



CONTRA COSTA COUNTY

AGENDA

Bethel Island Municipal Advisory Council

Tuesday, May 12, 2026

6:00 PM

3090 Ranch Lane Bethel Island, CA

1. **Roll Call and Introductions**
 - Mark Whitlock, Chair
 - Phil Kammerer, Member
 - Belinda Bittner, Member
 - Rob Brunham, Member
 - Roger Broom, Member (3/31/2026)
 2. **Pledge of Allegiance**
 3. **APPROVE CURRENT agenda**
 4. **BIMAC Council Member Reports**
 - a. Mark Whitlock, Chair
 - None
 - b. Phil Kammerer, Member
 - None
 - c. Anti-Dumping Sign Project: Survey results [26-2073](#)
Attachments: [Anti-dumping survey results](#)
 - d. Belinda Bittner, Member (absent)
 - e. Rob Brunham, Member
 - None
 - f. Roger Broom, Member
 - None
 5. **Presentation: Contra Costa County Code Enforcement: General Operations Guidance, Riley Kathain**
 6. **Agency Reports**
-

- a. Contra Costa County Office of the Sheriff, Lt. White
 - b. RECEIVE Sheriff's Office Report 1
 - c. Public comment on this agenda item only. Each comment is limited to 2 minutes.
 - d. Contra Costa County Fire Protection District, Chief Burris [26-2074](#)
Attachments: [2026 Q1 Powerpoint- CCCFPD Burris-Bethel Island](#)
 - e. Public comment on this agenda item only. Each comment is limited to 2 minutes.
 - f. Contra Costa County Supervisor Diane Burgis, Anna Cleese - District Representative
 - Contact information: Anna.Cleese@bos.cccounty.us; 925-655-2336
 - District 3 material packet review (attached)
 - Project: Stone Road drainage update: Discussions have reached constituent coordination phase; Constituent contact notified that next steps are pending their action; Questions: Lisa Kirk, Resident
 - Project: Berry bush mitigation (Feb 2026 item) - Ongoing discussions; Questions: Anna Cleese
 - Event: Clean Up 2026: Date being recommended to BOS in May meeting; Official flyer and details soon to follow; Property can only be used for MDRR services; Ideas regarding alternative locations or dates for additional clean up services can be directed to Anna Cleese
- RECEIVE Supervisor Burgis material packet [26-2075](#)
- Attachments:** [260512 D3 Materials Packet - May](#)
- g. Public comment on this agenda item only. Each comment is limited to 2 minutes.
- 7. Consent Items**
- a. APPROVE Record of Action for BIMAC April 2026 meeting [26-2076](#)
Attachments: [BIMAC Minutes - April](#)
 - b. APPROVE Record of Action for BIMAC March 2026 meeting including materials table items [26-2077](#)
Attachments: [BIMAC Minutes - March](#)
 - c. RECEIVE May Correspondence [26-2078](#)
Attachments: [Correspondence BIMAC - May](#)
- 8. Discussion Items**
- a. CONSIDER the addition of future agenda items.
 - Vice Chair nominations (June?)
 - District 3 update presentation (newsletter, social, etc?)
-

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3020 Ranch Lane, Bethel Island, 24 hours/day. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Anna Cleese, District Representative,
Anna.Cleese@bos.cccounty.us or 925-655-2336

The next meeting is currently scheduled for June 9, 2026 at 6:00pm.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2073

Agenda Date: 5/12/2026

Agenda #: c.

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE Anti-Dumping Sign Location Survey Results

Presenter: Anna Cleese, District Representative to Supervisor Diane Burgis

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

Recommendation(s)/Next Step(s):

RECEIVE Anti-Dumping Sign Location Survey Results

2026 Bethel Island Anti-Dumping Sign Community Project

Questions? Phil Kammerer, Bethel Island Resident

phillipkammerer@peoplepc.com

INSTRUCTIONS

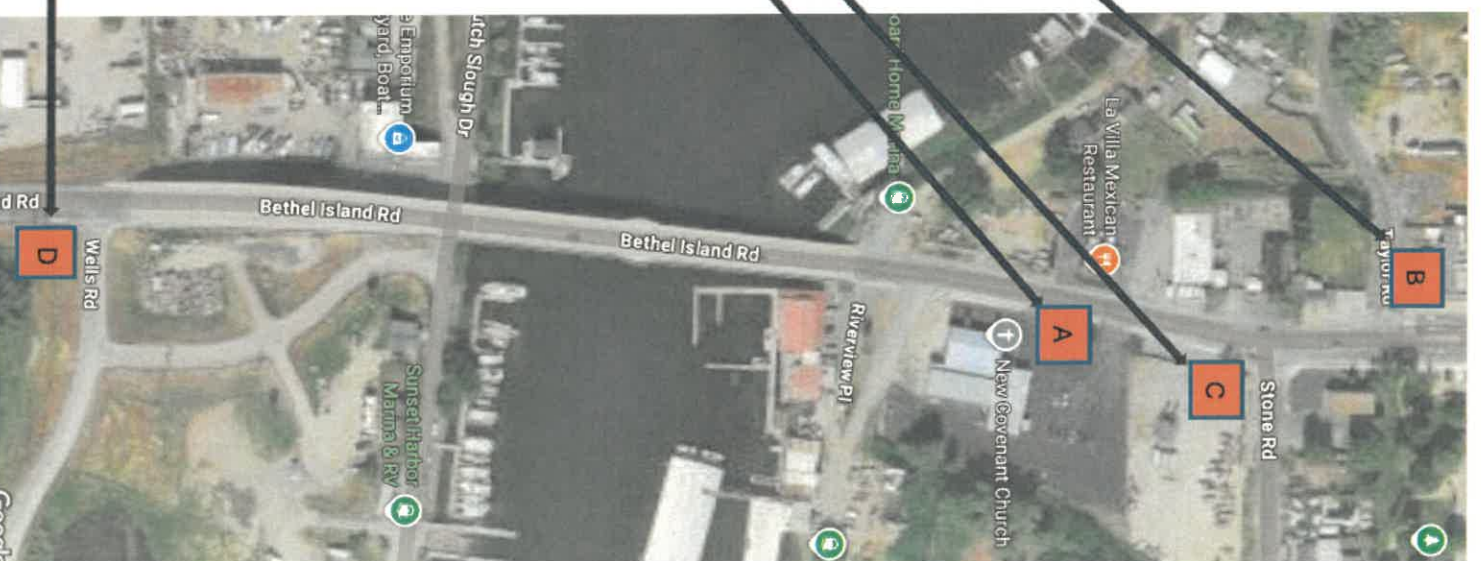
Step 1:
Review map and recommended 'No Dumping' sign placement location.
***Recommendations are on map in random order.

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

Step 3:
Direct any questions to Phil Kammerer at phillipkammerer@peoplepc.com

MAP KEY

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





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2074

Agenda Date: 5/12/2026

Agenda #: d.

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE Q1 2026 Report, Contra Costa County Fire Protection District (CCCFPD)

Presenter: Chief Xon Burris, CCCFPD

Contact: Anna.Cleese@bos.cccounty.us

Recommendation(s)/Next Step(s):

RECEIVE Q1 2026 Report, Contra Costa County Fire Protection District (CCCFPD)



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

XON BURRIS, ASSISTANT FIRE CHIEF



BETHEL ISLAND, MAY 2026

2025 ACCOMPLISHMENTS

- Rodeo-Hercules Annexation
- New Fire District Website
- Fire Academy 61 & Paramedic Training
- Communications Center Remodel
- Station 94 Groundbreaking Ceremony



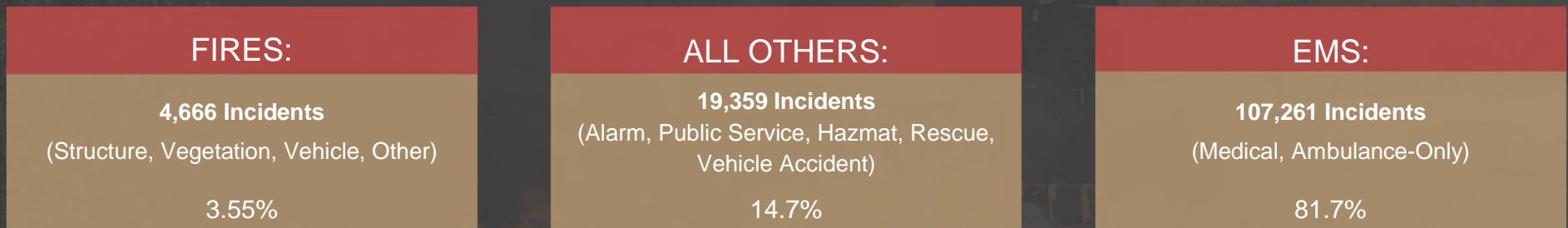
UPCOMING IN 2026



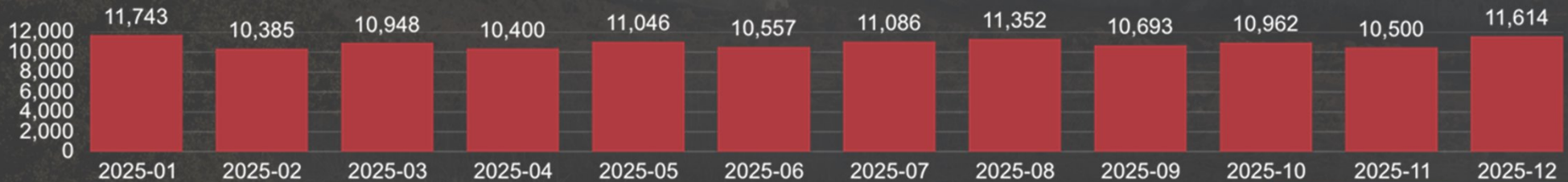
- Hazmat Program Expansion
- New Fire Stations 90 & 94 in Brentwood
- Two new Traffic Safety Units
- Seasonal Aerial Firefighting Helicopter
Contract begins May 1st

FIRE, RESCUE & EMS ACTIVITY FOR THE ENTIRE DISTRICT- 2025

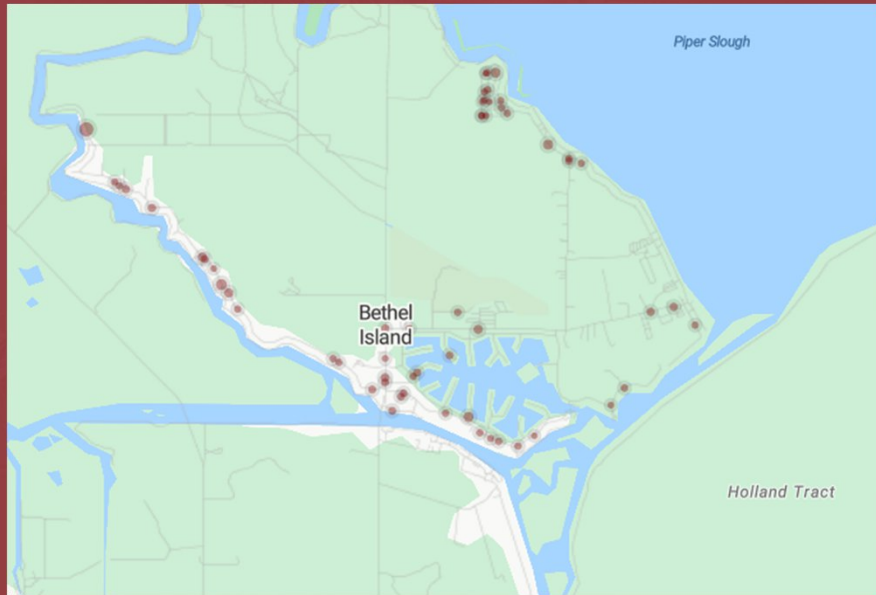
Total Incidents in 2025: 131,286



January-December 2025



CALLS BY TYPE IN BETHEL ISLAND JANUARY 1ST-MARCH 31ST 2026: 90



January-March 2026

Medical: 70
Ambulance Only: 3
Alarm: 7
Hazardous Condition: 8
Fire-Structure: 1
Fire-Other: 1

WILDFIRE PREPAREDNESS

PROTECT YOUR HOME FROM WILDFIRES:

- Home Hardening
- Create Defensible Space
- Have an Evacuation Plan
- Become a Firewise Community
- Ready, Set, Go!

Scan the QR code to find your Local
Responsibility Area and more information on
wildfire preparedness



2026 WEED ABATEMENT DEADLINES:

Bethel Island- May 15, 2026

- Contra Costa County Fire Protection District has established minimum weed abatement standards for parcels located within the Fire District's jurisdiction.
- Weed abatement extension requests may only be submitted after a Final Notice has been issued. Requests will not be accepted after July 4, 2026.
- To report a weed abatement violation please visit cccfpd.org



QUESTIONS?

Stay Connected with Contra Costa Fire:

Facebook: @ContraCostaFire

Instagram: @ContraCostaCountyFire

Email: PIO@cccfd.org





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2075

Agenda Date: 5/12/2026

Agenda #:

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE D3 Material Packet - May

Presenter: Anna Cleese, District Representative to Supervisor Diane Burgis

Contact: Anna.Cleese@bos.cccounty.us

Recommendation(s)/Next Step(s):

RECEIVE D3 Material Packet - May

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

Divisions of Boating and Waterways, Historic Preservation and Off-Highway Motor Vehicle Recreation

For Immediate Release
April 29, 2026

Contact:
Newsroom@parks.ca.gov

Division of Boating and Waterways Offers Grants to Improve Inland Recreational Boating Access



Silver Lake's new launch ramp and boarding float in Inyo County, completed in 2023 and funded by a grant from the Division of Boating and Waterways.

SACRAMENTO — California State Parks' Division of Boating and Waterways (DBW) is calling on public agencies with facilities serving both motorized and non-motorized recreational vessels to apply for inland Boat Launching Facility grants. Approximately \$11.8 million in grants are available. Funding can be used to design, engineer, permit and construct new public recreational boat launching facilities or for improvements to existing facilities. Applications are due **no later than noon, May 22, 2026**.

This one-time state funding comes from the [Waterway Connections Initiative \(WCI\)](#). WCI funding was allocated to expand inland waterway-related outdoor access in regions with communities of populations of more than 2,500 located near a river or other inland waterway. Projects meeting the WCI criteria are encouraged to apply.

Eligible facility components include boat launch ramps, slope protection, gangways and boarding floats, associated boater parking, restrooms, fish cleaning stations, boat wash stations, ADA-compliant access, and lighting.

Interested applicants should first review the application ranking criteria on [DBW's website](#) to determine if the proposed project meets eligibility requirements. Grant applications must be submitted through the DBW's [online grant application system](#).

Since 1988, DBW has awarded approximately \$254 million from the Harbors and Watercraft Revolving Fund for construction of recreational boating facilities throughout California.

###

Subscribe to California State Parks News online at parks.ca.gov/newsroom.

It's Earth Day!

Do a world
of good and
recycle your
mattress!



**bye bye
mattress®**

A Program of the Mattress Recycling Council®



Subject: FYI Mattress Disposal Information
Date: Thursday, April 23, 2026 at 11:54:02 AM Pacific Daylight Time
From: Anna Cleese
To: Anna Cleese
Attachments: Earth Day 2026 (English).png, Earth Day 2026 (Spanish).png, Outlook-lqszizrn.png, Outlook-rnekyrf4.png

Share far and wide in the community!

Anna Cleese
District Representative



CONTRA COSTA
BOARD OF SUPERVISORS

Office of Supervisor Diane Burgis
3361 Walnut Boulevard, Suite 140
Brentwood, CA 94513
Phone: (925) 655-2330
Direct: (925) 655-2336
Cell: (925) 387-9991

"This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act."



Book time to meet with me

Social Media:

English:

This Earth Day, we're proud to highlight the Mattress Recycling Council's Bye Bye Mattress program. If you have an old mattress, box spring, or futon 🛏️, there are several convenient ways to recycle ♻️ them across California. Let's work together to keep our state clean and green! 🌱

🔗 Visit <https://byebyemattress.com/california/> to learn more.

@byebyemattress #EarthDay

Spanish:

Este Día de la Tierra, nos enorgullece destacar el programa Bye Bye Mattress del Consejo de Reciclaje de Colchones. Si tiene un colchón viejo, un somier o un futón 🛏️, hay varias formas cómodas de reciclarlos ♻️ en toda California. ¡Trabajemos juntos para mantener nuestro estado limpio y verde! 🌱



Matching riders with providers

Give A Ride!

Volunteer to assist seniors and disabled veterans in Contra Costa County with transportation needs.



WANT TO DRIVE?

Requirements for volunteer drivers:

Be a caring individual who is willing and able to provide transportation to a senior or veteran who can no longer drive.

Age 25-75 with a current driver's license.

Excellent driving record and crime free background.

Own or have access to a reliable, safe vehicle that is registered and insured.

Participate in a three hour training class before giving first ride.

If you meet the requirements, join our team and discover the difference you can make in someone's life and yours!

For more information about volunteering for the Ride for Seniors or Rides4Veterans programs, please connect with us.

925-284-2215

david@mobilitymatterscc.com

(GAS REIMBURSEMENT PROVIDED ON REQUEST)



www.mobilitymatterscc.com



COMING THIS SUMMER

FIRE FLOW IMPROVEMENT PROJECT ENHANCING FIRE PROTECTION

Made Possible by Existing Grant Funding

The District will be breaking ground in Summer 2026 on a project to improve fire flow at Piper and Gateway Road.

This project will install approximately 1,200 feet of new main and a fire hydrant, improving and enhancing fire protection for the area. It is being completed using remaining grant funding from a previously funded project.

Please note: The District is still pursuing a feasibility study for potential consolidation of the Bethel Island area. This work is unrelated to any other ongoing studies or planning efforts in the area.

Rural Community Assistance Corporation (RCAC), a 501(c)(3) nonprofit organization, submitted a revised work plan to the State Water Resources Control Board Division of Financial Assistance (DFA) for review, focused on a feasibility study and preliminary environmental documentation. While awaiting formal feedback or approval on the work plan, they were notified that **the project remains on hold due to evolving funding priorities.**

We will continue to provide updates on the consolidation feasibility study as they become available. Please check the District website for the latest information at <https://www.diablowater.gov/bethel-island-area-potential-consolidation>.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2076

Agenda Date: 5/12/2026

Agenda #: a.

Advisory Board: Bethel Island Municipal Advisory Council

Subject: APPROVE Record of Action for BIMAC April 2026 meeting

Presenter: Anna Cleese, District Representative Supervisor Diane Burgis

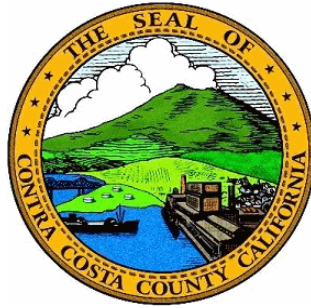
Contact: Anna.Cleese@bos.cccounty.us <<mailto:Anna.Cleese@bos.cccounty.us>>

Recommendation(s)/Next Step(s):

APPROVE Record of Action for BIMAC April 2026 meeting

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, April 14, 2026

6:00 PM

3090 Ranch Lane Bethel Island, CA

Bethel Island Municipal Advisory Council

1. Roll Call and Introductions

- Mark Whitlock, Chair
- Phil Kammerer, Member
- Belinda Bittner, Member
- Rob Brunham, Member
- Roger Broom, Member (appointed 3/31/2026)

- Roger Broom: Newly appointed in vacant seat: 5 year resident, previously Antioch, engaged with the community and prepared to work with Supervisor Burgis office

2. Pledge of Allegiance**3. Approval of THIS agenda; Action item**

This was approved.

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

None

5. Presentation, Ironhouse Sanitary District

Attachments: [Presentation Ironhouse Sanitary District](#)

Notes in addition to attached slide deck:

- a 4 of the 19 miles of pressurized lines from slide are on Bethel Island
- b All 13 (orange locations) from slide pump off the island over the bridge
- c Industrial computers (PLCs) tell the system when to start, stop and maintain flow
- d FYI PLC contract \$650k cost
- e FYI Ironhouse owns the island, 0 discharge on the island, conveys the pipe through the river; development discussions not ongoing; in discussions to sell to Diablo Water District (pending sale Dec 2026)
- f Finance (audit slide 23) audits completed by a 3rd party auditor
- g Reducing energy costs (slide 14): current solar produces about 40% of current energy but will increase the capacity and will allow to set costs
- h Rate increase (slide 15: public comment, appeals, etc instructions sent out in mailer and available on website under rates including FAQs (**included in materials collected add to minutes**); FYI it is paid through property tax; do not increase rates every year and largely due to increase of maintenance costs and being
- i Discussion
 - i Kammerer: On hydro how often is that done? A: as needed or every 5 years
 - ii Unknown male: 10 year anniversary on an lateral ordinance, how many events have triggered and how are they performing A: laterals on island are taking on water and on a dry day we are 6000 gallons per day and in wet weather over a million, has been effective on the island at about 80%, work with real estate on island and giving 60 days after close of escrow to be as accommodating as we can; we have seen a reduction of infiltration of about 60%, we track through GIS and approx 70% of parcels have infiltration; it is important to ISD because if we take on ground water it puts a huge burden on the

- iii Steve: why did you purchase jersey island initially A: bought the island to irrigate and in 2010, farming for cows, treatment plant generates sludge ie: fertilizer; original intent was as a farm until a processing plant could be built
- iv Steve: where is it being transported A: off the island per legal compliance standards

This Consent Item was received.

6. BIMAC Council Member Reports

- a. Mark Whitlock, Chair
 - None

- San Joaquin Yacht Club event, April 25
- Health & Safety Fair, October
- Boats & Berries, Aug 29
- Upcoming road closure Oakley, be prepared

- b. Phil Kammerer, Member
 - None

- distributed dumping flyer at post office and willows mobile home park

- c. Belinda Bittner, Member
 - None

None

- d. Rob Brunham, Member
 - None

None

- e. Roger Broom, Member
 - None

None

7. Agency Reports

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

[26-1609](#)

Attachments: [Sheriff's Office Report 1 - Activity Report, Bethel Island](#)

This Consent Item was received.

[26-1607](#)

Attachments: [Sheriff's Office Report 2 - Calls for Service, Bethel Island](#)

This Consent Item was received.

- b. Public comment on this agenda item only. Each comment is limited to 2 minutes.

None

c. Contra Costa County Fire Protection District, Michelle Rinehart

Wildfire Preparation

1. The District is preparing to begin our annual fire trail maintenance in April. This clearing of trails provides reliable access and firebreaks in our wildland areas. The process takes about 6 weeks, depending on weather and trail conditions.

ii. Public Safety Fireworks Enforcement Task Force

1. The State established this task force to conduct a comprehensive review of existing laws and regulations related to fireworks, propose changes to enhance public safety, and develop a robust Fireworks Program enforcement plan. Assistant Chief Chris Bachman participated in this effort, representing the California Fire Chief's Fire Marshal's Section. The task force recently completed its final report.

2. At the local level, the recommendation is to update the District's citation ordinance, which is included on the April 14 board agenda. It should be noted that the District is limited in the fine amounts that can be imposed for violations. The task force report recommends amending state statute to increase the fine limit. If state regulations and statute are revised the District could increase the fine amounts in the future.

3. The full task force report can be found on the Office of the State Fire Marshal's website: <https://osfm.fire.ca.gov/what-we-do/fire-engineering-and-investigations/fireworks>

iii. Annual Weed Abatement Deadlines

1. The spring weed abatement deadlines for compliance with District exterior hazard control requirements have been established as follows for 2026:

2. East County - May 15, 2026 (Includes Antioch, Bay Point, Bethel Island, Brentwood, Byron, the Township of Discovery Bay, Knightsen, Marsh Creek, Morgan Territory, Oakley, Pittsburg)

3. Central County - June 1, 2026 (Includes Clayton, Clyde, Concord, Lafayette, Martinez, Pacheco, Pleasant Hill, Rossmoor, and Walnut Creek)

4. West County - June 1, 2026 (Includes East Richmond Heights, El Sobrante, Hercules, North Richmond, Rodeo, San Pablo, unincorporated Pinole, Tara Hills, and Montalvin Manor)

iv. Legislation & Grants

1. Zone 0 and Home Hardening Regulations

2. Meeting Date: April 23, 2026 from 1pm to 7pm

3. Location: 2740 Malibu Hills Rd, Calabasas 4. Webcast registration link: <https://bof.fire.ca.gov>

5. Panel conversation moderated by Board Member Lopez: Communities at work, hear from California communities implementing local versions of Zone 0

6. Panel conversation moderated by Eric Horne, Megafire Action: Looking to the future: legislative action, resources and support for communities, and where Californians are at

v. County Coordinator 25 COCO Program Grant Extension

1. If awarded, will support the position through October 2027

2. Con Fire plans to apply by the April 15th deadline

vi. Girls Empowerment Camp

1. The camp was increased in size from 50 to 75 participants for this year. The registration was full within the first few hours of opening the registration portal on April 1.

vii. Fire Chief Broschard Reinstated

1. The Contra Costa County Fire Protection District (Con Fire) has reinstated Fire Chief Lewis Broschard to serve as Fire Chief on an interim basis until a permanent appointment is made. Chief Broschard retired in March after more than 18 years of distinguished service, marked by strong leadership and a deep commitment to public safety and the residents of Contra Costa County. During his tenure, the District achieved significant advancements, including the annexation of the East Contra Costa and Rodeo-Hercules fire districts and a service contract with the City of Pinole. He also led the expansion of firefighting resources, staffing, facilities, and emergency services, while strengthening wildfire mitigation efforts and supporting the creation of more than 40 Firewise communities. “Chief Broschard’s return ensures experienced leadership and continuity while the District conducts a search for its next permanent Fire Chief,” said Board Chair Diane Burgis, District 3 Supervisor.

Resources information referenced and directed:

Wildfire Mitigation Website: [https://contracostacofpdcrm.govqa.us/WEBAPP/_rs/\(S\(zhjph4emtc3v5inufon2cf0g\)\)/SupportHome.aspx?sSessionID=](https://contracostacofpdcrm.govqa.us/WEBAPP/_rs/(S(zhjph4emtc3v5inufon2cf0g))/SupportHome.aspx?sSessionID=)

Know Your Zone website: <https://protect.genasys.com/search>

Campfire Safety document:

<https://www.cccfpd.org/DocumentCenter/View/528/Campfire-Safety-PDF>

Defensible Space document:

www.cccfpd.org/DocumentCenter/View/529/Defensible-Space-Brochure-PDF

Red Flag Day, Equipment Safety document:

<https://www.cccfpd.org/DocumentCenter/View/530/Equipment-Safety-Red-Flag-Days-PDF>

Weed Abatement, Fuel Break document:

<https://www.cccfpd.org/DocumentCenter/View/531/Fuel-Break-Flyer-For-Weed-Abatement-PDF>

Lightening Safety document:

<https://www.cccfpd.org/DocumentCenter/View/532/Lightning-Safety-PDF>

Pet Fire Safety: <https://www.cccfpd.org/DocumentCenter/View/533/Pet-Fire-Safety-PDF>

Wildfire Home Preparation document:

<https://www.cccfpd.org/DocumentCenter/View/534/Prepare-Home-For-Wildfires-PDF>

Wildfire Risk Reduction document:

<https://www.cccfpd.org/DocumentCenter/View/527/Wildfire-Risk-Reduction-PDF>

d. Public comment on this agenda item only. Each comment is limited to 2 minutes.

1. Is camp available to boys? a. Yes, through Public Education

2. How can a resident be aware of a hazard? Or make fire dept. aware?

a. Offered LRA webpage and tool

b. Offered Complaint webpage

c. Offered additional support as needed

- e. Contra Costa County Supervisor Diane Burgis, Anna Cleese - District Representative
 - Event: Freedom High Health & Safety Fair on April 25, 2026 10:00am-2:00pm at 1050 Neroly Road, Oakley (flyer attached)
 - Event: Red Cross Blood Drive event flyer (multiple, attached)
 - Project: Bethel Island Dumping survey work with Phil Kammerer (flyer attached); 3 responses to date; - Project: Material distribution - Establishing locations around the island for committed distribution sites, more to follow
 - Project: Berry bush mitigation (Feb 2026 item) - Ongoing discussions with agencies and residents
 - Project: Stone Road & BIMID drainage (Jan 2026 item) - Ongoing discussions with agencies and residents

- Freedom High Health & Safety Fair, April 25 10a-2p 1050 Neroly Road Oakley; while not on Bethel Island working to expand updates and messaging regarding community events relevant to Bethel Island residents
- Red Cross Blood Drive flyer (multiple); working to bring Red Cross to Scout Hall
- Dumping Sign project w/Phil Kammerer; 3 surveys completed working to distribute to more locations around the island
- Material distribution locations: forward potential contact information for organizations and groups to include in D3 messaging to Anna.Cleese@bos.cccounty.us or 925-655-2336
- Berry Bush projects (Feb 2026 item) Supervisor Burgis office point of contact if needing direction toward resources to discuss beyond reporting or direct work with CCCFPD
- Stone Road & BIMID drainage; ongoing discussions D3 staff can direct discussion to appropriate parties if needed, no update at this time

[26-1610](#)

Attachments: [BIMAC D3 Material](#)

- f. Public comment on this agenda item only. Each comment is limited to 2 minutes.
 - Steve: Preferred contact to D3 via email or phone; A: either
 - Unknown Male: Dumping or anti-dumping? A: anti dumping; will update the flyer and language moving forward

8. Consent Items

APPROVE Record of Action for March Meeting

- March minutes were not attached in error; Continue until May meeting

This was continued.

[26-1611](#)

Attachments: [260417 BIMAC Correspondence](#)

This Consent Item was received.

9. Discussion Items

- a. **CONSIDER addition of future agenda items under the purview of this meeting.**

None

10. Adjourn

7:16pm

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3020 Ranch Lane, Bethel Island, 24 hours/day. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Anna Cleese, District Representative, 925-655-2336

The next meeting is currently scheduled for May 12, 2026 at 6:00pm.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2077

Agenda Date: 5/12/2026

Agenda #: b.

Advisory Board: Bethel Island Municipal Advisory Council

Subject: APPROVE Record of Action for BIMAC March 2026

Presenter: Anna Cleese, District 3 Representative to 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 BIMAC March 2026 meeting including materials table items

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, March 10, 2026

6:00 PM

3090 Ranch Lane Bethel Island, CA

Bethel Island Municipal Advisory Council

1. Roll Call and Introductions

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

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

This was approved.

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).

None

5. BIMAC Council Member Reports

a. Mark Whitlock, Chair - None

- Flock cameras fully funded for 2026

b. Phil Kammerer, Member - Bethel Island Dumping Survey Community Project; Developed Q4 2025; Trial run at Feb 3 Willow Mobile Home Park food bank event; Survey will be open through April 2, 2026; Questions to Phil Kammerer, Resident via email at: phillipkammerer@peoplepc.com.

Survey will be open through April 2, 2026; Questions to Phillipkammerer@peoplepc.com and attached to agenda.

c. Belinda Bittner - None

None

d. Rob Brunham - None

- Larry from code enforcement (Supervisor) is retiring; new guy will be Matt (District 3 staff will verify)

6. Agency Reports

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

- Report attached reviewed

- Re: February homicide: Suspect in custody, questions to DA office

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

Unknown male: Any suspects on woods harbor? A: No

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

- Willow Road Repair - Pending temperate weather conditions

- Woods Harbor: Significant activity from agencies and departments since last meeting, relevant and updates will be provided as appropriate.

- BIMAC open seat: Appointee recommendation, Roger Broom; Process on-going; Projected appointment timeline of April 2026

- Community Clean Up Day will be October 17, 2026; Developing updated flyer with more current messaging, please send contact information for locations for flyer placement to Anna.Cleese@bos.cccounty.us as we need find more places to distribute the flyer; D3 staff will be working to establish new platforms for material distribution on the island.

- Piper Road Project (January 2026 request on Future Agenda)

Piper repair update: Jan 2026 request, in progress upcoming meeting with public works

Project Funding

Funding Source: SB1 Local Gas Tax

Estimated Cost of Construction: \$296,000

Project Schedule

Advertise Date: Spring 2026

Bid Due Date: Spring 2026

Working Days: 20

Estimated Construction Date: Summer 2026

Estimated Completion Date: Summer 2026

Project Updates

December 2023 - Submitted a request to FEMA for Federal Funding.

May 2024 - 35% Plans completed and are under review.

November 2024 - Project design is moving toward 65% stage

December 2024 - 65% PS&E completed and under review.

February 2025 - CEQA is approved by DCD.

March 2025 - CEQA is schedule to go to the board, after which the property acquisition progress and 95% will begin.

Project Links

Visit our Planroom to download project bid documents obtain a planholders list, addendums, and project questions and answers.

Notice to Bidders (PDF)

Register for the project pre-bid meeting

Bid Opening Link

Bid Results (PDF)

Contact Information

Project Manager: Abraham Lee

Email: abraham.lee@pw.cccounty.us

Details available on Public Works Project website:

<https://www.contracosta.ca.gov/261/Advertised-Upcoming-Construction-Project>

CCCYPD, Michelle Rinehart - County Coordinator, Wildfire Mitigation & Grants
Girls Empowerment Camp

- (GEC) is a free 2-day camp on May 2nd and 3rd for teens ages 14-18. GEC introduces them to the fire service and provides campers with a realistic, hands-on overview of firefighting and exposure to all aspects of public safety career opportunities in the fire service. Additionally, the program empowers campers with life skills and professional guidance that encourages them to pursue a career in public safety. The camp is held at the Contra Costa Fire Training Center in Concord.

- For additional information, contact ContraCostaGEC@cccypd.org

- REGISTRATION OPENS ON APRIL 1 AT 9:00AM! 4. To register:

<https://contracostafirefoundation.org/girls-empowerment-camp/>

ii. 2026 Weed Abatement Deadlines

- East County - May 15, 2026 (Includes the following communities: Antioch, Bay Point, Bethel Island, Brentwood, Byron, the - Township of Discovery Bay, Knightsen, Marsh Creek, Morgan Territory, Oakley, Pittsburg

More information @ <https://www.cccypd.org/200/Weed-Abatement-Annual-Program>

iii. Broschard retirement; CAO leading recruitment

- Correction to last meeting minutes requested

- Michelle Rinehart reported that the Deputy Fire Chief Planning and Development Brian Helmick has retired. His position was reorganized to Deputy Chief of Community Risk Reduction. The Operations Deputy Chief is Chief Stark and the Deputy Chief of Administration is Chief McAlister. Tracie Dutter is the new Deputy Chief of Community Risk Reduction as of November 1st.

iv. Resources placed on public information table (Safer from Wildfires, United Policyholders - Fire and Flood handout, CWS postcard

PUBLIC COMMENT

- Q Bittner: Is there a requirement around your home? A: 0-5 feet but there is a meeting coming soon, they are receiving feedback regarding draft language and updates with most current discussion can be provided, enforcement on changes are about 3 years away

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

i. Willow Road Repair - Pending temperate weather conditions

ii. Woods Harbor: Significant activity from agencies and departments since last meeting, relevant and updates will be provided as appropriate.

iii. BIMAC open seat: Appointee recommendation, Roger Broom; Process on-going; Projected appointment timeline of April 2026

iv. Community Clean Up Day will be October 17, 2026; Developing updated flyer with more current messaging, please send contact information for locations for flyer placement to Anna.Cleese@bos.cccounty.us as we need find more places to distribute the flyer; D3 staff will

- be working to establish new platforms for material distribution on the island.
- v. Piper Road Project (January 2026 request on Future Agenda)
 - Piper repair update: Jan 2026 request, in progress upcoming meeting with public works
 - Project Funding Source: SBI Local Gas Tax Estimated Cost of Construction: \$296,000
 - Project Schedule Advertise Date: Spring 2026
 - Bid Due Date: Spring 2026 Working Days: 20 Estimated
 - Construction Date: Summer 2026
 - Estimated Completion Date: Summer 2026
 - Project Updates December 2023 - Submitted a request to FEMA for Federal Funding. May 2024 - 35% Plans completed and are under review
 - November 2024 - Project design is moving toward 65% stage
 - December 2024 - 65% PS&E completed and under review
 - February 2025 - CEQA is approved by DCD
 - March 2025 - CEQA is schedule to go to the board, after which the property acquisition progress and 95% will begin.
 - Project Links Visit Planroom to download project bid documents obtain a planholders list, addendums, and project questions and answers.
 - Contact Information Project Manager: Abraham Lee Email: abraham.lee@pw.cccounty.us
 - Details available on Public Works Project website: <https://www.contracosta.ca.gov/261/Advertised-Upcoming-Construction-Project>

PUBLIC COMMENT

- None

7. Consent Items

[26-917](#)

Attachments: [260106 Minutes BIMAC](#)

- approved to include recommended edits from MRinehart (CCCFPD)

This Consent Item was approved with conditions.

[26-915](#)

Attachments: [260210 minutes BIMAC](#)

This Consent Item was approved.

[26-916](#)

Attachments: [BIMAC Correspondence](#)

8. Discussion Items

a. CONSIDER and DISCUSS adjourning meetings to discuss items NOT under the purview of BIMAC (ex: community projects) quarterly

C Cleese: Reminder BIMAC is unrelated; community meeting only, not a voting or advisory body; items discussed in community meetings cannot fall under the purview of BIMAC if BIMAC members are in attendance to maintain Brown Act and public meeting requirements

Q Carver: What would they discuss?

A Cleese: Anything

C Whitlock: Thinks it is a good idea

Q unknown male: Who would enforce rules or keep an agenda

A Cleese: No one unless appointed; Just an idea to discuss things as a community that are not under the purview of BIMAC; county staff or department staff would necessarily present.

C Cleese: Someone would have to take the lead and coordinate to move forward

b. Future Agenda Items

- Stone Road Work: Jan 2026 request, in progress

- BIMID drainage updates (public request made by Lisa Kirk), in progress

- BIMID & Stone Road Drainage (Jan 2026 item) will be handled by Supervisor Burgis office moving forward

9. Adjourn

6:54

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3020 Ranch Lane, Bethel Island, 24 hours/day. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Anna Cleese, District Representative, 925-655-2336

The next meeting is currently scheduled for April 14, 2026 at 6:00pm.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-2078

Agenda Date: 5/12/2026

Agenda #: c.

Advisory Board: Bethel Island Municipal Advisory Council

Subject: RECEIVE May Correspondence

Presenter: Anna Cleese, District Representative to Supervisor Diane Burgis

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

Recommendation(s)/Next Step(s):

RECEIVE May Correspondence



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 6, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

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 (855)758-1310 US Toll Free or (408) 961-3928. 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/85491390617> Webinar ID: 854 9139 0617.

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. LAND USE PERMIT: CONTINUED PUBLIC HEARING

2a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) (CONTINUED TO MAY 04, 2026 RLH) [26-1340](#)

2b. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) (CONTINUED FROM MARCH 2, 2026 RLH) [26-1341](#)

Attachments: [Attachment A - Findings and COAs.pdf](#)
[Attachment B - Tower Structure Removal Bond.pdf](#)
[Attachment C - Request to Continue Hearing on CDLP25-02020_3-2-2026.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

3a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - GEOFFREY HODIES (Owner), County File CDLP25-02031: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP96-02009. No modifications of the wireless facility are proposed. The project site is located at 435 Valley View Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 425-251-002) MLL [26-1342](#)

Attachments: [Attachment A Findings & COAs.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)
[Attachment E Photos.pdf](#)
[Attachment F Special Reports.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. This project is continued from the May 5, 2025 Zoning Administrator meeting. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-161-009) GF [26-1343](#)

Attachments: [Attachment A CDDP23-03009 Revised Findings and COAs final.pdf](#)
[Attachment B Revised Project Plans 12.4.25.pdf](#)
[Attachment C Kensington MAC Agency Comments.pdf](#)

- 4b. JONATHAN JAMES – WILLIAM WOOD ARCHITECTS (Applicant) - STEPHANIE MILES - NORTOM CORPORATION (Owner), County File #CDDP24-03044: The applicant requests approval of a Development Plan, pursuant to COA #11(B) of CDDP01-03061, to construct a new 4,621-square-foot, two-story, single-family residence with associated retaining walls up to 4' on a vacant lot. The proposal involves approximately 733 cubic yards of fill and 1 cubic yard of cut and requires a Tree Permit for work within the dripline of a 54-inch diameter Coast Live Oak. Additionally, the applicant requests a minor modification to COA #12(G)(14) of County File #CDDP01-03061 to allow for retaining wall construction beneath the tree's dripline, drainage improvements, and grading. The project site is addressed as 438 Legacy Drive in the Alamo area of the County. (Zoning: P-1 Planned Unit District) (APN: 193-010-030) EL [26-1344](#)

Attachments: [Attachment A Findings and COAs_.pdf](#)
[Attachment B CDDP01-03061 Conditions of Approval.pdf](#)
[Attachment C Mandatory Design Guidelines Tract 7744.pdf](#)
[Attachment D Approved Building Envelope.pdf](#)
[Attachment E Maps.pdf](#)
[Attachment F Agency Comments.pdf](#)
[Attachment G Project Plans.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 20, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 20, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

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

2a. SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - [26-1422](#)
GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project site is located at 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) (CONTINUED FROM MARCH 16, 2026 RLH) AV

2b. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL [26-1423](#)
GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. This project is continued from the May 5, 2025 Zoning Administrator meeting. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-161-009) (CONTINUED FROM APRIL 6, 2026 RLH) GF

Attachments: [Attachment A CDDP23-03009 Revised Findings and COAs final.pdf](#)
[Attachment B Revised Project Plans 12.4.25.pdf](#)
[Attachment C Kensington MAC Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (Applicant) - BARRY THOMPSON (Owner), County File CDSR23-00005: The applicant requests approval of a Sign Permit to install an approximately 52.5-square-foot, LED illuminated wall sign on an existing commercial building. The project site is located at 2340 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Number: 375-011-001) SS [26-1424](#)

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Sign Plans.pdf](#)
[Attachment D Sign Specifications.pdf](#)
[Attachment E Sign Photo.pdf](#)
[Attachment F Public Comments.pdf](#)

4. SIGN PERMIT: PUBLIC HEARING

- 4a. BACILIA MACIAS, BACILIA MACIAS ARCHITECTURE (Applicant) - EDUARDO LANDEROS (Owner), County File CDVR24-01044: The applicant requests approval of a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required) and a Tree Permit for the removal of two code-protected Coast Live Oak trees, for the construction of a 2,128-square-foot two-story single-family residence on a vacant lot. The application includes Small Lot Design Review of the new single-family residence on a lot that is substandard in area and average width. The project site is located at 1518 Barth Avenue in the San Pablo area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 419-192-015) DL [26-1425](#)

Attachments: [Attachment A - CDVR24-01044 Findings and Conditions final.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Project Plans.pdf](#)
[Attachment D - Agency Comments.pdf](#)
[Attachment E - Public Comments.pdf](#)
[Attachment F - Geotechnical Report & Peer Review.pdf](#)
[Attachment G - Arborist Report.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 4, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, May 4, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

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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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. VARIANCE: CONTINUED PUBLIC HEARING

BACILIA MACIAS, BACILIA MACIAS ARCHITECTURE (APPLICANT) & EDUARDO LANDEROS (OWNER), County File CDVR24-01044: The applicant requests approval of a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required) and a Tree Permit for the removal of two code-protected Coast Live Oak trees, for the construction of a 2,128-square-foot two-story single-family residence on a vacant lot. The application includes Small Lot Design Review of the new single-family residence on a lot that is substandard in area and average width. The project site is located at 1518 Barth Avenue in the San Pablo area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 419-192-015)
CONTINUED FROM APRIL 20, 2026 DL

[26-1851](#)

Attachments: [Attachment A - CDVR24-01044 Findings and Conditions \(Continued\)](#)
[Attachment B - Project Plans](#)
[Attachment C - Geotechnical Report & Peer Review](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 18, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 8, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821

Call in: (855) 758-1310 or (408) 961-3928

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Planning Commission during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855) 758-1310 US Toll Free or (408)961-3928 US. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, 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) 655-2753.

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 ALLIANCE

2. PUBLIC HEARING

- 2a. GRAHAM DEUTSCHER, COLA PACHECO LLC. (Applicant) - COLA PACHECO LLC, DEUTSCHER PROPERTIES CORP. (Owner), County File CDRZ25-03279: The applicant requests approval of a rezone of the subject 4.77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District for in order to be consistent with the General Plan land use designation of CO Commercial and Office. The subject property is located at 4677 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Zoning: R-7 Single-family Residential District) (Assessor's Parcel Number: 159-240-007) GF [26-1195](#)

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)
[Attachment E PreOrdinance RZ253279.pdf](#)

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, APRIL 22, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 22, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission Meeting - CANCELED

Next meeting scheduled for May 13, 2026 at 6:30 pm.

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, May 13, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821

Call in: (855) 758-1310 or (408) 961-3928

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim, Joseph Calabrigo

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Planning Commission during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855) 758-1310 US Toll Free or (408)961-3928 US. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, 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) 655-2753.

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 HEARING

- 2a. MASON WODHAMS MWAC. (Applicant) - BRADLEY & LESLEY WOLFF (Owners), RYAN BROWN (Appellant), County File CDTP24-00080: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow the removal of three (3) code-protected Valley Oak trees (with diameters ranging between 15.4-inches and 50.2-inches) on the project site, due to poor health. The project site is located at 532 Hemme Avenue, in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 198-100-015) DL [26-1815](#)

Attachments: [Attachment A Findings and Conditions of Approval CPC 05.13.2026](#)
[Attachment B Maps](#)
[Attachment C Site Plan](#)
[Attachment D Arborist Report](#)
[Attachment E Appeal Letter](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 27, 2026.