



CONTRA COSTA COUNTY

AGENDA

Bethel Island Municipal Advisory Council

Tuesday, September 10, 2024

6:00 PM

Scout Hall, 3090 Ranch Lane, Bethel
Island, CA 94511

1. Roll Call and Introductions
2. Approval of Agenda
3. Pledge of Allegiance
4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers are limited three minutes).
5. Agency Reports
 - a. **Contra Costa County Office of the Sheriff
Contra Costa County Fire Protection District
Contra Costa Mosquito & Vector Control District
Office of Supervisor Burgis**
6. Consent Items
 - a. APPROVE Record of Actions - August 13, 2024 [24-2640](#)
Attachments: [Meeting Minutes 13-Aug-2024](#)
7. Discussion Items
 - a. RECEIVE Delta Stewardship Council Presentation on Climate Adaptation & Environmental Justice in the Sacramento-San Joaquin Delta. [24-2641](#)
Attachments: [09102024_DSC Adaptation and EJ Presentation\[46\]](#)
 - b. CONSIDER Agency Comment Request CDVR24-01035 where the applicant requests a variance for a 12 ft. setback, where 20 ft secondary front setback is required, for a new 30-foot by 120-foot metal agricultural building on a substandard lot, building to be used for storage and minor maintenance of equipment. [24-2642](#)
Attachments: [CDVR24-01035_Agency Comment Request form](#)

- c. CONSIDER Agency Comment Request CDMS24-00015 where the applicant requires Minor Subdivision permit approval for the division of a 0.517 acre lot. They are proposing three (3) parcels ranging from 6,798 sqft to 8,016 sqft. The subject property consists of lots 263, 264, and 265 of Tract 6013 in the Delta Coves Area. [24-2643](#)

Attachments: [CDMS24-00015 Agency Comment Packet](#)

- 8. Committee Reports/Member Reports
 - a. **Code Enforcement**
 - Bethel Island Chamber of Commerce**
 - Bethel Island Municipal Improvement District**
 - Bethel Island Post Office**
 - Park Committee**
 - San Joaquin Yacht Club**
 - Scout Hall**
 - Citizens' Fire Committee**
 - Heart Safe Communities Program**
 - Emergency Preparedness Committee**

- 9. Correspondence/Announcements

- a. RECEIVE September 2024 Correspondence [24-2644](#)
Attachments: [BIMAC September Correspondence](#)

- 10. Future Agenda Items

- 11. Adjourn

The next meeting is currently scheduled for October 8, 2024.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Blvd, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible on line at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Stephen Griswold, Deputy Chief of Staff, (925) 655-2330.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-2640

Agenda Date: 9/10/2024

Agenda #: a.

Choose an item.

Meeting Date: 9/10/24

Subject: Draft Record of Actions - 8/13/24

Submitted For: BIMAC

Recommendation(s)/Next Step(s):

APPROVE Record of Actions - August 13, 2024

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, August 13, 2024

6:00 PM

Scout Hall, 3090 Ranch Lane, Bethel Island, CA 94511

Bethel Island Municipal Advisory Council

1. Roll Call and Introductions

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

2. Approval of Agenda

A motion was made by Bittner, seconded by Brunham, that the agenda be approved.

The motion passed by the following vote:

Motion: Bittner

Second: Brunham

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

Result: Passed

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

No Public Comment.

4. Agency Reports

- a. **Contra Costa County Office of the Sheriff**
California Highway Patrol
Contra Costa County Fire Protection District
Office of Supervisor Burgis
Contra Costa County Code Enforcement

Contra Costa County Office of the Sheriff - Lt Jacquez provided an activity report and shared information about the upcoming citizens academy and drug take back events.

California Highway Patrol - No Report.

Contra Costa County Fire Protection District - Michelle Rhinehart shared that her grant was extended through the end of the year, updated on a community chipping day, and highlighted the importance of a community Firewise program.

Office of Supervisor Burgis - Alicia Nuchols was in attendance along with Supervisor Burgis' Summer Interns Alison and Runnor.

Contra Costa County Code Enforcement - Larry Tolson was in attendance to introduce himself to the MAC and also provided his and Riley Kathain's contact information.

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

- a. [24-2434](#)

Attachments: [MeetingMinutes01-Aug-2024-03-33-26](#)

A motion was made by Bittner, seconded by Kammerer, that this Discussion Item was approved. The motion carried by the following vote:

Motion: Bittner

Second: Kammerer

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

Result: Passed

6. Discussion Items

a. [24-2430](#)

Attachments: [CDDP24-03032 Agency Comment Packet](#)

A motion was made by Bittner, seconded by Kammerer, that this Discussion Item was recommended for approval. The motion carried by the following vote:

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

b. [24-2431](#)

Attachments: [CDDP24-03022 agency comment packet](#)

The applicant was not able to attend this meeting.

A motion was made by Bittner, seconded by Brunham, that this Discussion Item was recommended for approval. The motion carried by the following vote:

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

c. [24-2432](#)

Attachments: [CDDP24-03030 - Agency Comment](#)

Mark Whitlock recused himself for this discussion item.

A motion was made by Kammerer, seconded by Allen, that this Discussion Item was recommended for approval. The motion carried by the following vote:

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

d. **RECEIVE report from Contra Costa County Animal Services**

CCAS Staff was not present at the meeting.

7. Committee Reports/Member Reports

- a. **Code Enforcement**
Bethel Island Chamber of Commerce
Bethel Island Municipal Improvement District
Bethel Island Post Office
Ad Hoc Park Committee
San Joaquin Yacht Club
Scout Hall
Citizens' Fire Committee
Heart Safe Communities Program
Emergency Preparedness Committee

Code Enforcement - No Report.

Bethel Island Chamber of Commerce - No Report.

Bethel Island Municipal Improvement District

Bethel Island Post Office - No Report.

Ad Hoc Park Committee - The "Adhoc" was abolished and there are standing meetings which is what is being reported on here for BIMAC.

San Joaquin Yacht Club - Pam Allend reported on the Boats & Berries Festival 8/17/24 and 8/18/24

Scout Hall - Mark Whitlock reported on the condition of Scout Hall and how their dollars are being stretched thin.

Citizens' Fire Committee - No Report.

Heart Safe Communities Program - No Report.

Emergency Preparedness Committee - No Report.

8. Correspondence/Announcements

a.

[24-2433](#)

Attachments: [August 13, 2024 Correspondence](#)

Correspondence was received.

9. Future Agenda Items

10. Adjourn

The next meeting is currently scheduled for September 10, 2024.

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For Additional Information Contact: Stephen Griswold, Deputy Chief of Staff, (925) 655-2330.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-2641

Agenda Date: 9/10/2024

Agenda #: a.

Choose an item.

Meeting Date: 9/10/2024

Subject: Delta Stewardship Council Presentation

Submitted For: BIMAC

Recommendation(s)/Next Step(s):

RECEIVE Delta Stewardship Council Presentation on Climate Adaptation & Environmental Justice in the Sacramento-San Joaquin Delta.

Sept 2024

Climate Adaptation & Environmental Justice in the Sacramento-San Joaquin Delta

Morgan Chow, Environmental Program Manager
Annie Merritt, Environmental Scientist



**Delta
Stewardship
Council**

A CALIFORNIA STATE AGENCY

Council Role and Activities

Implementing the Delta Plan

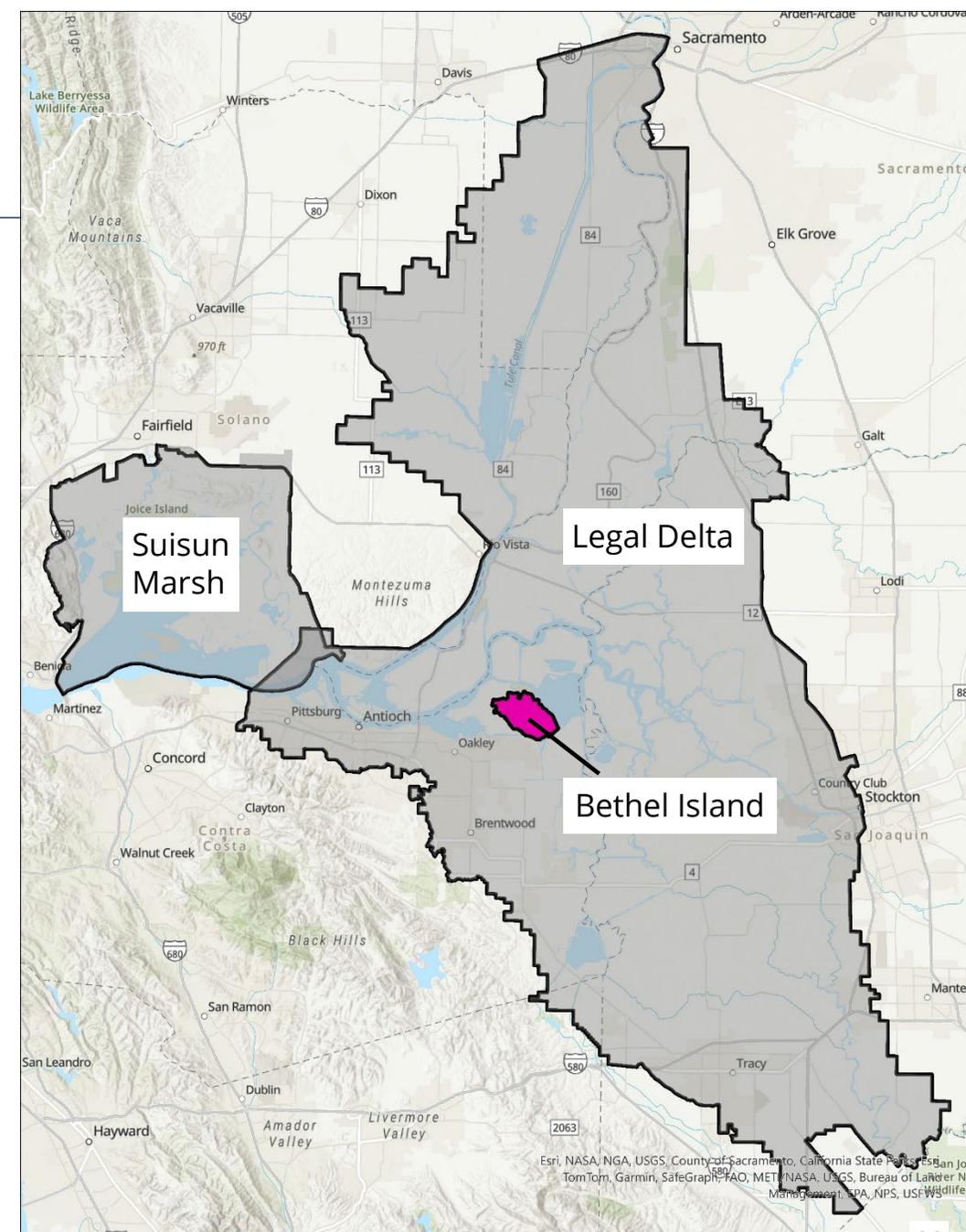
- Covered action authority
- Delta Plan Interagency Implementation Committee
- Performance measures

Amending the Delta Plan

- Setting priorities for state investment in Delta levees
- Promoting options for water management
- Weaving together a plan for ecosystem enhancement

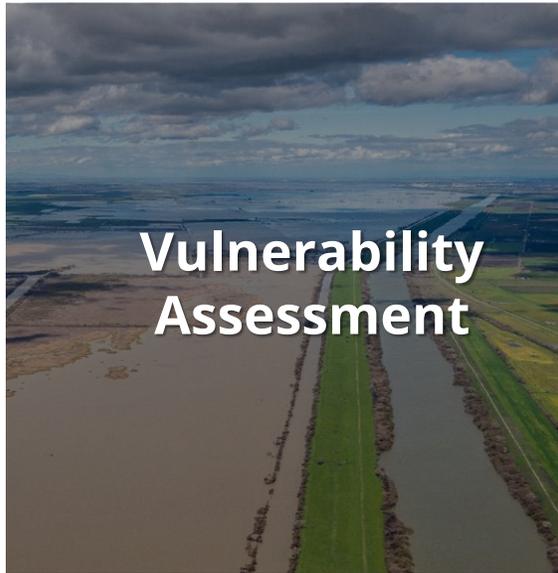
Connecting decision-makers with the best science

- Synthesis, peer review, identifying and funding high-priority science



Council Climate and TEJ Initiatives

Delta Adapts



Tribal and EJ Issue Paper



Build a network of community leaders



Identify environmental justice issues



Identify options to address those issues



**EXTREME
HEAT**

By 2050, increased temperatures in Bethel Island will lead to:



- **22** extreme heat days per year on average
- More **unhealthy** ozone days



Increased **cooling costs** for homes and businesses



Heat stress on landscapes and ecosystems



WILDFIRE

By 2050, increased temperatures and more frequent droughts will:



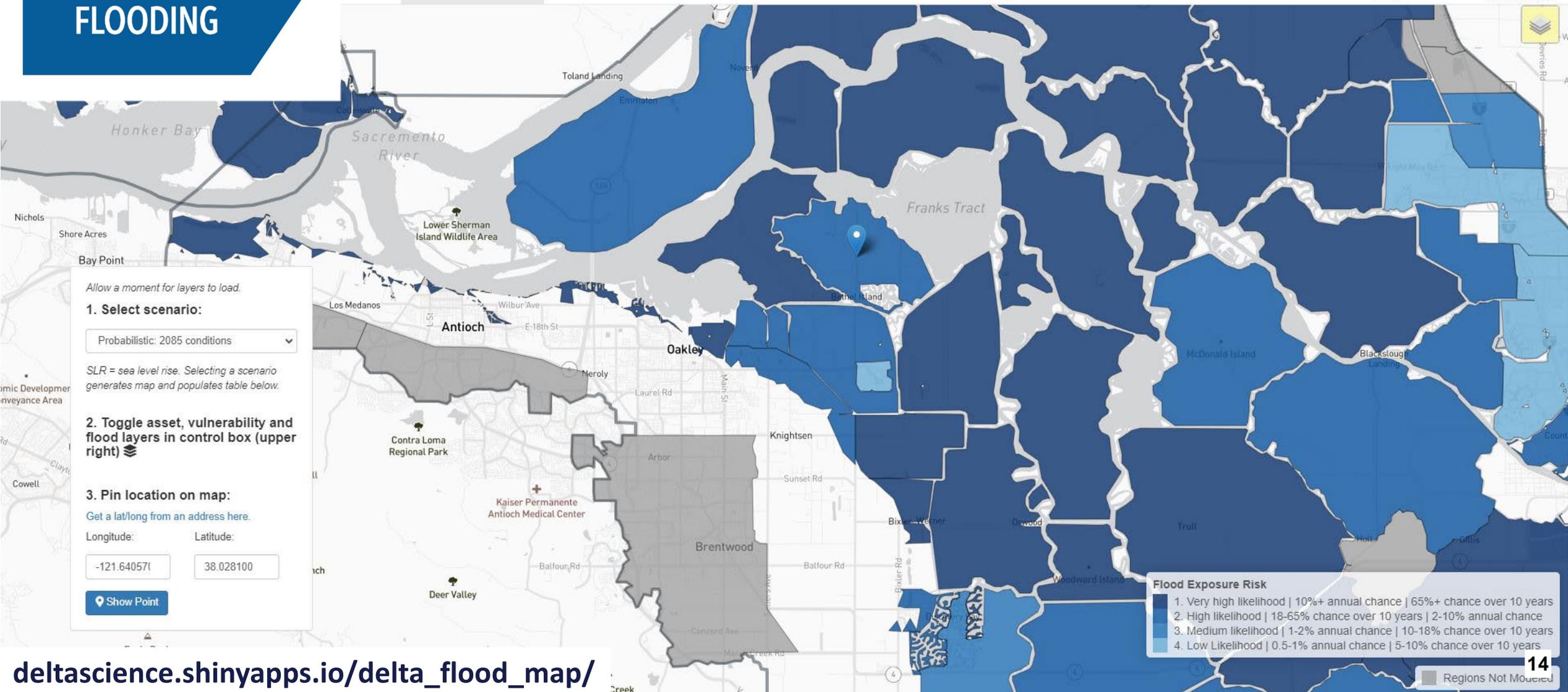
Increase the size and severity of remote wildfires, which will...



Increase the frequency and duration of **poor air quality days**



FLOODING



Allow a moment for layers to load.

1. Select scenario:

Probabilistic: 2085 conditions

SLR = sea level rise. Selecting a scenario generates map and populates table below.

2. Toggle asset, vulnerability and flood layers in control box (upper right)

3. Pin location on map:

Get a lat/long from an address here.

Longitude: Latitude:

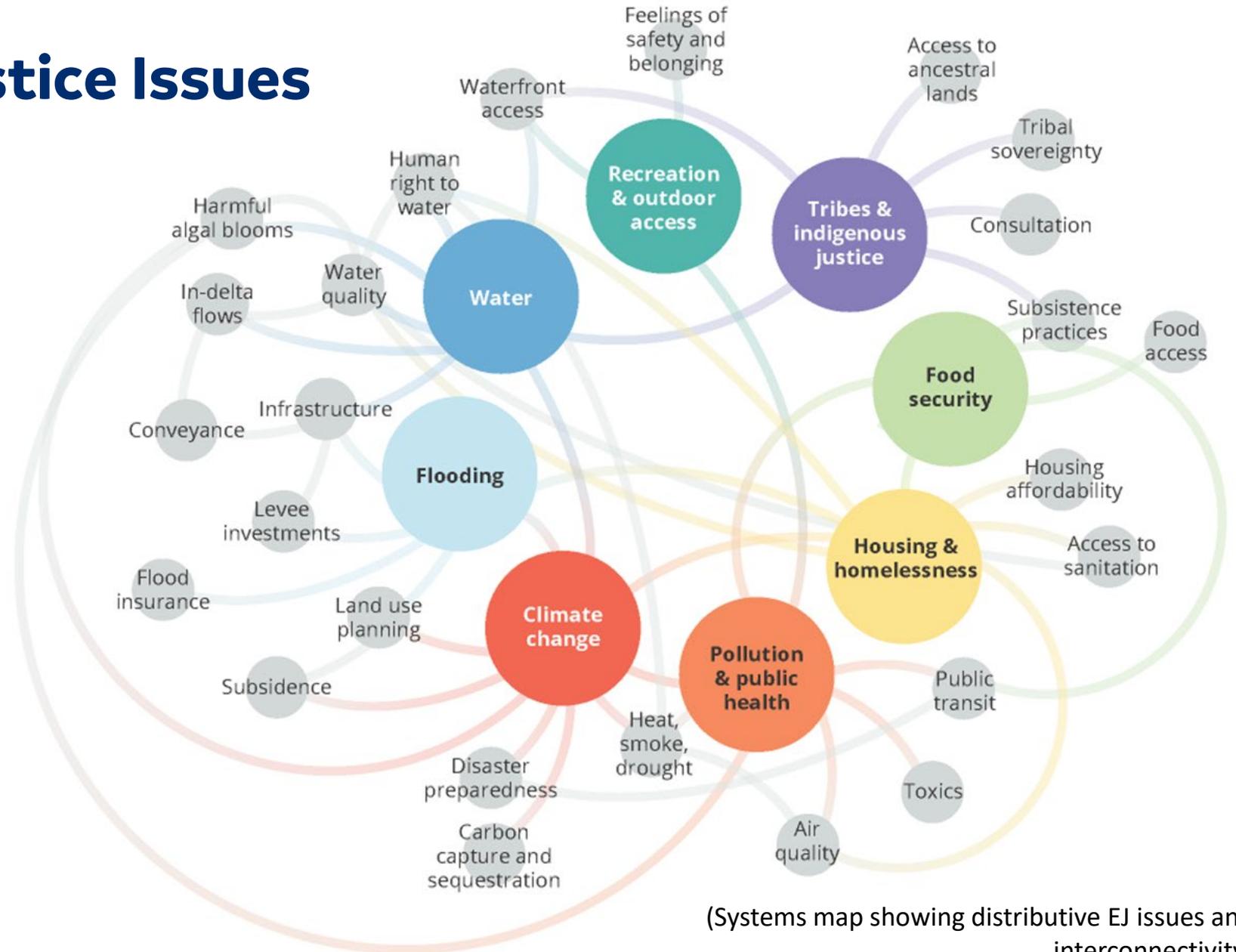
[Show Point](#)

Flood Exposure Risk

- 1. Very high likelihood | 10%+ annual chance | 65%+ chance over 10 years
- 2. High likelihood | 18-65% chance over 10 years | 2-10% annual chance
- 3. Medium likelihood | 1-2% annual chance | 10-18% chance over 10 years
- 4. Low Likelihood | 0.5-1% annual chance | 5-10% chance over 10 years

Environmental Justice Issues

“Everything is **connected**. When you change one thing, it will change another. We must use that **intersection** to build [broader] community with groups that are **not explicitly focused on the issue at hand.**”



(Systems map showing distributive EJ issues and interconnectivity)

Key vulnerabilities / issues relevant to Bethel Island

Key climate vulnerabilities



Increased flood risk: The risk of flooding is expected to increase with climate change.



Extreme heat: By mid-century, Bethel Island is projected to experience an average of 22 extreme heat days per year.



Wildfire: Bethel Island will likely experience more poor air quality events due to increased frequency and severity of remote wildfires.

Key EJ issues

- **Flood risk, adaptive capacity, & levee investments:** Concerns about development in flood-vulnerable areas, ability of vulnerable residents to evacuate and recover, & the need for levee improvements.
- **Drinking water quality & affordability:** Concerns about those reliant on small water systems or domestic wells lacking capacity to adequately treat their water.
- **Recreation & outdoor/greenspace access:** Bethel Island is among the Delta communities in which the percentage of the population residing within ½ mile of a park/open space is lower than the statewide average.

Regional-level adaptation strategies

Agriculture Strategies:

Equitable food system

Climate-smart farming

Diversification of revenue
on agricultural land

Strategic land retirement

Ecosystem Strategies:

Improve capacity of ecosystems to
adapt and thrive

Build capacity and partnerships for
ecosystem resilience

Protect ecosystems by halting and
reversing subsidence

Enhance urban ecosystem health

Regional-level adaptation strategies continued

Water Supply Strategies:

Reduce reliance on the Delta through conservation local water supply development

Increase storage of surface and groundwater supplies

Modify reservoir operations

Modify water quality standards

Modify water infrastructure

Flood Risk Reduction Strategies:

Develop climate-informed understanding Delta flood dynamics

Strengthen and upgrade Delta levee system

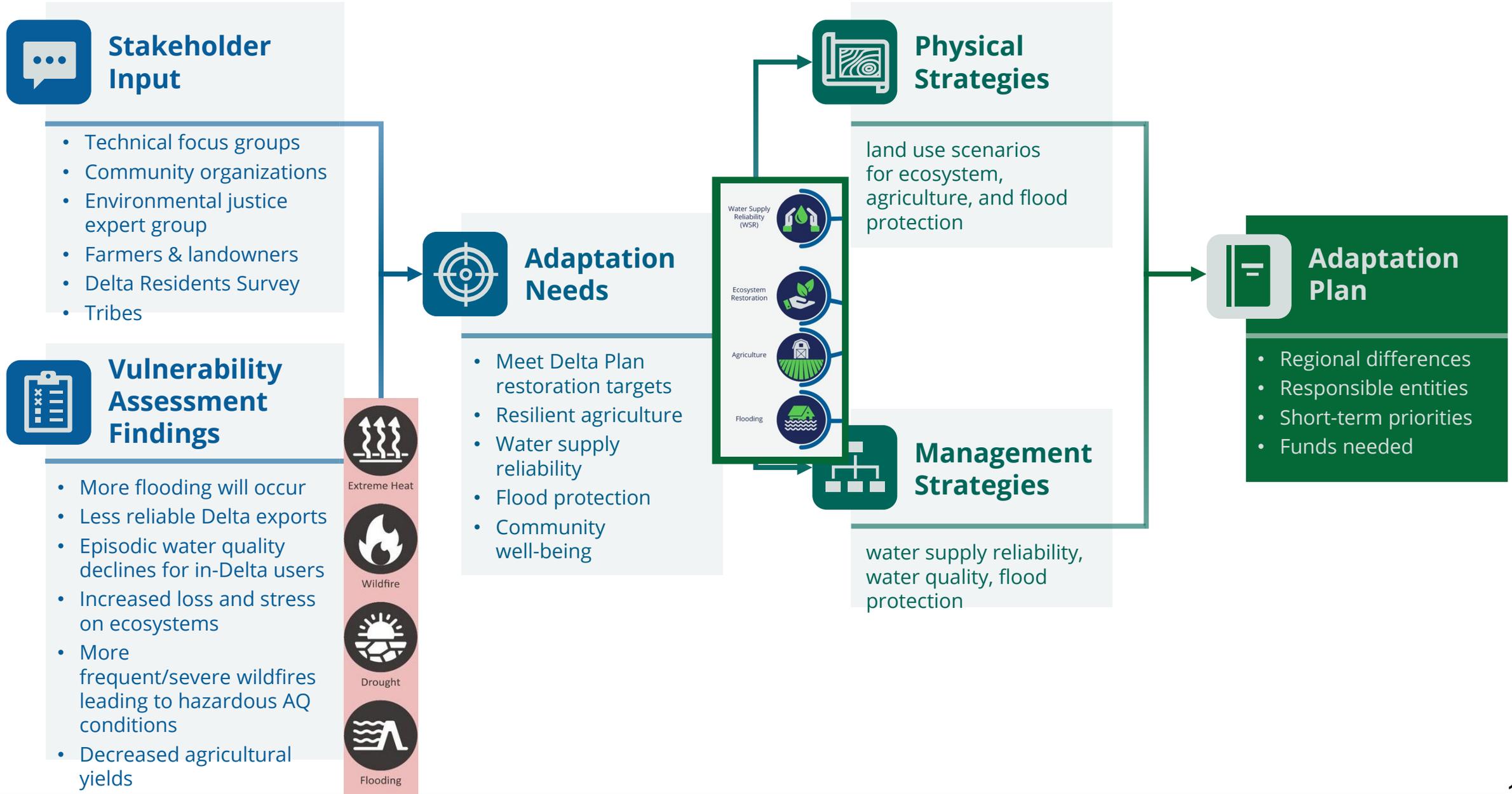
Restore ecosystems for flood mitigation

Improve emergency preparedness and risk communication

Manage and expand upstream water storage capability

Use adaptive urban planning and farming practices to reduce risk

Delta Adapts Adaptation Plan



Discussion Questions

- What are your initial reactions to the information presented?
- Are there other concerns or priorities related to climate change & EJ in Bethel Island that you'd like to see reflected in the final Adaptation Plan and/or TEJ issue paper?

Thank you!

climatechange@deltacouncil.ca.gov



Delta Stewardship Council
A CALIFORNIA STATE AGENCY

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Subscribe to the Council's listserv to receive updates at rb.gy/kzlh4



[@DeltaCouncil](https://twitter.com/DeltaCouncil)



[@deltastewardshipcouncil](https://www.instagram.com/deltastewardshipcouncil)



[Delta Stewardship Council](https://www.linkedin.com/company/delta-stewardship-council)



[@deltastewardshipcouncil](https://www.facebook.com/deltastewardshipcouncil)



Scan the QR code to visit the Delta Adapts webpage: deltacouncil.ca.gov/delta-plan/climate-change



Scan the QR code to visit the Council's EJ webpage: deltacouncil.ca.gov/environmental-justice



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-2642

Agenda Date: 9/10/2024

Agenda #: b.

Choose an item.

Meeting Date: 9/10/2024

Subject: ACR CDVR24-01035

Submitted For: BIMAC

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDVR24-01035 where the applicant requests a variance for a 12 ft. setback, where 20 ft secondary front setback is required, for a new 30-foot by 120-foot metal agricultural building on a substandard lot, building to be used for storage and minor maintenance of equipment.



AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p> <input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist </p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p> <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts </p> <p><u>LOCAL</u></p> <p> <input type="checkbox"/> Fire District _____ <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov <input type="checkbox"/> Consolidated – (email) fire@cccfdp.org <input type="checkbox"/> East CCC – (email) brodriguez@cccfdp.org <input type="checkbox"/> Sanitary District _____ <input type="checkbox"/> Water District _____ <input type="checkbox"/> City of _____ <input type="checkbox"/> School District(s) _____ <input type="checkbox"/> LAFCO <input type="checkbox"/> Reclamation District # _____ <input type="checkbox"/> East Bay Regional Park District <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD <input type="checkbox"/> MAC/TAC _____ <input type="checkbox"/> Improvement/Community Association <input type="checkbox"/> CC Mosquito & Vector Control Dist (email) </p> <p><u>OTHERS/NON-LOCAL</u></p> <p> <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta <input type="checkbox"/> Native American Tribes </p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p> <input type="checkbox"/> Active Fault Zone (Alquist-Priolo) LIQUEFACTION <input type="checkbox"/> Flood Hazard Area, Panel # _____ <input type="checkbox"/> 60-dBA Noise Control <input type="checkbox"/> CA EPA Hazardous Waste Site High or Very High FHSZ </p> <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>_____</p> <p>Print Name _____</p> <p>_____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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Planning Application Summary

County File Number: CDVR24-01035

File Date: 7/30/2024

Applicant:

Garry Baker GLB architects
18029 Riverside Drive
Sonoma, CA 95476

glb@glbarchitects.com
(707) 938-8844

Property Owner:

LUCAS JONES
PO BOX 1355 7255 Piper Road
BETHEL ISLAND, CA 94511

lucas@incomplianceservices.com
(925) 852-9827

Project Description:

The applicant requests a Variance for a 12 ft. setback, where 20 ft. secondary front setback is required, for a new 30-foot by 120-foot metal agricultural building on a substandard lot, building to be used for storage and minor maintenance of equipment.

Project Location: (Address: 7255 PIPER RD, BETHEL ISLAND, CA 945110827), (APN: 029072004)

Additional APNs:

General Plan Designation(s): SL

Zoning District(s): "A-2, -FH"

Flood Hazard Areas: AE

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

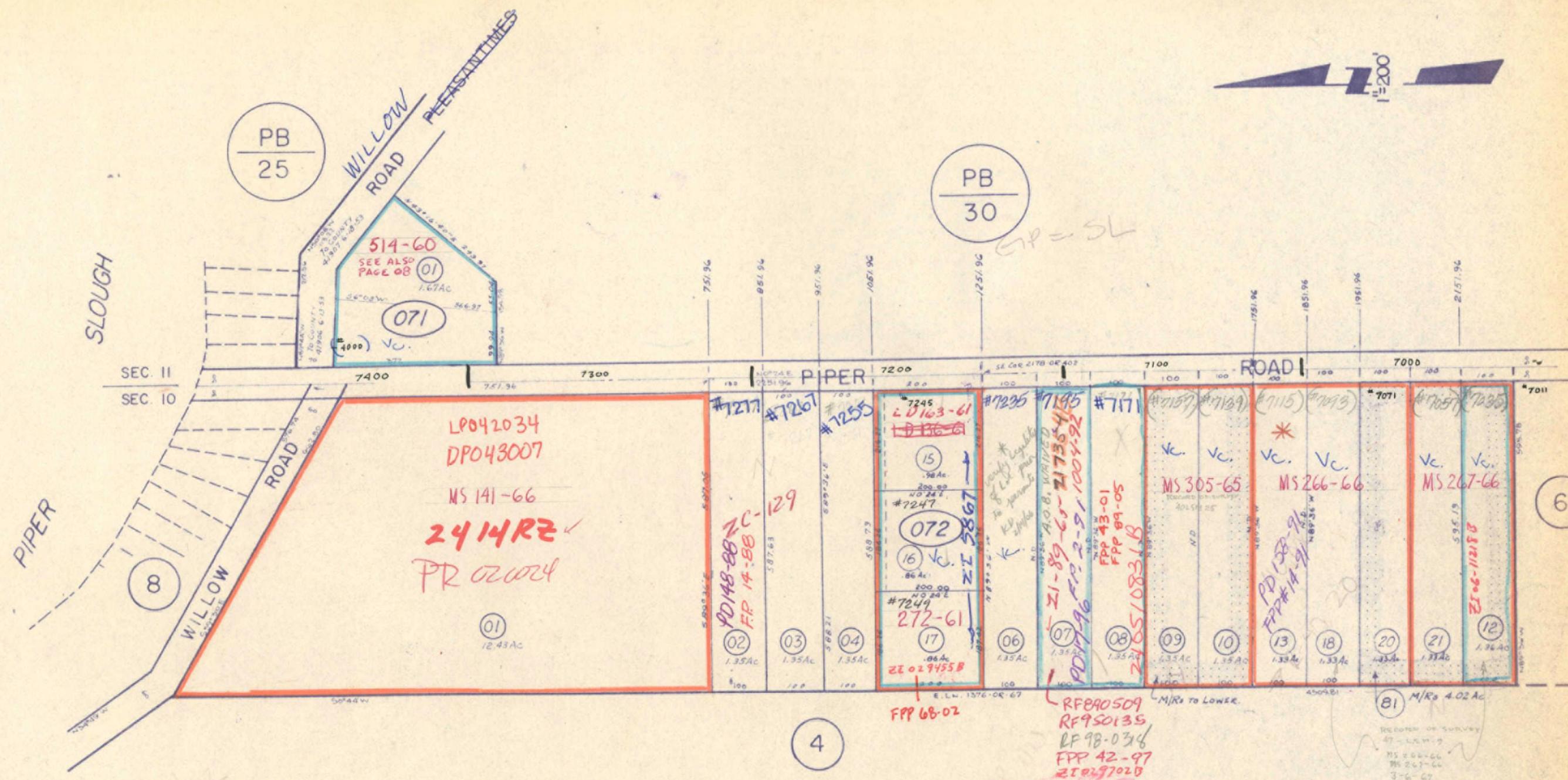
Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site:

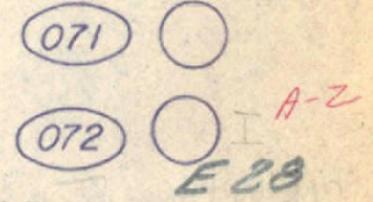
Fees:

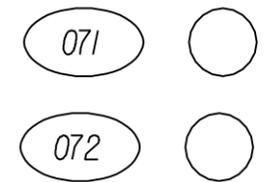
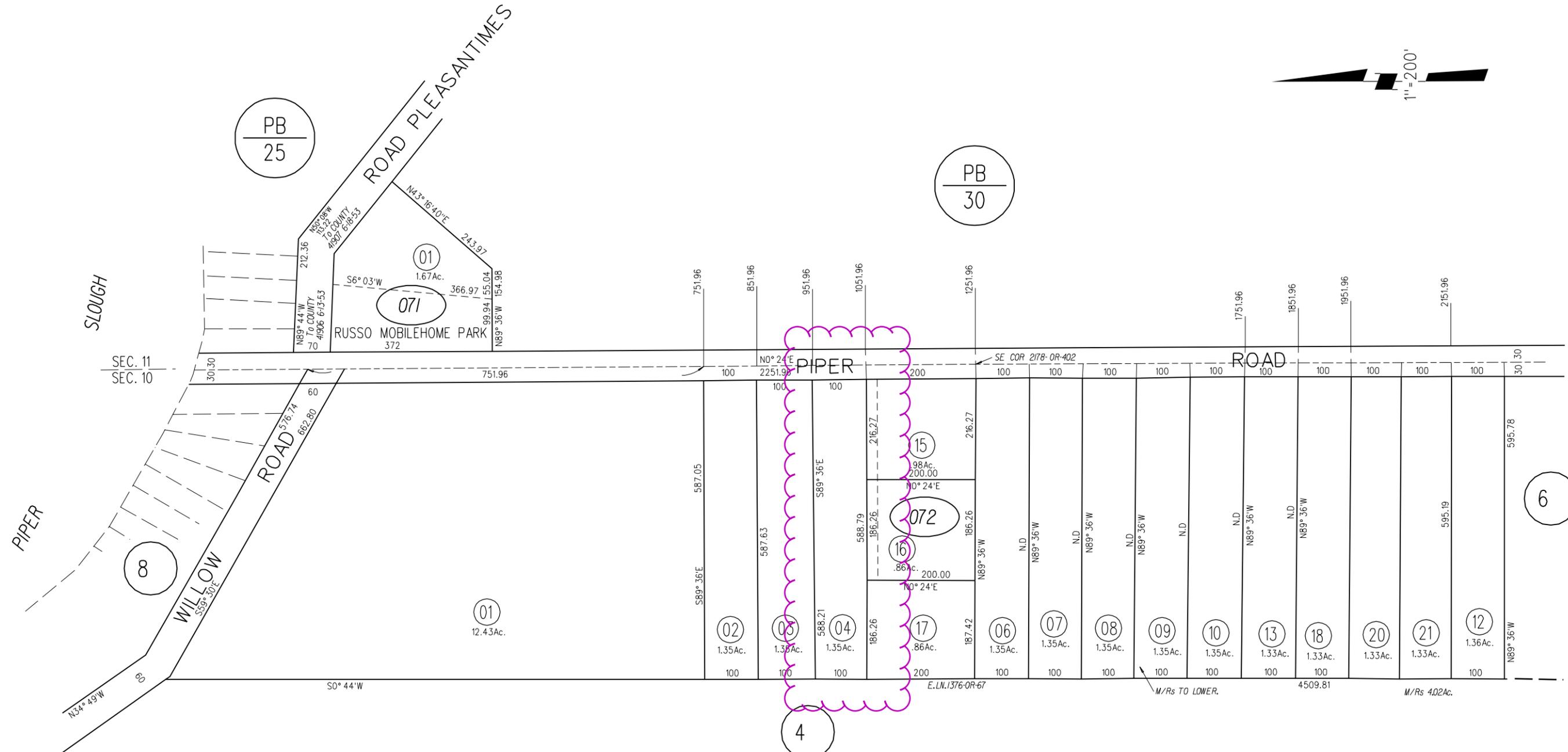
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

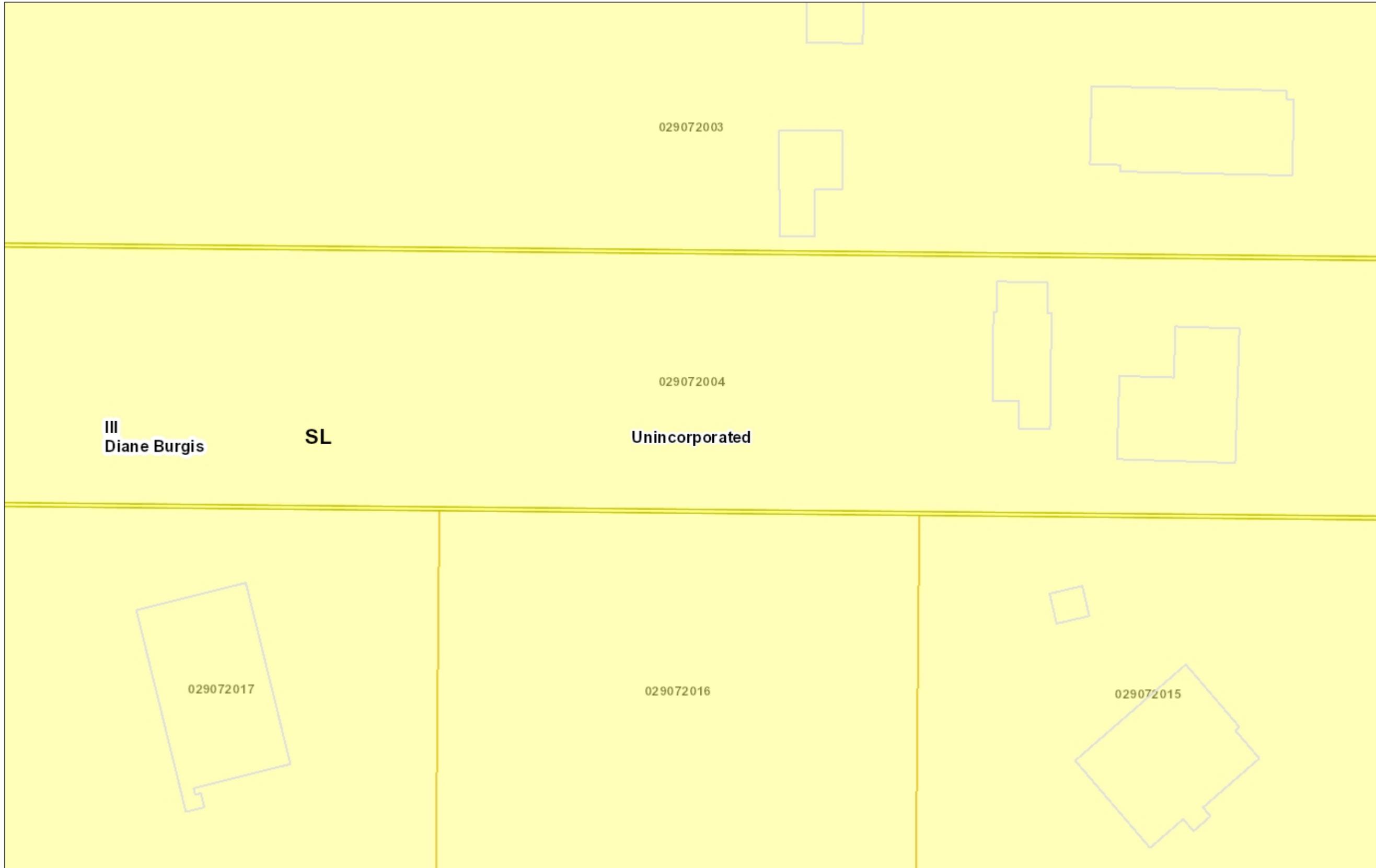


R.D. FEE

JERSEY 649 }
BOWL 427 } 13-310







Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - Vi
- MS (Multiple Family Residential - Vi
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Star
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

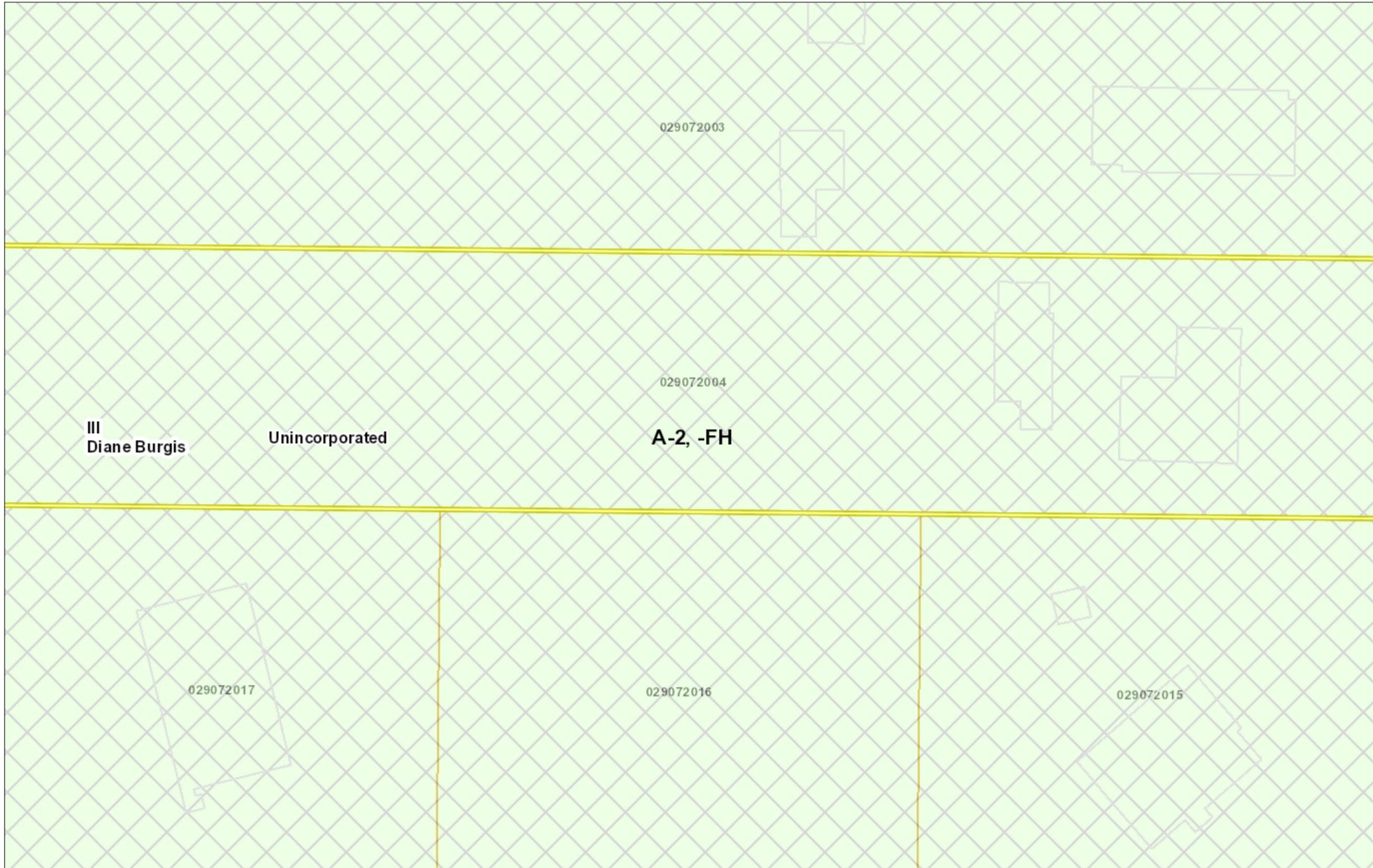
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

Zoning: A-2, -FH



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning
 - R-6 (Single Family Residential)
 - R-6, -FH -UE (Flood Hazard and A
 - R-6 -SD-1 (Slope Density Hillside I
 - R-6 -TOV -K (Tree Obstruction anc
 - R-6, -UE (Urban Farm Animal Excl
 - R-6 -X (Railroad Corridor Combinir
 - R-7 (Single Family Residential)
 - R-7 -X (Railroad Corridor Combinir
 - R-10 (Single Family Residential)
 - R-10, -UE (Urban Farm Animal Exc
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Urban Farm Animal Exc
 - R-40 (Single Family Residential)
 - R-40, -FH -UE (Flood Hazard and A
 - R-40, -UE (Urban Farm Animal Exc
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1 -T (Transitional Combining Dist
 - D-1, -UE (Urban Farm Animal Excl
 - M-12 (Multiple Family Residential)
 - M-12 -FH (Flood Hazard Combinin
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - F-R (Forestry Recreational)
 - F-R -FH (Flood Hazard Combinin
 - F-1 (Water Recreational)
 - F-1 -FH (Flood Hazard Combinin
 - A-2 (General Agriculture)

1: 564



0.0 0 0.01 0.0 Miles

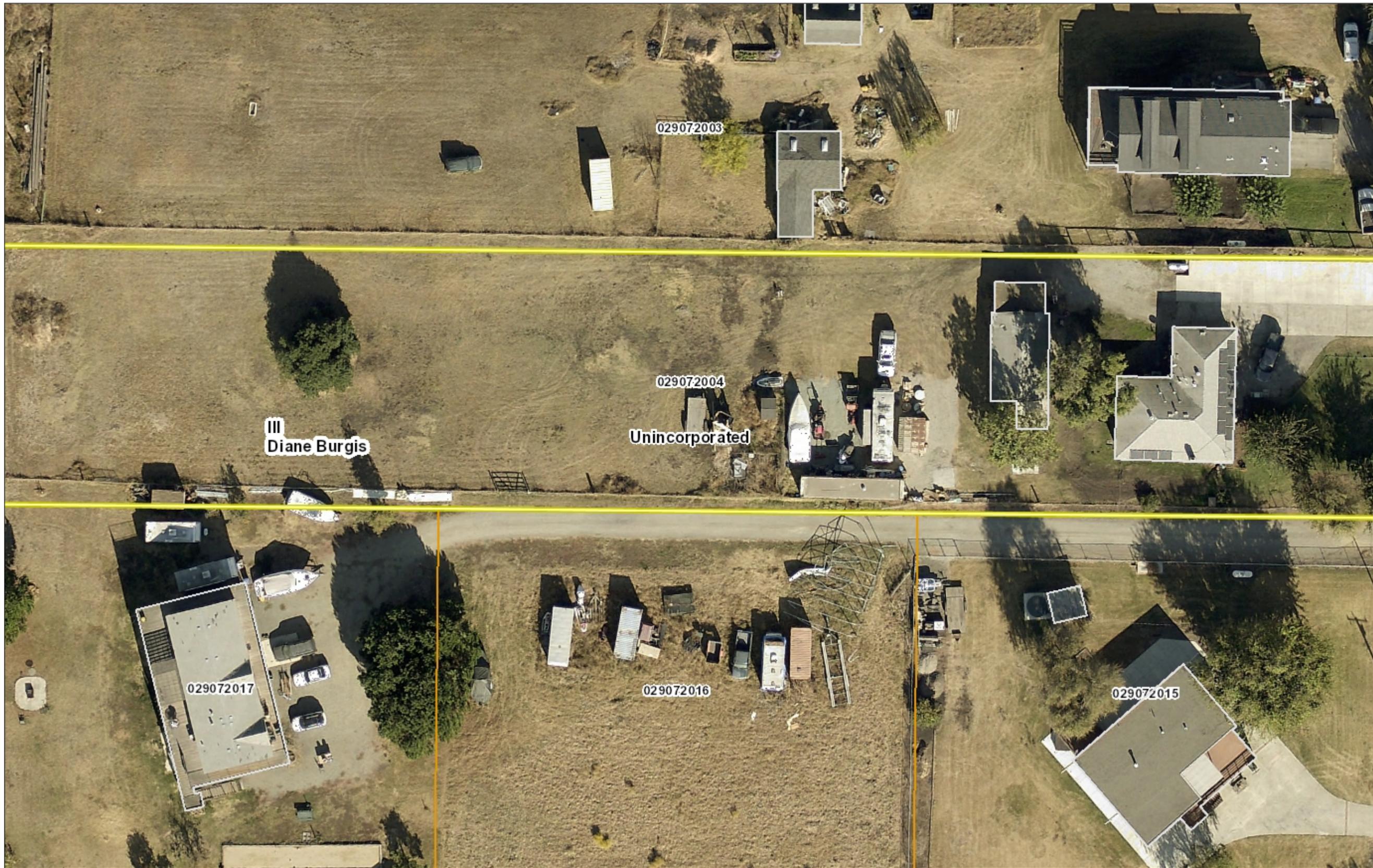
WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Board of Supervisors' Districts
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
- Citations



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 564



Notes

Contra Costa County -DOIT GIS

RECEIVED on 7/30/2024 CDVR24-01035
 By Contra Costa County
 Department of Conservation and Development

JONES AGRICULTURAL BARN

7255 PIPER ROAD, BETHEL ISLAND

PROJECT NAME

LUCAS JONES
 AGRICULTURAL BARN

7255 PIPER ROAD
 BETHEL ISLAND, CA, 94511

029-072-004-4

GLB
 architects

18029 RIVERSIDE DRIVE
 Sonoma, CA 95476-4291
 707938 2586 voice
 707996 5185 fax
 glb@glbarchitects.com

ABBREVIATIONS

&	AND	DWR.	DRAWER	PTN.	PARTITION
∠	ANGLE	(e)	EXISTING	P.G.	PAINT GRADE
⊙	AT	ELEV.	ELEVATION	RAD.	RADIUS
○	CENTER LINE	E.A.	EACH	REF.	REFERENCE
⊥	ROUND	ELEC.	ELECTRICAL	REFR.	REFRIGERATOR
#	PERPENDICULAR	F.E.C.	FIRE EXTINGUISHER CABINET	REINF.	REINFORCE
#	NUMBER	F.H.C.	FIRE HOSE CABINET	REQ.	REQUIRED
ALUM.	ALUMINUM	FIN.	FINISH	REQM'T.	REQUIREMENT
A.C.	AIR CONDITIONING	FLR.	FLOOR	REV.	REVISION
ACOUS.	ACOUSTICAL	FLUOR.	FLUORESCENT	RM.	ROOM
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	S.	SOUTH
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUDS	S.C.	SOLID CORE
BD.	BOARD	FT.	FOOT OR FEET	SCHED.	SCHEDULE
BLDG.	BUILDING	FURR.	FURRING	SECT.	SECTION
BLK.	BLOCK	FUT.	FUTURE	SHT.	SHEET
BLKG.	BLOCKING	GA.	GAUGE	SIM.	SIMILAR
BRKT.	BRACKET	G.B.	GRAB BAR	SL.	SLIDING
B.U.	BUILT-UP	G.D.	GARBAGE DISPOSAL	SPEC.	SPECIFICATION
CAB.	CABINET	G.F.I.	GROUND FAULT INTERRUPTER	SQ.	SQUARE
CEM.	CEMENT	GL.	GLASS	STD.	STANDARD
CER.	CERAMIC	GND.	GROUND	STL.	STEEL
C.G.	CORNER GUIDE	GYP.	GYPNUM	STOR.	STORAGE
CLG.	CEILING	H.C.	HOLLOW CORE	SUSP.	SUSPENDED
CLKG.	CAULKING	HDR.	HEADER	T.O.S.	TOP OF STEEL
CLO.	CLOSET	HDWR.	HARDWARE	T.O.F.	TOP OF FINISH
CLR.	CLEAR	H.V.A.C.	HEATING, VENTILATION, & AIR CONDITIONING	TEL.	TELEPHONE
CNTR.	COUNTER	HGT.	HEIGHT	THK.	THICK
COL.	COLUMN	H.M.	HOLLOW METAL	TYP.	TYPICAL
CONC.	CONCRETE	HR.	HOUR	U.O.N.	UNLESS OTHERWISE NOTED
CONN.	CONNECTION	JAN.	JANITOR	W/	WITH
CONSTR.	CONSTRUCTION	KIT.	KITCHEN	WD.	WOOD
CONT.	CONTINUOUS	LAM.	LAMINATE		
CORR.	CORRIDOR	LAV.	LAVATORY		
CTR.	CENTER	LT.	LIGHT		
DBL.	DOUBLE	MAX.	MAXIMUM		
DEPT.	DEPARTMENT	MTL.	METAL		
DET.	DETAIL	MECH.	MECHANICAL		
D.F.	DRINKING FOUNTAIN	(N)	NEW		
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT		
DIM.	DIMENSION	O.C.	ON CENTER		
DN.	DOWN	P.B.O.	PROVIDED BY OWNER INSTALLED BY CONTRACTOR		
DR.	DOOR	PR.	PAIR		
D.W.	DISH WASHER	PT.	POINT		
DWG.	DRAWING				

SHEET INDEX

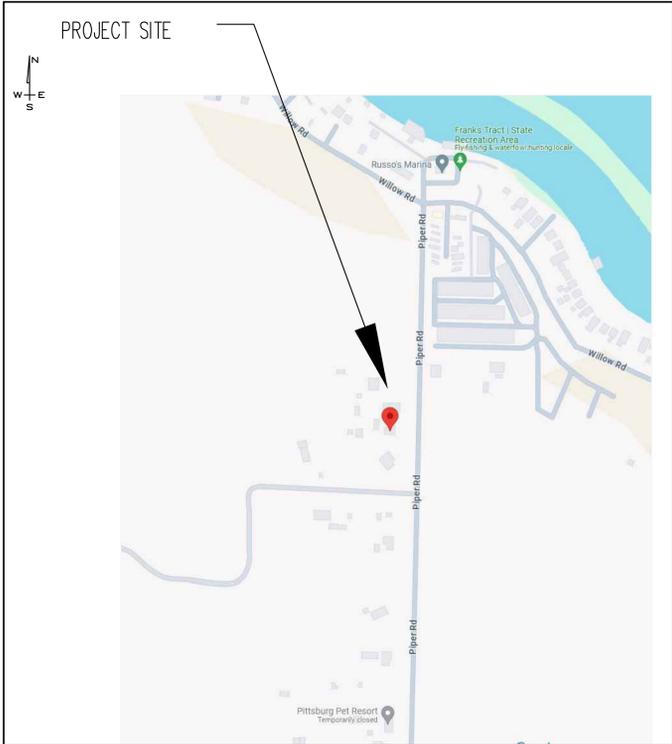
ARCHITECTURAL	STRUCTURAL
A0 COVER SHEET	
A2.1 SITE PLANS	
A2.2 FLOOR PLANS	
A2.3 ELEVATIONS, POWER PLAN	

PROJECT INFORMATION

ADDRESS 7255 PIPER ROAD
 OWNER LUCAS JONES
 PARCEL # 029-072-004-4
 TENANT
 SITE AREA 1.35 ACRE
 OCCUPANCY U AGRICULTURE
 CONSTRUCTION V-B (EXISTING)
 HEIGHT 20'-2"
 AREA 3,000 SF

SPRINKLERS THE BUILDING IS NOT SPRINKLERED.
 SCOPE OF WORK PRE-ENGINEER METAL BARN ON CONCRETE SLAB

AREA MAP



REFERENCE SYMBOLS LEGEND

	ELEVATION REFERENCE DETAIL NUMBER SHEET NUMBER		ROOM REFERENCE ROOM DESIGNATION ROOM NUMBER
	ENLARGED DETAIL REFERENCE DETAIL NUMBER SHEET NUMBER		NORTH REFERENCE
	DETAIL REFERENCE DETAIL NUMBER SHEET NUMBER		WALL TYPE REFERENCE WALL TYPE NUMBER
	SECTION REFERENCE DETAIL NUMBER SHEET NUMBER		FLUSH
	COLUMN GRID REFERENCE COLUMN GRID DESIGNATION		
	FINISH ELEVATION WORK POINT		
	DOOR REFERENCE DOOR NUMBER DESIGNATION		
	KEY NOTE REFERENCE NOTE NUMBER		

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CONTRA COSTA COUNTY CODE AS WELL AS THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, THE 2022 PLUMBING CODE, 2022 ELECTRICAL CODE, 2022 MECHANICAL CODE, AND 2022 TITLE 24 ENERGY EFFICIENCY STANDARDS AS WELL AS THE 2022 EDITION OF THE CALIFORNIA FIRE CODE AND THE 2022 CCR TITLE 24 BUILDING STANDARDS CODE. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- MECHANICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OMC PLUMBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CPC; ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND
- VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED FOR A COMPLETELY FINISHED PROJECT.
- INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE ICBO REPORTS. FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
- DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
- THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL PER THE CALIFORNIA BUILDING CODE.
- REMOVE EXISTING GYP. WALL BOARD AS NECESSARY AND REPLACE WITH FIRECODE TYPE X AS REQUIRED TO PROVIDE ONE HOUR RATED CONSTRUCTION.
- THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR UNDERGROUND UTILITIES NOR FOR THE EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY & PROVIDE UTILITY LOCATION SERVICES AS REQUIRED TO OBTAIN THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF THE UTILITY LINES, CONDUITS, PIPING, ETC.. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE NECESSARY PROBES, AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH THE PROPOSED WORK.
- CONFLICTS IN THE CONTRACT DOCUMENTS: IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT.
- PROVIDE MATERIALS AND SERVICES AS SPECIFIED. ANY AND ALL DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS MUST REVIEW WITH THE ARCHITECT PRIOR TO COMMENCING THAT PART OF THE WORK.

DEFERRED SUBMITTAL ITEMS: (IF NEEDED)
 DESIGN DOCUMENTS (PLANS, DETAILS, CALCULATIONS, ETC.) FOR ALL DEFERRED ITEMS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO FABRICATION AND ERECTIONS OF THE ITEMS. IN ADDITION, THE PROJECT DESIGNER, ARCHITECT OR ENGINEER OF RECORD SHALL PROVIDE SIGNED CONFIRMATION THAT THE DOCUMENTS FOR THE DEFERRED ITEMS HAVE BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE PROJECT DESIGN INTENT.

ELECTRICAL
 ENGINEERING AND ASSEMBLY DETAILS AND SPECIFICATION FOR BARN



NO.	DATE	ISSUES AND REVISIONS BY
1	7/16/24	PLAN CHECK GLB

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER 2024-09

PROJECT NAME JONES BARN

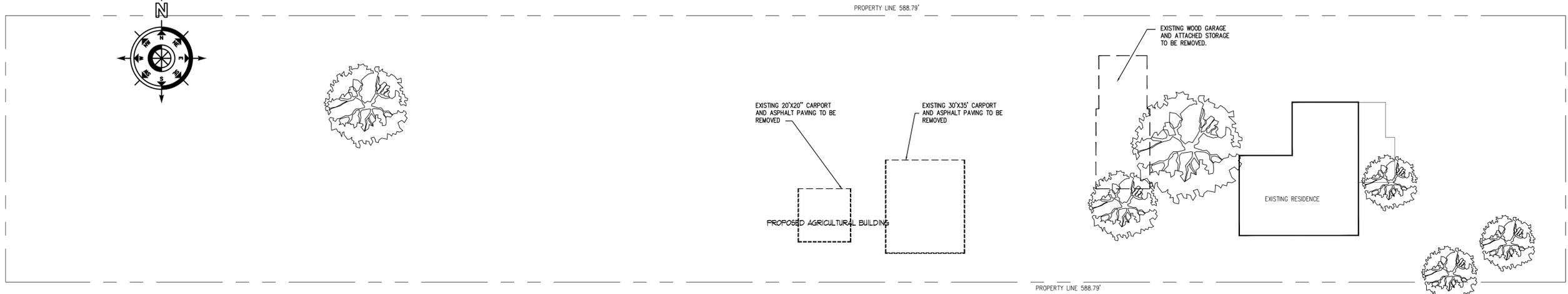
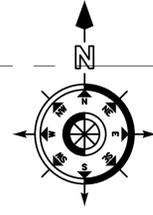
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TITLE PAGE

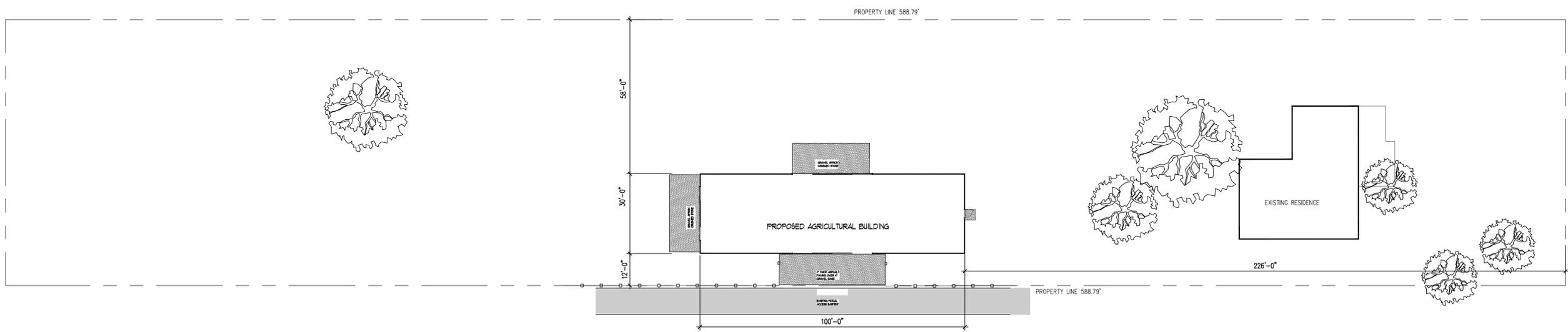
SHEET NUMBER

A0

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



1 EXISTING SITE PLAN
SCALE: 1"=20'



2 PROPOSED SITE PLAN
SCALE: 1"=20'

NO.	DATE	ISSUES AND REVISIONS	BY

DATE: 07.15.24

SCALE: AS NOTED

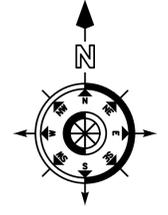
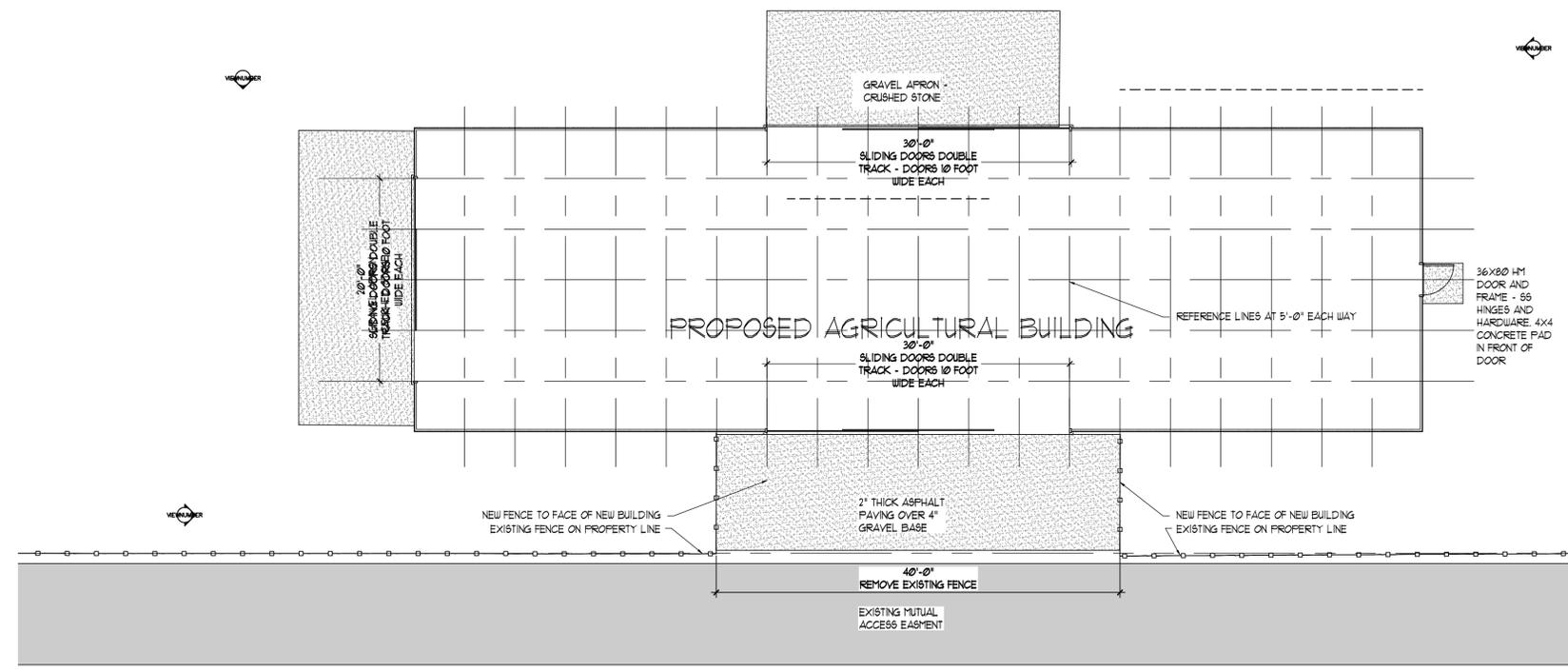
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PROJECT NAME: JONES BARN

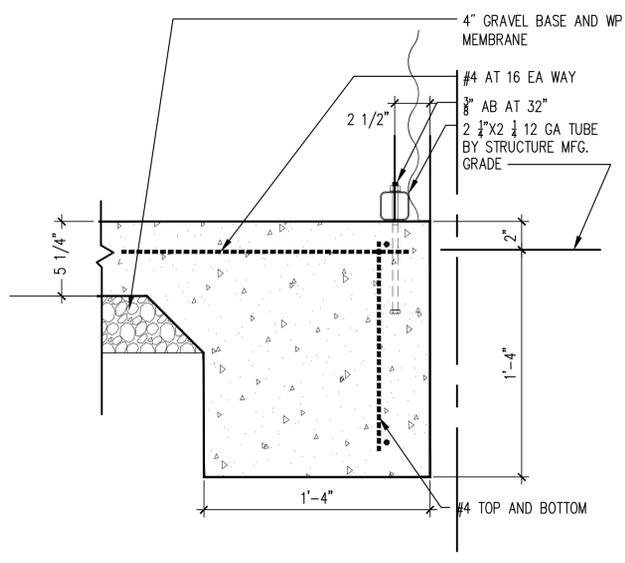
DESCRIPTION:
PROPOSED SITE PLAN
EXISTING SITE PLAN

SHEET NUMBER:
A2.1

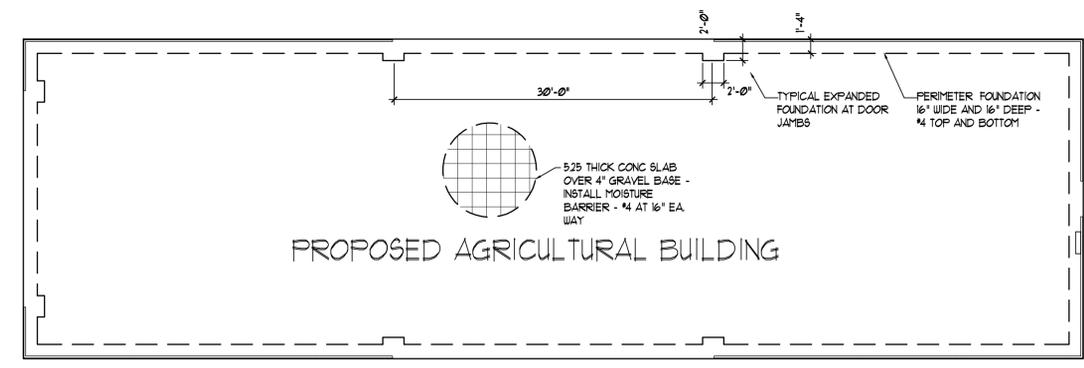
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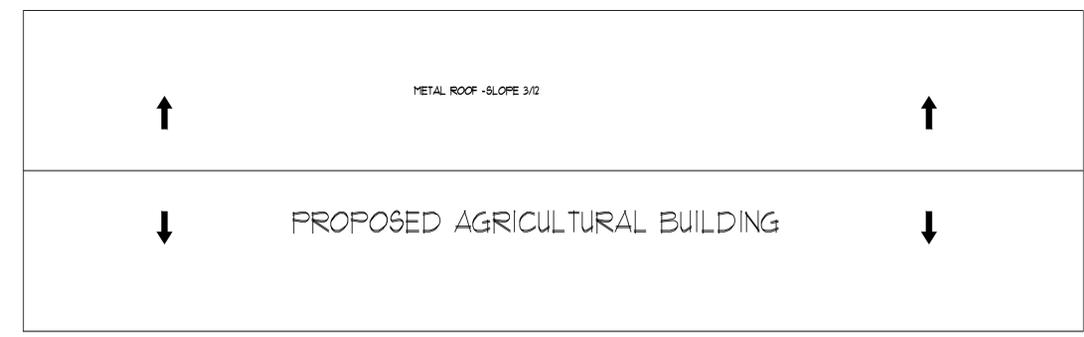
1 FLOOR PLAN
SCALE: 1/8"=1'-0"



4 SLAB EDGE
SCALE: 3/4"=1'-0"



2 FOUNDATION PLAN
SCALE: 1/8"=1'-0"



3 ROOF PLAN
SCALE: 1/8"=1'-0"

NO.	DATE	ISSUES AND REVISIONS	BY

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER: 2024-09

PROJECT NAME: JONES BARN

DESCRIPTION: FLOOR PLAN

FOUNDATION-ROOF PLAN

SHEET NUMBER: A2.2

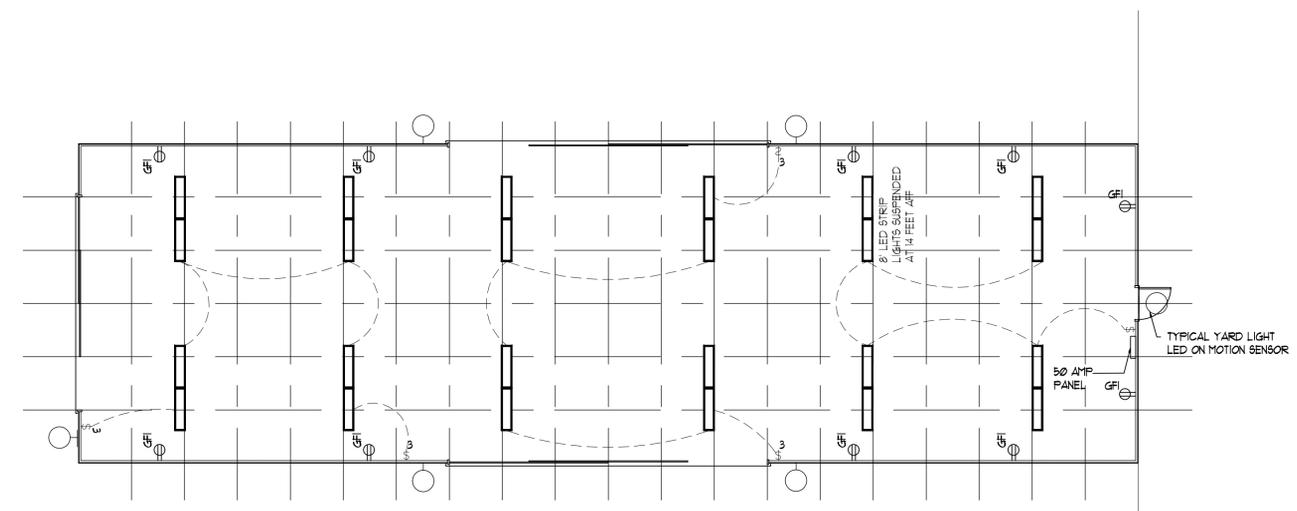
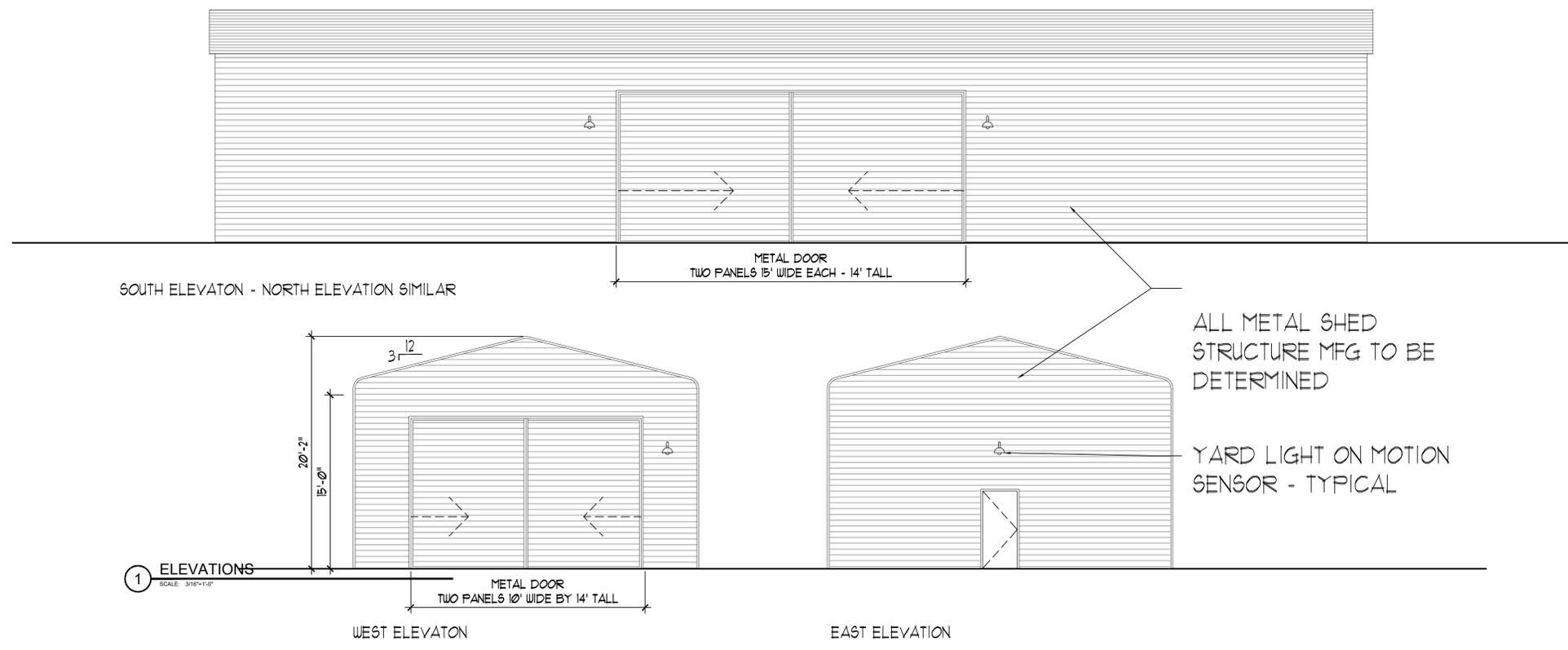
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LUCAS JONES
AGRICULTURAL BARN

7255 PIPER ROAD
BETHEL ISLAND, CA, 94511

GLB
architects

18029 Riverside Drive
Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com



NO.	DATE	ISSUES AND REVISIONS	BY
-----	------	----------------------	----

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER: 2024-09

PROJECT NAME: JONES BARN

DESCRIPTION: POWER PLAN ELEVATIONS

SHEET NUMBER: A2.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF THE ARCHITECT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-2643

Agenda Date: 9/10/2024

Agenda #: c.

Choose an item.

Meeting Date: 9/10/24

Subject: ACR CDMS24-00015

Submitted For: BIMAC

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDMS24-00015 where the applicant requires Minor Subdivision permit approval for the division of a 0.517 acre lot. They are proposing three (3) parcels ranging from 6,798 sqft to 8,016 sqft. The subject property consists of lots 263, 264, and 265 of Tract 6013 in the Delta Coves Area.



Planning Application Summary

County File Number: CDMS24-00015

File Date: 8/1/2024

Applicant:

Owen Poole SDC Delta Coves LLC
151 Spyrock Court
Walnut Creek, CA 94595

owen@realestatesvs.com
(925) 933-4928

Property Owner:

Owen Poole
151 Spyrock Court
Walnut Creek, CA 94595

owen@realestatesvs.com
(925) 933-4928

Project Description:

The applicant requests Minor Subdivision permit approval for the division of a 0.517 acre lot. They are proposing three (3) parcels ranging from 6,798 sqft to 8,016 sqft. The subject property consists of lots 263, 264, and 265 of Tract 6013 in the Delta Coves area.

Project Location: (Address: 485 HALCYON PL, BETHEL ISLAND, CA 945111122), (APN: 031210060)

Additional APNs:

General Plan Designation(s): SL

Zoning District(s): "P-1, -FH -UE"

Flood Hazard Areas: See Map

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

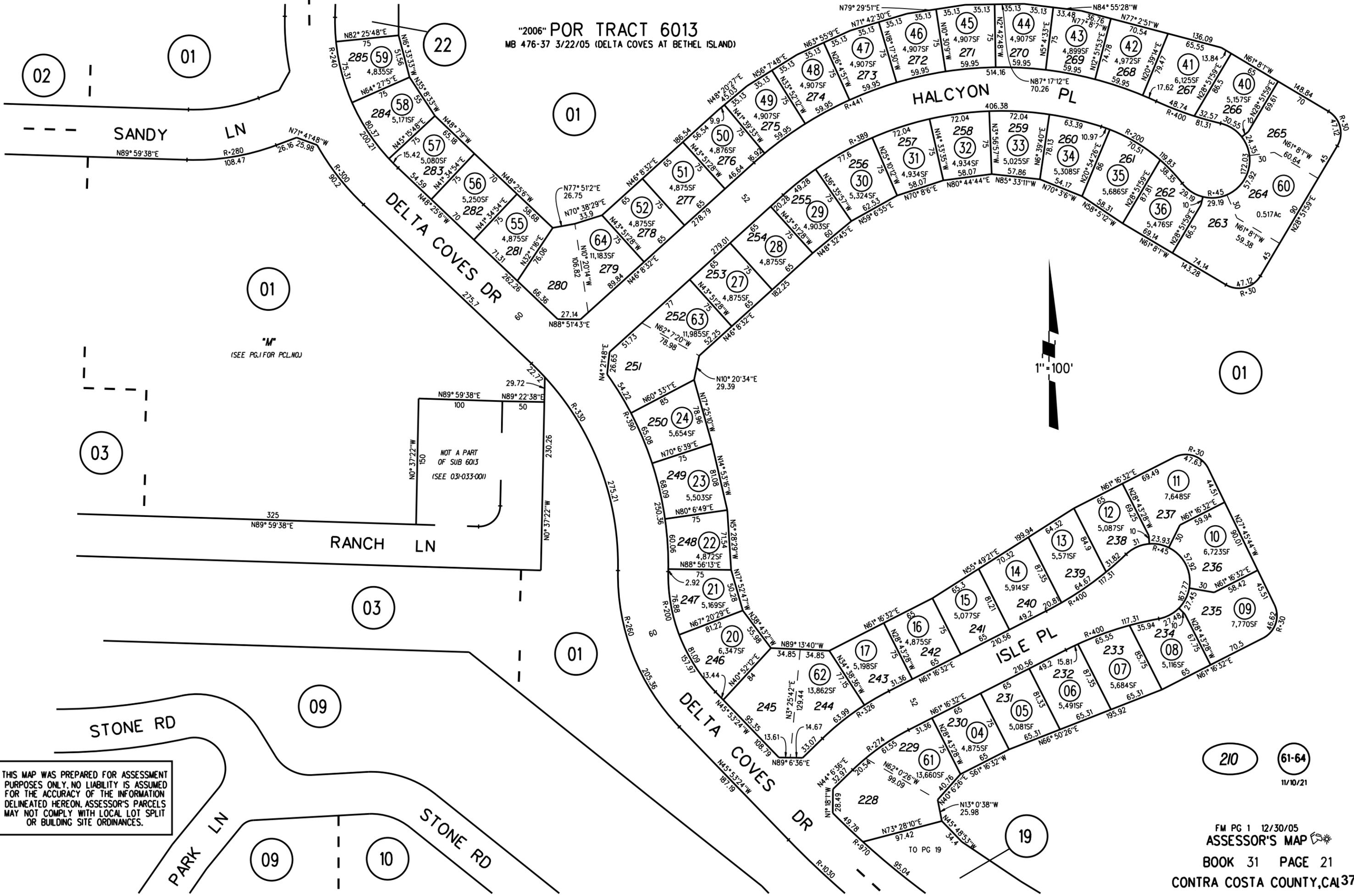
Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site:

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
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
Total:			7662.00	7662.00

"2006" POR TRACT 6013
 MB 476-37 3/22/05 (DELTA COVES AT BETHEL ISLAND)



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.

NOT A PART OF SUB 6013
 (SEE 031-033-001)

11/10/21



Map Legend

- Assessment Parcels
- General Plan**
- SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
- WA (Water)
- Unincorporated
- Board of Supervisors' Districts
- Supervisors' Districts

0 0 0.01 0.02 mi



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 inquires to the appropriate department.

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



Zoning



Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- P-1 -FH (Flood Hazard Combining District)
- P-1 -FH -UE (Flood Hazard and Animal Exclusion)
- Unincorporated
- Board of Supervisors' Districts



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Map Legend

- Assessment Parcels
- Unincorporated



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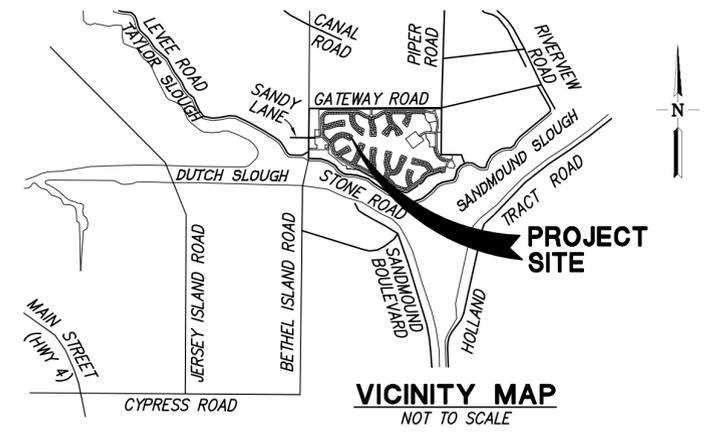
Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

RECEIVED on 08/01/2024 CDMS24-00015
 By Contra Costa County
 Department of Conservation and Development

SUBDIVISION _____ DELTA COVES PARCEL MAP

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON
 THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED
 RECORDED AS DOCUMENT NO. 2021-0105962
 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
 CALIFORNIA
 RUGGERI-JENSEN-AZAR
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 PLEASANTON, CALIFORNIA
 JULY 2024



OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE MAP BOUNDARY ON THIS MAP, ENTITLED "SUBDIVISION _____, DELTA COVES PARCEL MAP", CONTRA COSTA COUNTY, CALIFORNIA, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

OWNER: ANDREW COON

DATE: _____ BY: _____
 ANDREW COON

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
 COUNTY OF _____)

ON _____, 202__, BEFORE ME, _____,
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO PROVED TO ME
 ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THE SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE: _____
 PRINT NAME: _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 PRINCIPAL COUNTY OF BUSINESS: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202__, AT _____ M.
 IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF
 FIRST AMERICAN TITLE COMPANY.

DOCUMENT NO. _____ KRISTIN B. CONNELLY
 COUNTY RECORDER

BY: _____
 DEPUTY COUNTY RECORDER

G:\LBER2013\131019\SURVEY\CAD FILES\PARCEL MAP\PARCEL.MXD 7/2/2024 9:21:15 AM ALAN MULLEN

RECEIVED on 08/01/2024 CDMS24-00015
By Contra Costa County
Department of Conservation and Development

SUBDIVISION _____ DELTA COVES PARCEL MAP

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON
THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED
RECORDED AS DOCUMENT NO. 2021-0105962
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JULY 2024

TRUSTEE'S STATEMENT

THE UNDERSIGNED, OLIVIA TODD, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENT AND FIXTURE FILING RECORDED ON NOVEMBER 5, 2021 AS DOCUMENT NO. 2021-0309663 IN THE OFFICIAL RECORDS OF CONTRA COSTA COUNTY, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON THE _____ DAY OF _____, 202_.

OLIVIA TODD

BY: _____
NAME

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDC DELTA COVES, LLC, IN MAY 2024, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



SCOTT A. SHORTLIDGE, L.S. NO. 6441 DATE _____

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION AND ANY APPROVED ALTERATIONS THEREOF UPON WHICH THIS FINAL MAP IS BASED.

JOHN KOPCHIK
DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

BY: _____ DATE: _____, 202_
DEPUTY

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 202_, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE: _____
PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



DANA M. TREZISE, P.L.S. 7438 DATE _____
INTERIM COUNTY SURVEYOR

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I DO HEREBY STATE AS CHECKED BELOW THAT:

- A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 202_.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK

SIGNATURES OMITTED

IN ACCORDANCE WITH SECTION 66436(a), 3(A)(1) OF THE SUBDIVISION MAP ACT, SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS, WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED.

1. 185 O.R. 99 - WATER LINE AND ACCESS EASEMENT
2. 332 O.R. 67 - UTILITIES AND COMMUNICATION FACILITIES EASEMENT
3. 1646 O.R. 192 - AERIAL WIRES EASEMENT
4. 476 M 37 - PUBLIC UTILITY EASEMENT

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N64°19'22"W OF THE LINE BETWEEN MONUMENTS AT HALCYON PLACE, AS SHOWN ON SUBDIVISION MAP 6013 FILED MARCH 22, 2005 IN BOOK 476 OF MAPS AT PAGES 37-88, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

-  SUBDIVISION BOUNDARY
-  LOT LINE
-  EASEMENT AS NOTED
-  MONUMENT LINE
-  MONUMENT TIE LINE
-  EXISTING LOT LINE
-  FOUND STANDARD CITY WELL MONUMENT AS NOTED
- EX. EXISTING
- LVME PUBLIC LEVEE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (DATA)(1) RECORD DATA & REFERENCE

REFERENCES:

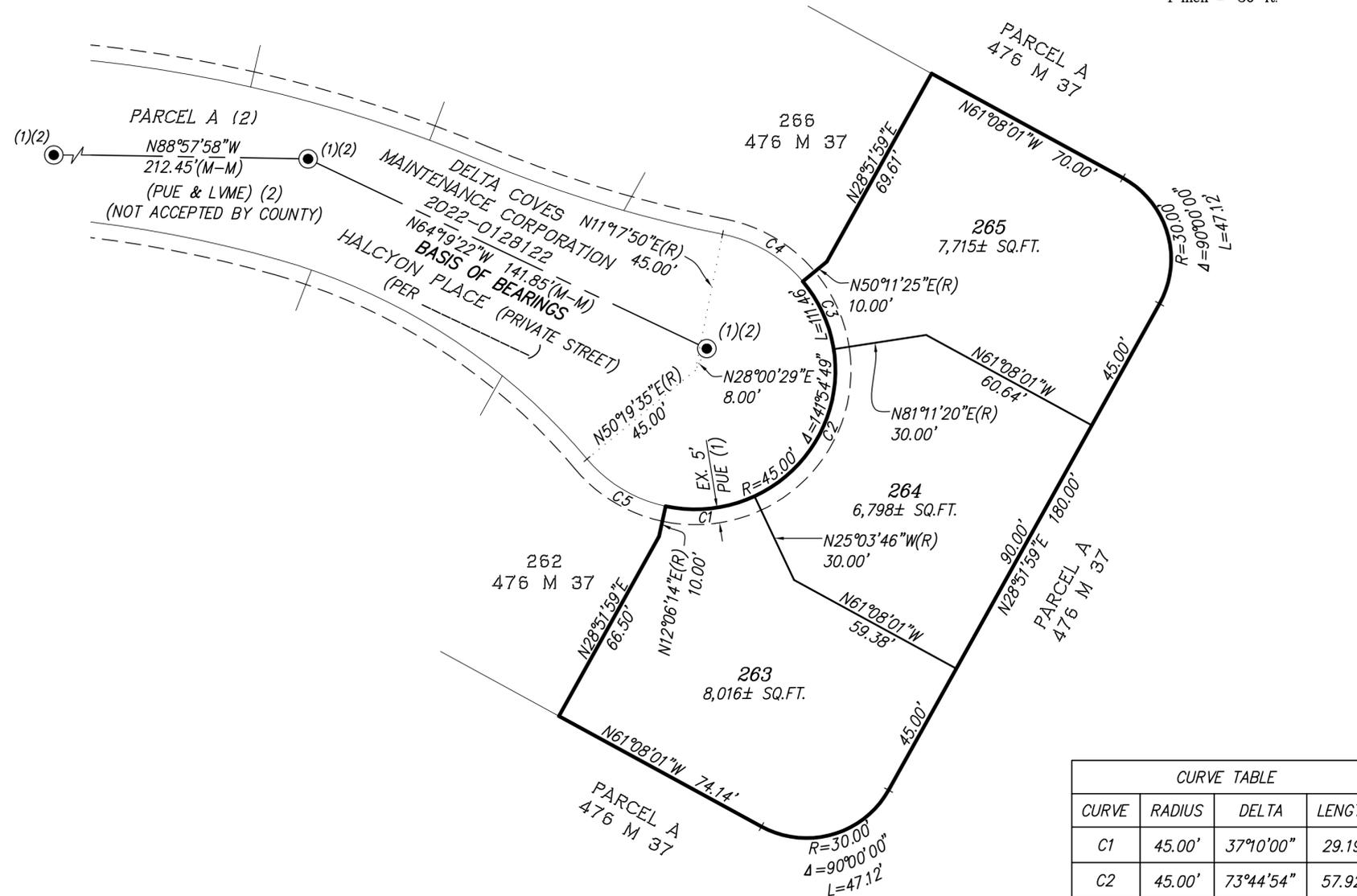
- (1) SUBDIVISION 6013 - 476 M 37
- (2) SUBDIVISION 9582 - 550 M 9

**SUBDIVISION _____
 DELTA COVES PARCEL MAP**

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 2021-0105962 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
 CALIFORNIA
 RUGGERI-JENSEN-AZAR & ASSOCIATES
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 PLEASANTON, CALIFORNIA
 JULY 2024
 SCALE: 1"=30'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	45.00'	37°10'00"	29.19'
C2	45.00'	73°44'54"	57.92'
C3	45.00'	30°59'56"	24.35'
C4	45.00'	38°53'35"	30.55'
C5	45.00'	38°13'21"	30.02'





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-2644

Agenda Date: 9/10/2024

Agenda #: a.

Choose an item.

Meeting Date: 9/10/24

Subject: BIMAC September Correspondence

Submitted For: BIMAC

Recommendation(s)/Next Step(s):

RECEIVE BIMAC September 2024 Correspondence.

RECEIVED

AUG 28 2024

BY: _____

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 28, 2024
6:30 p.m.
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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>.

TO JOIN THE MEETING VIA ZOOM CLICK THE FOLLOWING LINK:

<https://cccounty-us.zoom.us/j/83239430053>

TO JOIN THE MEETING BY PHONE CALL THE FOLLOWING NUMBER:

Call-In Number: 1-888-278-0254

Access Code: 198675

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

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

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

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

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

****** 6:30 P.M. ******

1. DISCUSSION ITEM:

- 1a. ENVISION CONTRA COSTA (County File #GP18-0001): This is a meeting related to *Envision Contra Costa*, Contra Costa County's program to update its General Plan, Climate Action and Adaptation Plan, and Zoning Code. During this meeting the Planning Commission will review and consider staff-recommended revisions to the Draft Contra Costa County 2045 General Plan and Draft Contra Costa County Climate Action and Adaptation Plan 2024 Update prepared in response to public comments received on both documents and additional internal County review. WRN Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
WEDNESDAY, SEPTEMBER 11, 2024, AT 6:30 P.M.**

RECEIVED

AUG 02 2024

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 14, 2024
6:30 p.m.
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

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>.

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***** 6:30 P.M. *****

1. PUBLIC HEARINGS

- a. DELARAM MOUSAVI AND NIMA RAFIBAKHSH (Applicants & Owners), – JASON MARTIN & CHRISTINA GREYSTONE. (Appellants), County File #CDLP23-02020: This is an appeal of the Zoning Administrator's decision to approve a land use permit to allow a child care facility for approximately 48 children located within an existing residential building and will provide nine parking spaces. The project includes a variance request to driveway aisle width of 24 feet (where 25 feet is

required) for one-way travel. The project also includes interior and exterior renovations and site improvements. The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: R-10) (APN: 148-112-004) JRC Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
WEDNESDAY, AUGUST 28, 2024, AT 6:30 P.M.**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, SEPTEMBER 4, 2024
ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

AUG 27 2024

1:30 P.M.

BY: _____

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at:

http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://cccouny-us.zoom.us/j/89580629496>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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

1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. PA DESIGN RESOURCES, INC (Applicant) - RJP PROPERTIES, LLC (Owner), County File CDMS20-00008: The applicant is seeking approval of a vesting tentative map to subdivide a 13.9-acre property into two parcels. Proposed parcels "A" & "B" would be 8.9 and 5-acres, respectively. One-acre building envelopes for the expected future single-family residential development is specified in each parcel. The vesting tentative map includes proposed locations for access driveways, freshwater wells, and septic system, for Parcels A & B. The applicant requests an exception to the collect and convey requirements, to allow existing drainage pattern to remain. The subject property is located at 1551 Sunset Road in the Knightsen area. (Zoning: A-2 General Agricultural) (APN: 015-010-074) JL Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. EVORA ENTERPRISES LP (Applicant and Owner), County File CDLP20-02031: The applicant requests approval of a Land Use Permit for the proposed Willow Pass Court Retail Center including two new drive-through quick service restaurants (QSRs) and a general retail building on a graded vacant lot in the Willow Pass Business Park. In addition to the buildings and drive-throughs, site improvements include 58 on-site parking spaces, trash enclosures, site lighting, drainage improvements, and landscaping. The project includes a driveway through the site that connects to Evora Road to the south and the adjacent retail center to the north that is located at the southwest corner of the intersection of Willow Pass Road-Willow Pass Court and Evora Road. The applicant also requests deviations from the development standards of approved Development Plan CDDP04-03096 for the maximum size and minimum side yard setback for an accessory structure for the main trash enclosure, the prohibition on retaining walls in the front yard setback

to allow walls to stabilize the slope and facilitate drainage control, the parking requirement based on number of seats for QSRs to allow use of building square footage, the parking requirement for possible future restaurants in the general retail building to allow use of the ULI shared parking ratio for neighborhood shopping centers, the parking space dimensions of the Business Park to allow use of the dimensions required in the County's Off-Street Parking Ordinance, and the bicycle parking requirement of the Business Park to allow use of the requirement in the Off-Street Parking Ordinance. The project site is 0 Evora Road, approximately 200 feet west of Willow Pass Road, in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Number: 099-210-027) SM Staff Report

- 3b. SCOTT CLARE (Applicant & Owner), County File #CDLP22-02019: The applicant is requesting land use permit approval for the purpose of constructing and operating a boat & recreational vehicle storage facility and commercial solar energy generating facility on the subject property. The proposed development is planned within a southerly 16-acre portion of a larger 38.5-acre parcel. The project includes nine covered parking canopies (Canopy A – I) providing a total of 592 parking stalls for boats and recreational vehicles. The parking canopies would double as the support structure for ground-mounted solar panels comprising the proposed commercial solar energy generation land use. The aggregate area for the proposed parking canopies/solar panel arrays is 364,199 square feet (8.36 acres). Based on the surface area of the solar canopy the project would have an estimated 3+ Megawatt (MW) generation capacity, which would be used to serve energy needs for the boat/RV storage facility, with excess energy exported for off-site consumption. The project would interconnect to Pacific Gas and Electric Company's (PG&E's) pre-existing electrical distribution system via existing utility poles located within the Bixler Road right-of-way to export solar energy generated on site into the existing utility grid. The project also includes a proposed two-story building consisting of a 1,476 s.f. first floor office area, and a 1,381 s.f. managers apartment unit. Lastly, site preparation for the above-described improvements requires tree permit approval for the removal of 39 code-protected trees, and dripline encroachment for an additional 9 code-protected trees. The subject property is located at 3777 Bixler Road in the Byron area. (Zoning: A-3-BS-SG) (APN 011-210-030) AV Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. BEN BYERS. SOIL ENGINEERING CONSTRUCTION (Applicant) – MARGARITA NAVARRO (Owner), JOHN VANEK (Owner), County File #CDDP23-03014: The applicant requests approval of a modification to Final Development Plan #DP85-3018 for the purpose of legalizing an existing retaining wall ranging from 5-11 feet in height, and roughly 112 linear feet in length. The retaining wall was constructed in the rear yard of the two adjoining parcels without permits for the purpose of stabilizing the creek bank behind two existing homes following a landslide. The project requires deviation approval for 0-foot side yards on both subject parcels (where 3 feet is the minimum required) for the portion of the structure that traverses their common property boundary. Additionally, the as-built retaining wall is located within the Creek Structure setback area, therefore, the project is also requesting an exception to County Ordinance section 914-14.014 (Creek Structure Setback). Further, the existing retaining wall is located within a restricted development area, wherein development rights have previously been dedicated to the County pursuant to Condition of Approval #11F of Subdivision #SD6465. Lastly, the project includes a tree permit for construction activities within the driplines of five code-protected Oak trees. The subject property is located at 600AV & 610 Stanley Lane in the El Sobrante area. (Zoning: P-1) (APN 433-020-056) AV Staff Report

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 19, 2024
ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

AUG 18 2024

BY: _____

1:30 P.M.

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

1. PUBLIC COMMENTS:
2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING
- 2a. FARMSMART LLC -This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00216. This case is for violation(s) of the storage of 3 shipping containers/office trailers in an A-3 zoning district (Uses permitted in an A-3 Zoning District; 84-40.402.) and the storage of a travel trailer at the property. (Storage of mobile homes, travel trailers, and camp cars, vessels, and vessel trailers; 84-68.1404.). The site address is 1225 Quail Trail, Knightsen, (Zoning: A-3) (APN# 015-090-033) (Continued from 05.06.2024) CF Staff Report

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

CONFIDENTIAL

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100-100000