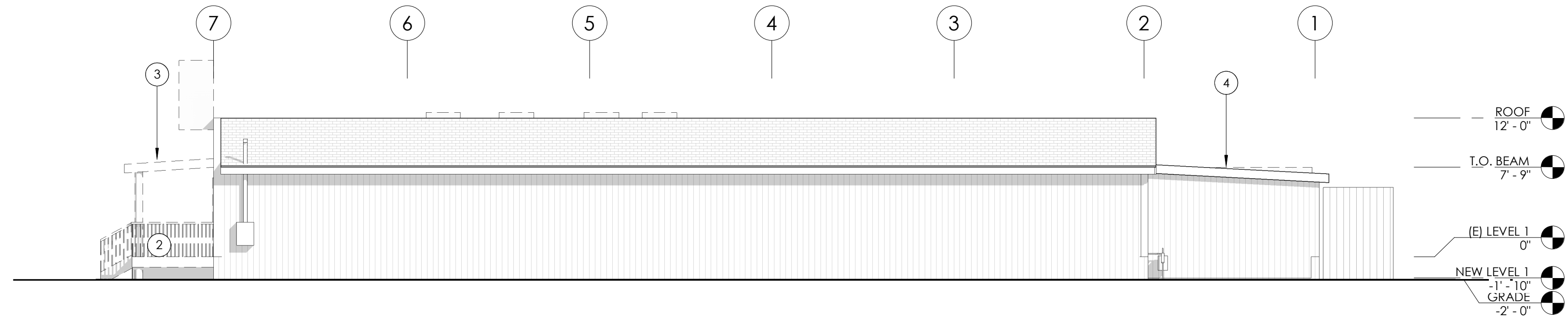
NEW ROOF PLAN

A2.4

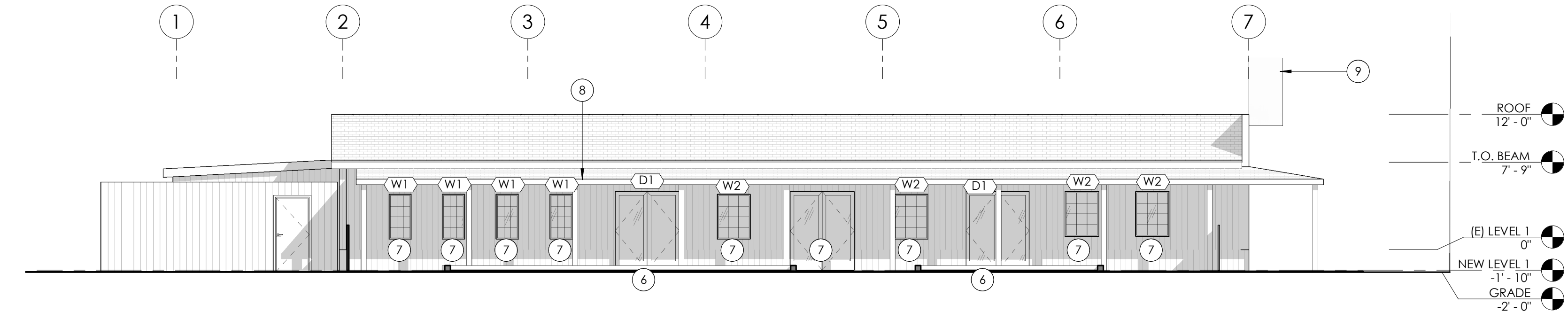




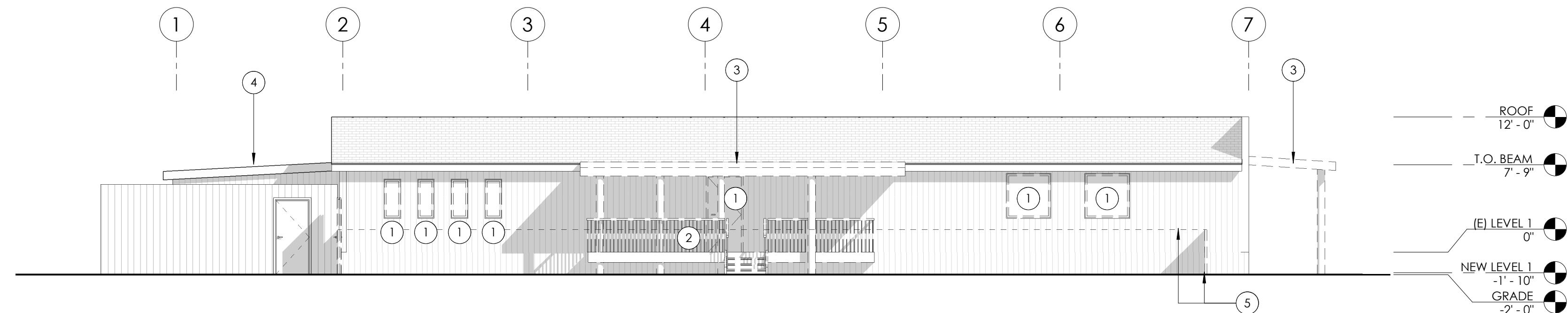
08 NEW EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



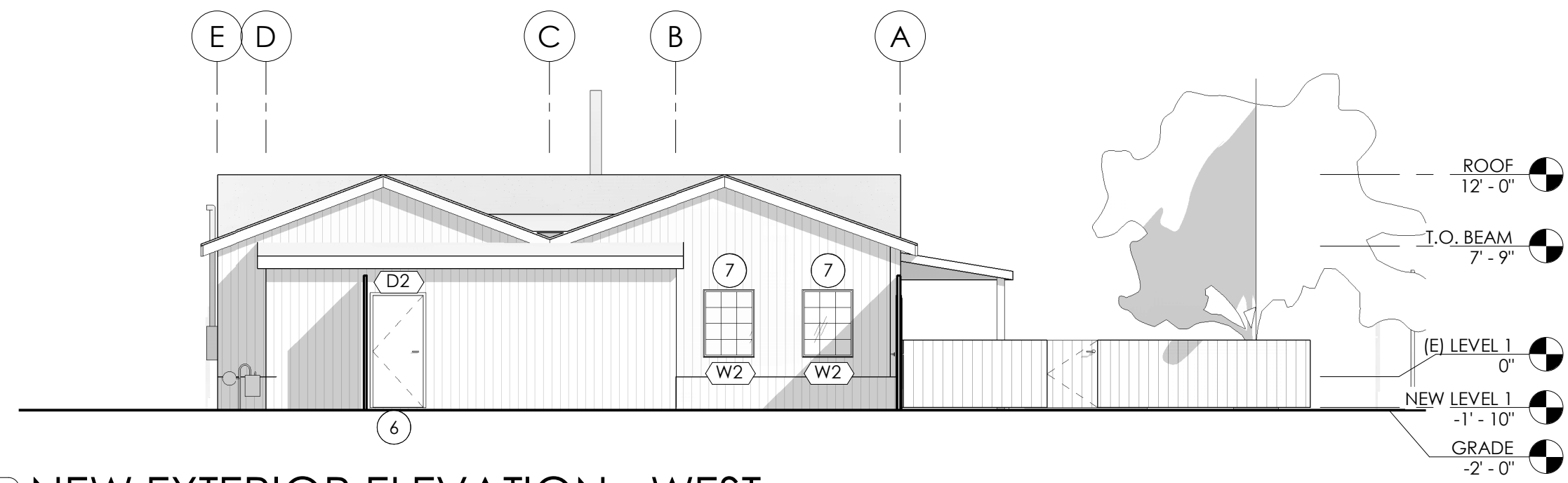
07 DEMO EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



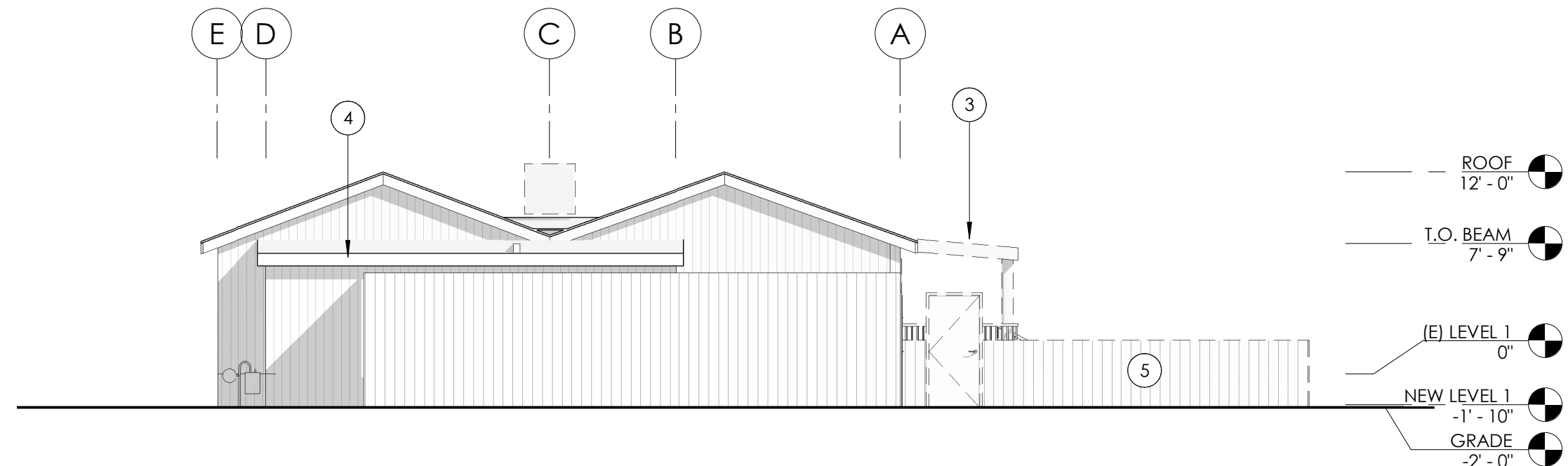
06 NEW EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



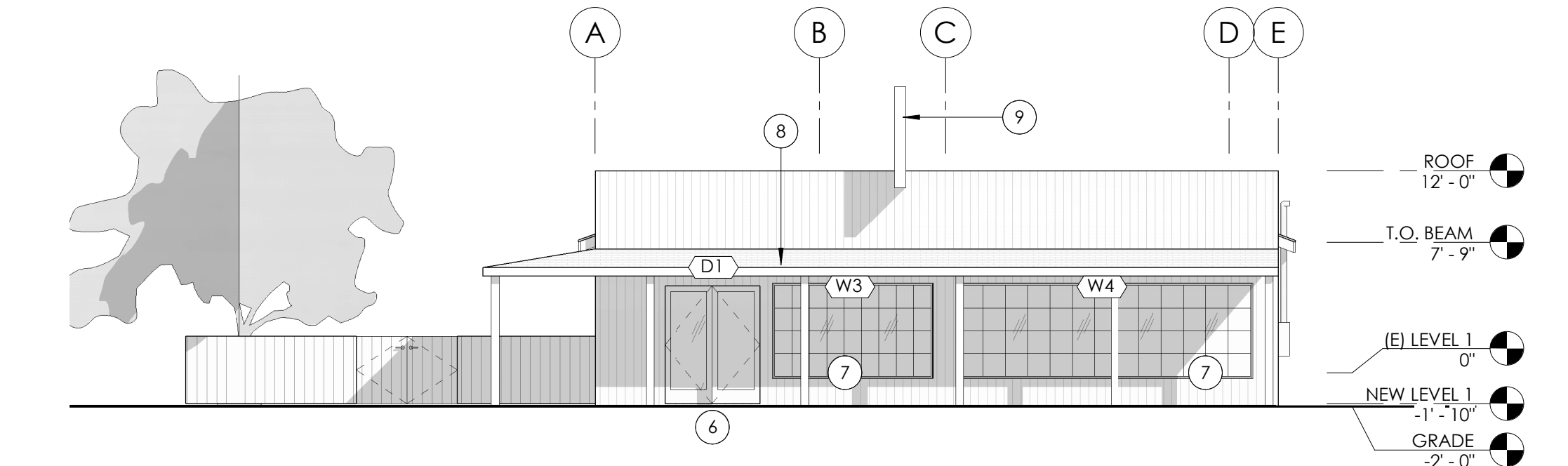
05 DEMO EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



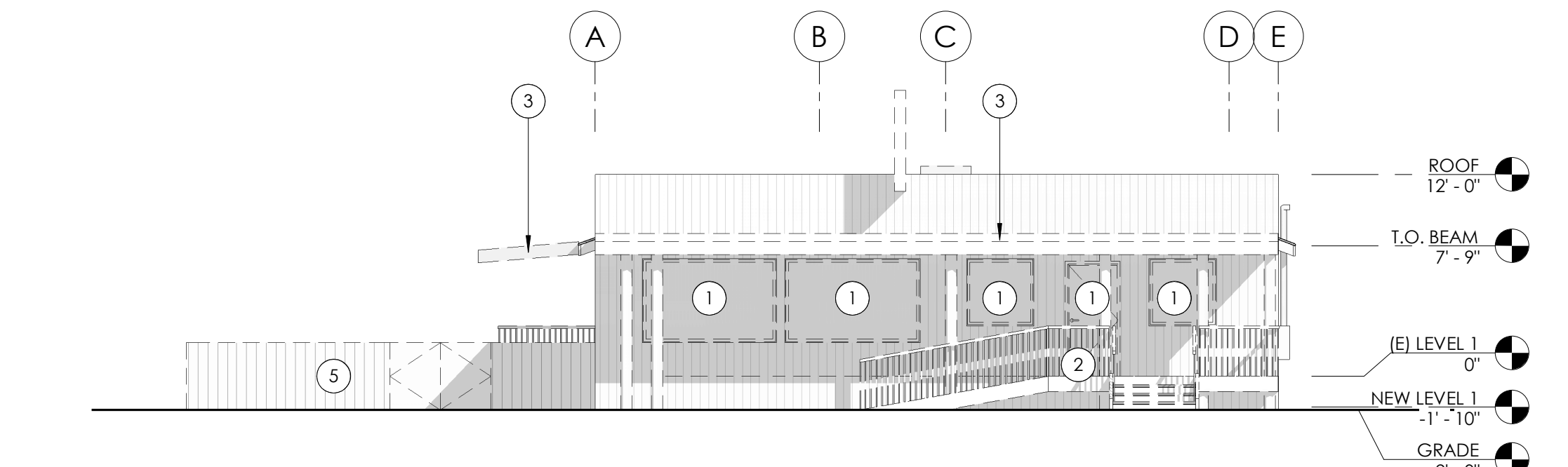
04 NEW EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



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



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



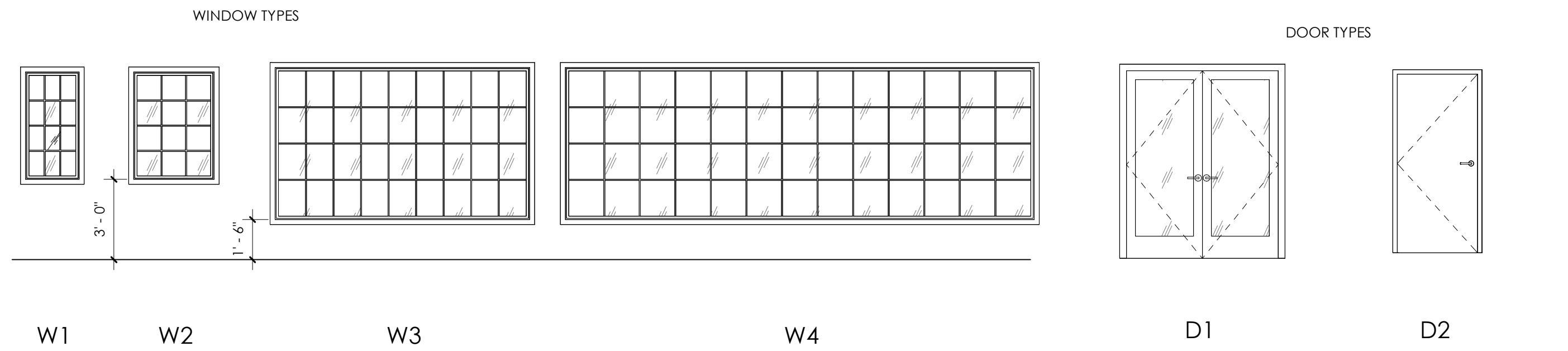
01 DEMO EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"

## 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			COMMENTS		
TYPE	W.	HT.	QTY.	OPERATION	GLAZING	FRAME			
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.		
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



**BOOR**  
PROJECTS

© Boor Projects - San Francisco,  
California - 415-644-8877  
Seth Boor - seth@boorprojects.com

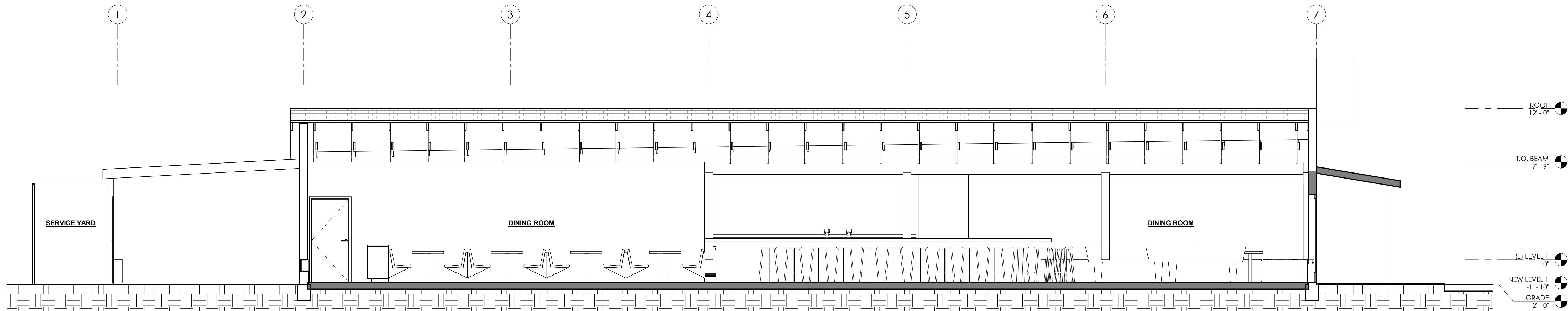
2025-06-19 PLANNING SUBMITTAL

6201 BETHEL ISLAND

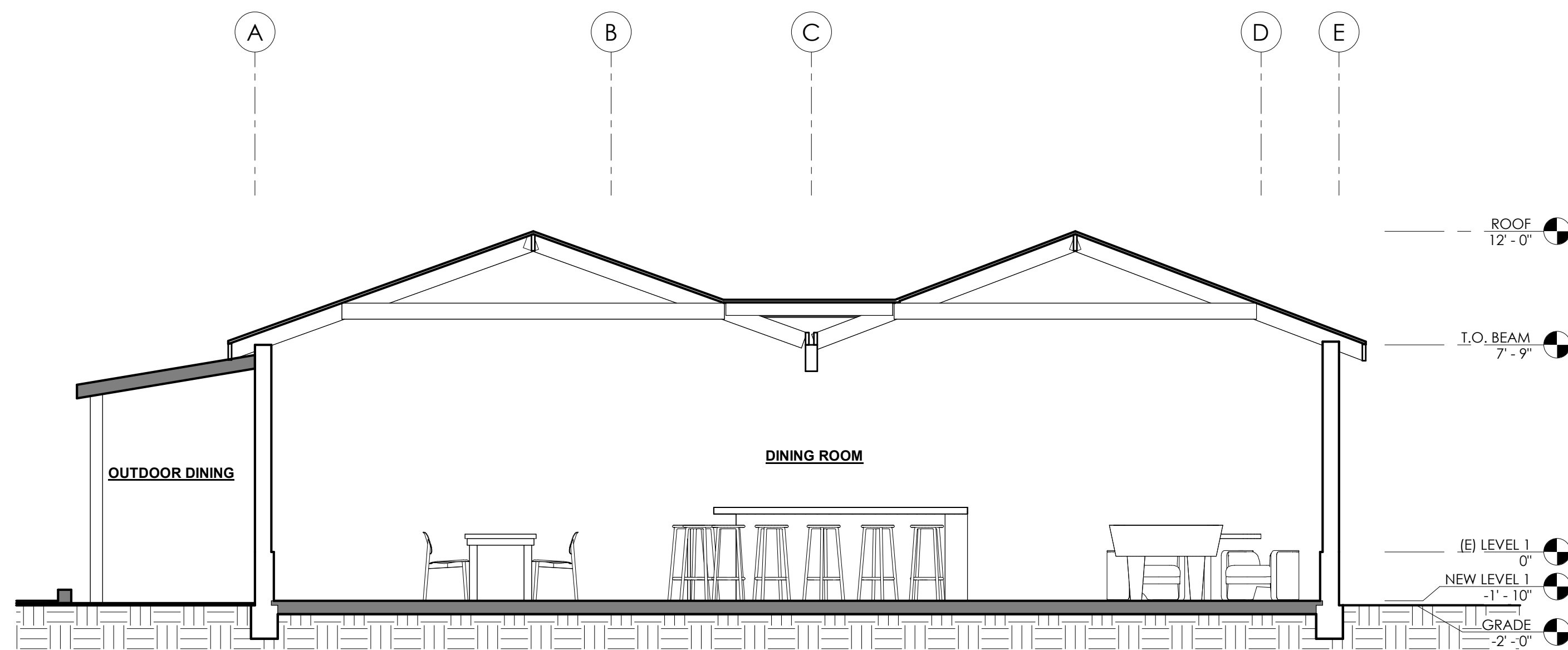
6201 BETHEL ISLAND ROAD  
BETHEL ISLAND, CA 94511

EXISTING & NEW -  
ELEVATIONS

A4.1



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



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

**BOOR**  
PROJECTS

© Boor Projects - San Francisco,  
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

NEW SECTIONS

A4.5



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4276

**Agenda Date:** 10/14/2025

**Agenda #:** 2.

---

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



## AGENCY COMMENT REQUEST

Date 08/28/2025

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

**DISTRIBUTION**

INTERNAL

☒ Building Inspection      Grading Inspection  
Advance Planning      Housing Programs  
Trans. Planning      Telecom Planner  
ALUC Staff      ☒ HCP/NCCP Staff  
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health      Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services      Special Districts  
Traffic  
☒ Flood Control (Full-size)

LOCAL

☒ Fire District \_\_\_\_\_  
San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District Ironhouse  
Water District \_\_\_\_\_

☒ City of Oakley  
School District(s) \_\_\_\_\_  
LAFCO

☒ Reclamation District # 799  
East Bay Regional Park District  
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Bethel Island MAC  
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☒ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
☒ CA Fish and Wildlife, Region 3 – Bay Delta  
Native American Tribes

ADDITIONAL RECIPIENTS

Delta Stewardship Council  
Delta Protection Committee

Please submit your comments to:

Project Planner Grant Farrington  
Phone # 925-655-2868  
E-mail grant.farrington@dcd.cccounty.us  
County File # CDMS25-00011

Prior to 09/26/2025

\*\*\*\*\*

We have found the following special programs apply to this application:

☐ Landslide      ☐ Active Fault Zone (A-P)  
☒ Liquefaction      ☒ Flood Hazard Area  
60-dBA Noise Control  
CA EPA Hazardous Waste Site  
High or Very High FHSZ

\*\*\*\*\*

**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.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



## 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

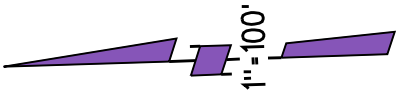
**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

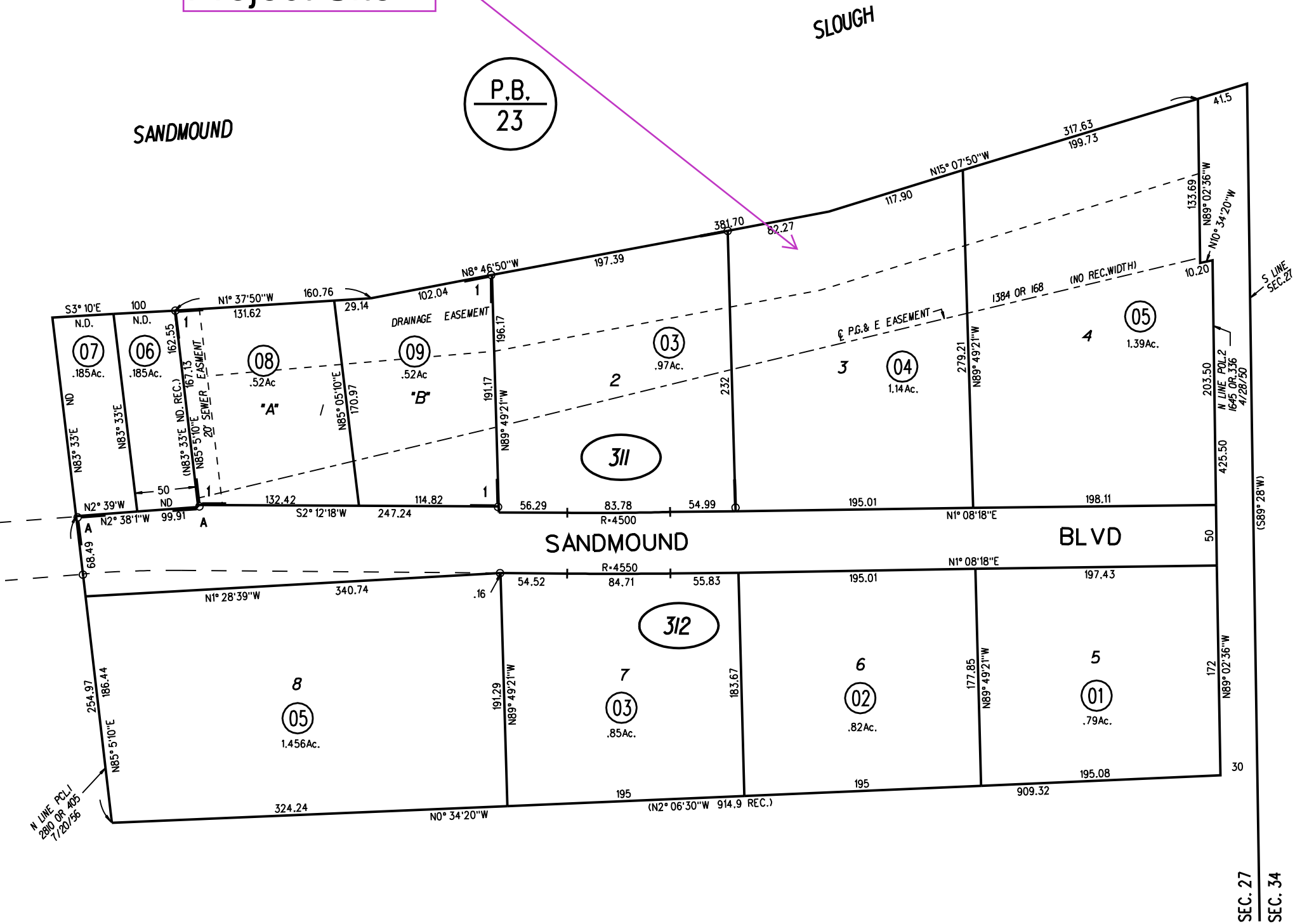
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental 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
<b>Total:</b>			<b>8662.00</b>	<b>8662.00</b>

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

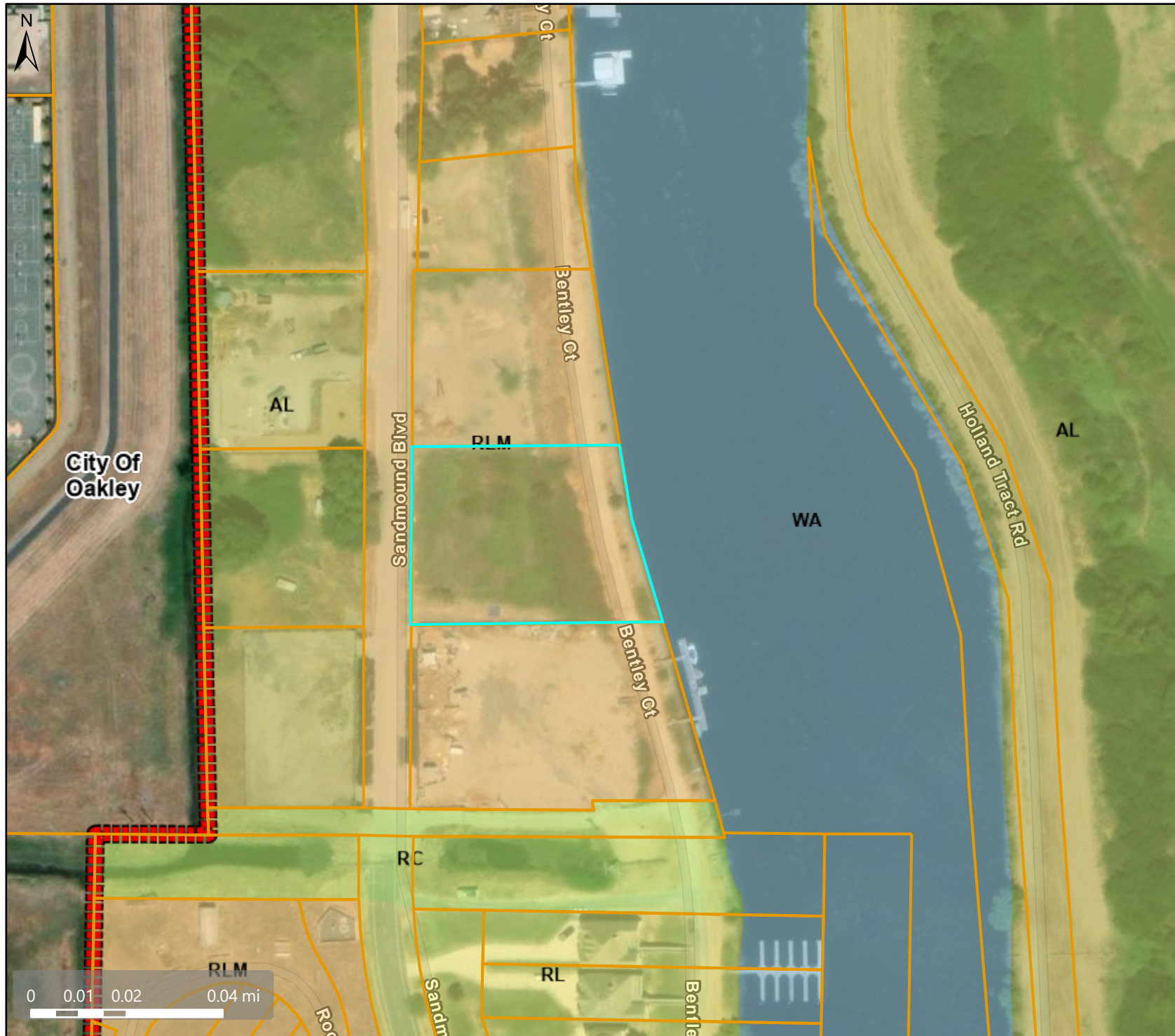
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT  
PURPOSES ONLY. NO LIABILITY IS ASSUMED  
FOR THE ACCURACY OF THE INFORMATION  
DELINEATED HEREON. ASSESSOR'S PARCELS  
MAY NOT COMPLY WITH LOCAL LOT SPLIT  
OR BUILDING SITE ORDINANCES.

311  
312

197  
PM14  
6/6/07  
05



# 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)

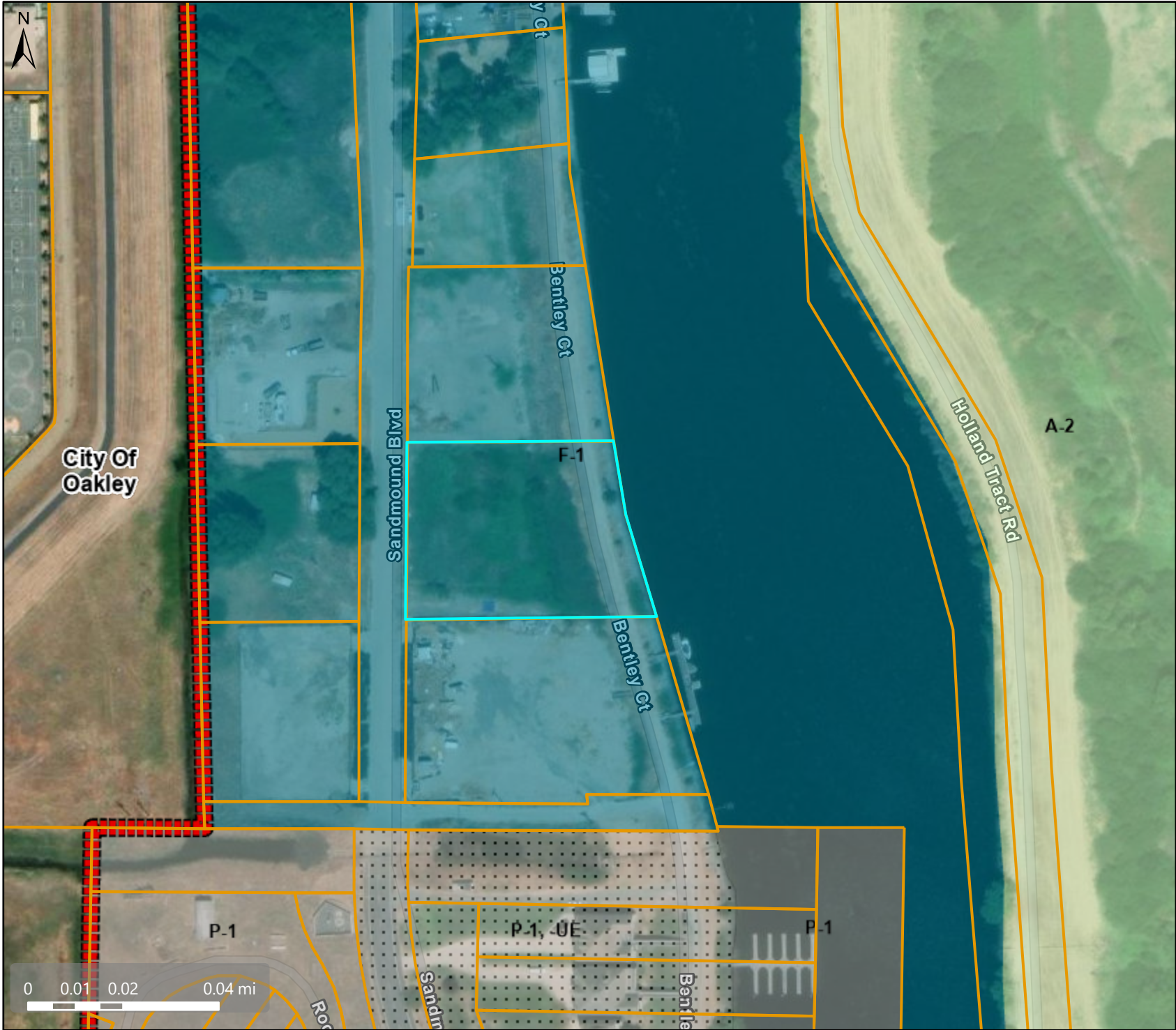
City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use 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.  
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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  
Farm Animal  
Exclusion)

City Limits

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

68

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census



# Orthophotography



## Map Legend

Assessment  
Parcels

### Planning

City Limits

2019 Aerial  
Imagery

Aerials 2019

RGB

Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

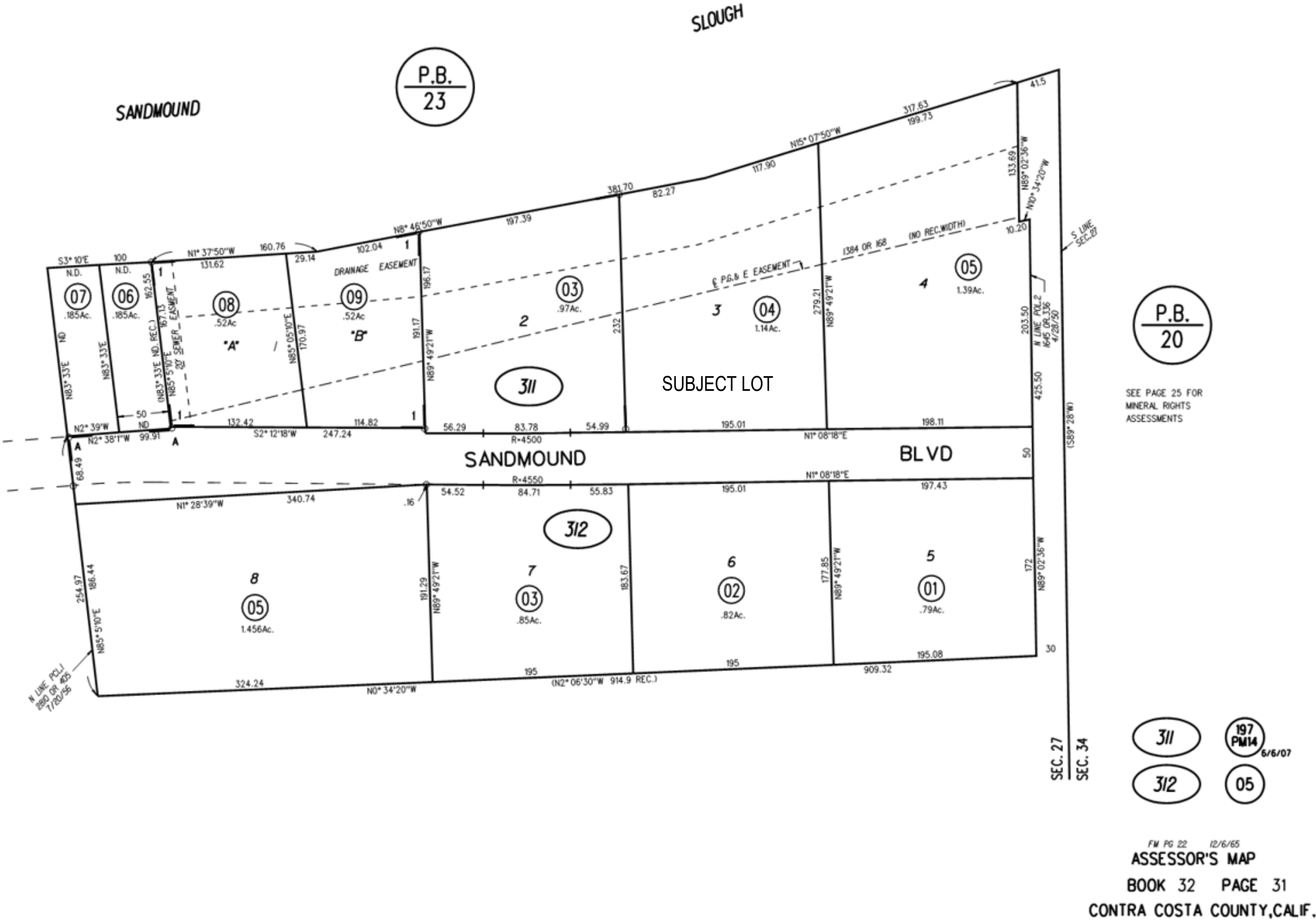
THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



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  
TYPE OF CONSTRUCTION  
MAX HEIGHT  
MAX NO. STORIES  
MIN OFF STREET PARKING  
FRONT SETBACK  
SIDE SETBACK  
REAR SETBACK

R3  
VACANT LOT  
35 FEET  
TWO AND ONE-HALF  
2 SPACE  
20 FEET  
5 FEET  
15 FEET

SHEET INDEX

0.0	COVER SHEET
0.1	SITE PLANS



Engineering & Construction

JIAN HUANG  
HAO.ENGR@GMAIL.COM  
T 415.889.7173

STAMP



JIAN HAO HUANG C-87110

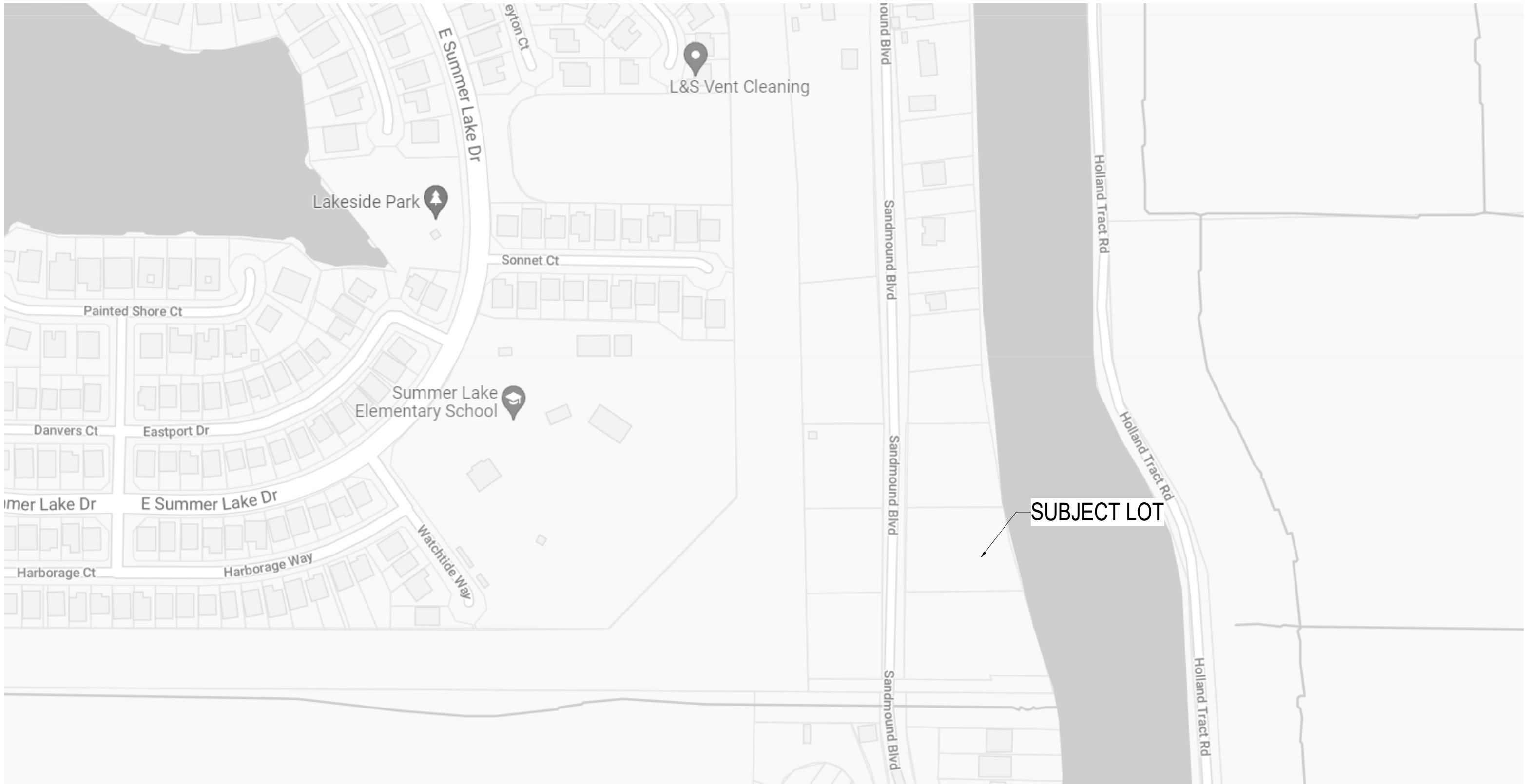
JOB ADDRESS:

4130 SANDMOUND BLVD  
OAKLEY, CA 94561

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

APPROVAL STAMP

JOB LOCATION



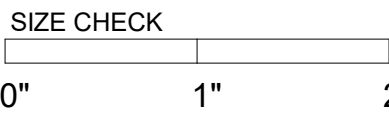
Issue History

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



Engineering & Construction

JIAN HUANG  
HAO.ENGR@GMAIL.COM  
T 415.889.7173



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

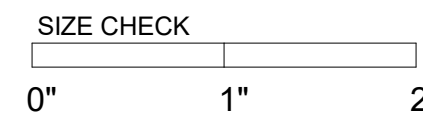
Issue History

No.	Description	Date

Sheet Title

SITE PLANS

SHEET SIZE: 24"x36"



Project number 4130 SANDMOUND

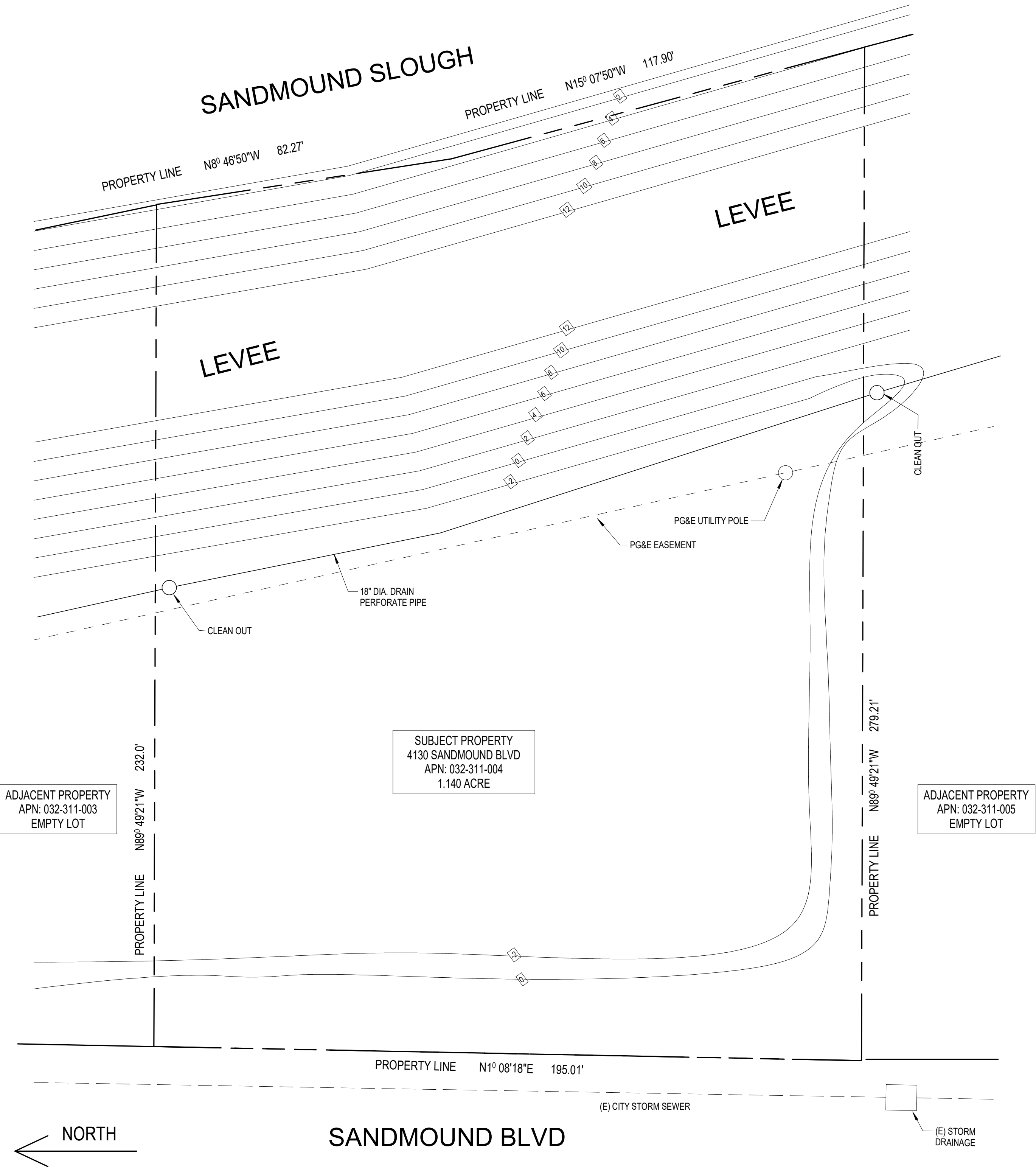
Date Issue Date

Drawn by JHH

Sheet Number

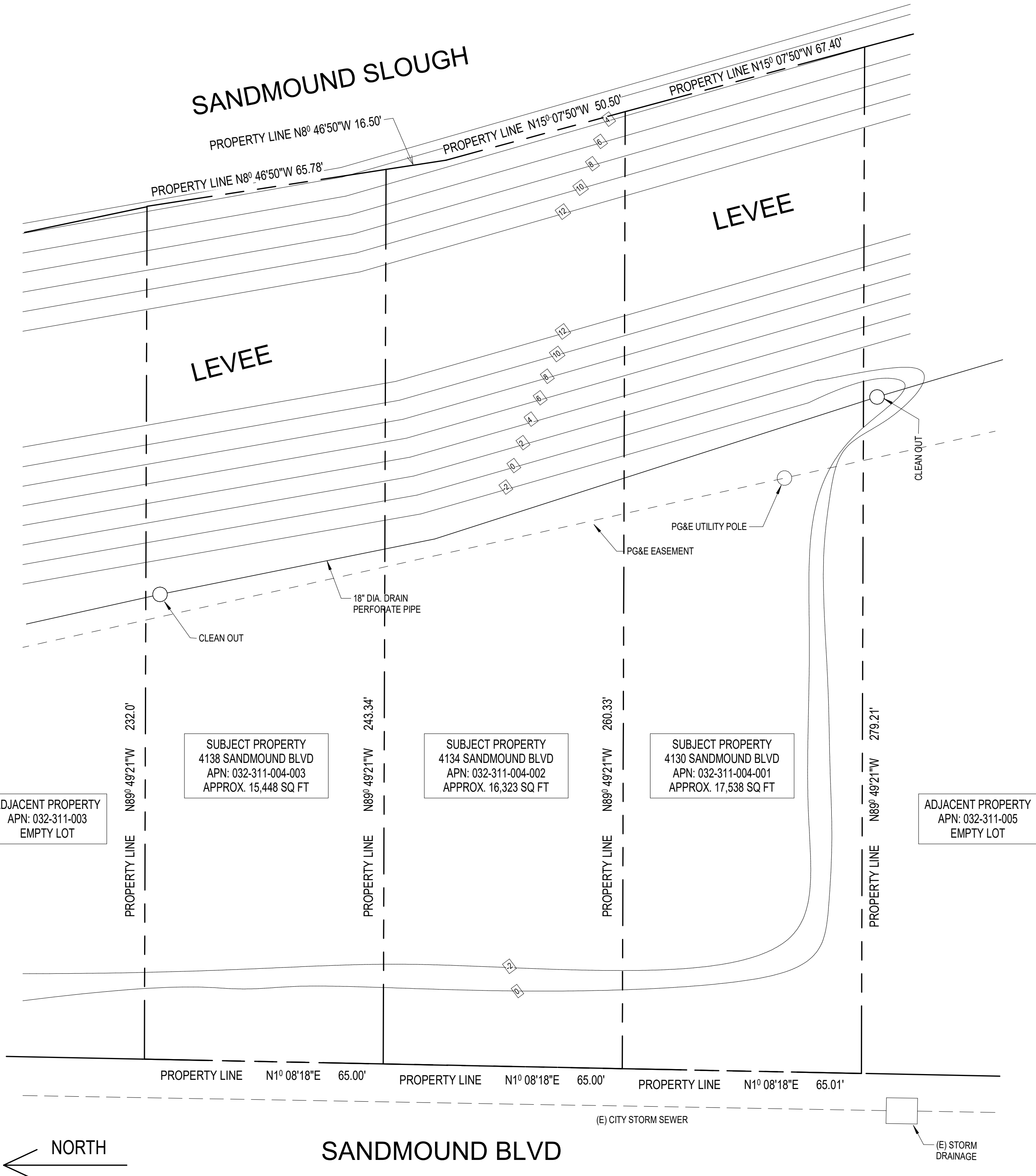
0.1

Scale AS SHOWN



2 EXISTING SITE PLAN & GRADING PLAN

1" = 20'-0"



1 PROPOSED SITE PLAN

1" = 20'-0"