



CONTRA COSTA COUNTY

AGENDA

Byron Municipal Advisory Council

Tuesday, April 28, 2026

6:00 PM

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

1. Roll Call and Introductions

2. Pledge of Allegiance

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

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
California Highway Patrol - TBD
Office of Supervisor Diane Burgis - Wendy Fabian Rubio

- b. RECEIVE quarterly update from Deputy Chief Tracie Dutter, Contra Costa County Fire Protection District [26-1786](#)

Attachments: [2026 Q1 Powerpoint- Dutter-Byron.pptx \(1\)\[61\]](#)

5. Consent Items: Items are subject to removal from the Consent Calendar by request of any Byron MAC member. Items removed from the Consent Calendar will be considered with the Discussion Items.

- a. APPROVE Record of Action - February 2026 [26-1807](#)

Attachments: [MeetingMinutesFeb2026](#)

- b. APPROVE Record of Action - March 2026 [26-1808](#)

Attachments: [MeetingMinutesMarch2026](#)

6. Presentation Items

- a. RECEIVE presentation from Chalo Buckman, Mobility Manager with Mobility Matters. [26-1789](#)

Attachments: [Mobility Matters Presentation](#)

7. Discussion Items

- a. CONSIDER Agency Comment Request CDLP26-02010 where the applicant requests approval of a Land Use Permit for the continued use of a mobile home for family occupancy previously allowed under CDLP17-02024 to care for elderly parents. [26-1790](#)

Attachments: [CDLP26-02010](#)

- b. DISCUSS the 2026 Byron Community Clean-up Day in partnership with Mt. Diablo Resource Recovery and Waste Tire Drop-off Event in partnership with Contra Costa Environmental Health. [26-1791](#)

Attachments: [Byron Cleanup 2026](#)
[Waste Tire Drop Off - Byron 2026](#)

8. Councilmember Comments

9. Correspondence

- a. RECEIVE Byron MAC March 2026 Correspondence [26-1809](#)

Attachments: [Byron MAC March 2026 Correspondence](#)

- b. RECEIVE Byron MAC April 2026 Correspondence [26-1810](#)

Attachments: [Byron MAC April 2026 Correspondence](#)

10. Future Agenda Items

11. Adjourn

The next meeting is currently scheduled for May 26, 2026.

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

For Additional Information Contact: Wendy Fabian Rubio, District Representative, (925) 655-2330 or wendy.fabian@bos.cccounty.us.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1786

Agenda Date: 4/28/2026

Agenda #: b.

Advisory Board: Byron MAC

Subject: RECEIVE quarterly update from Deputy Chief Tracie Dutter, Contra Costa County Fire Protection District

Recommendation(s)/Next Step(s):

RECEIVE quarterly update from Deputy Chief Tracie Dutter, Contra Costa County Fire Protection District



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

TRACIE DUTTER, DEPUTY FIRE CHIEF



2025 ACCOMPLISHMENTS

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



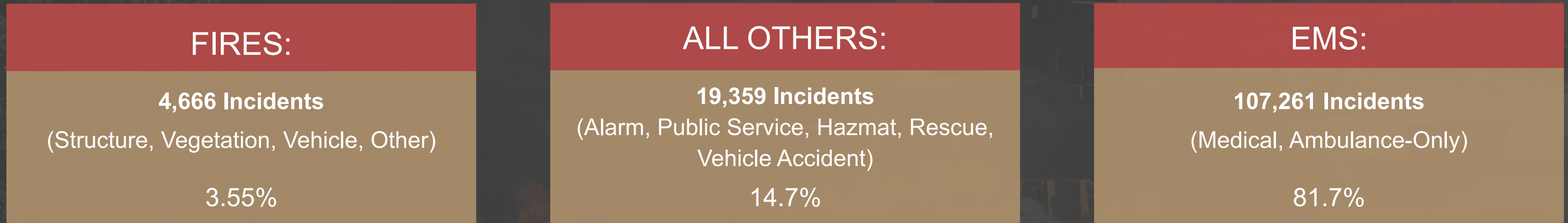
UPCOMING IN 2026



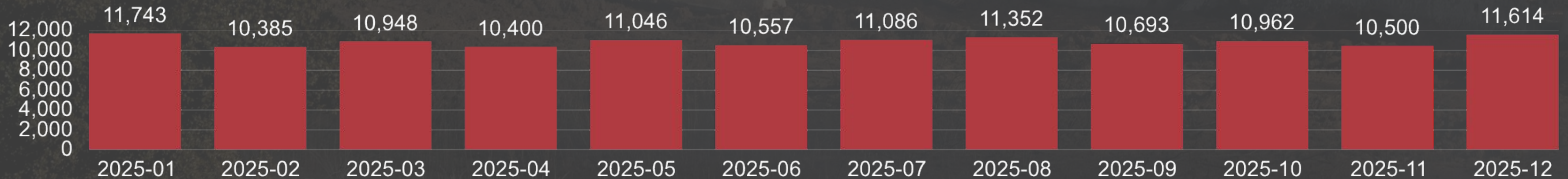
- Hazmat Program Transitioning to Fire
 - New Fire Stations 90 & 94 in Brentwood
 - Two new Traffic Safety Units
 - Seasonal Aerial Firefighting Helicopter
- Contract begins May 1st

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

Total Incidents in 2025: 131,286



January-December 2025



CALLS BY TYPE IN BYRON

JANUARY 1ST-FEBRUARY 28TH 2026: 31



January & February 2026

Medical: 22

Hazardous Condition: 1

Ambulance Only: 2

Rescue: 1

Alarm: 4

Vehicle Accident: 1

January

Turnout Time: 00:48

Travel Time: 12:44

Dispatch Time: 01:18

February

Turnout Time: 00:57

Travel Time: 16:02

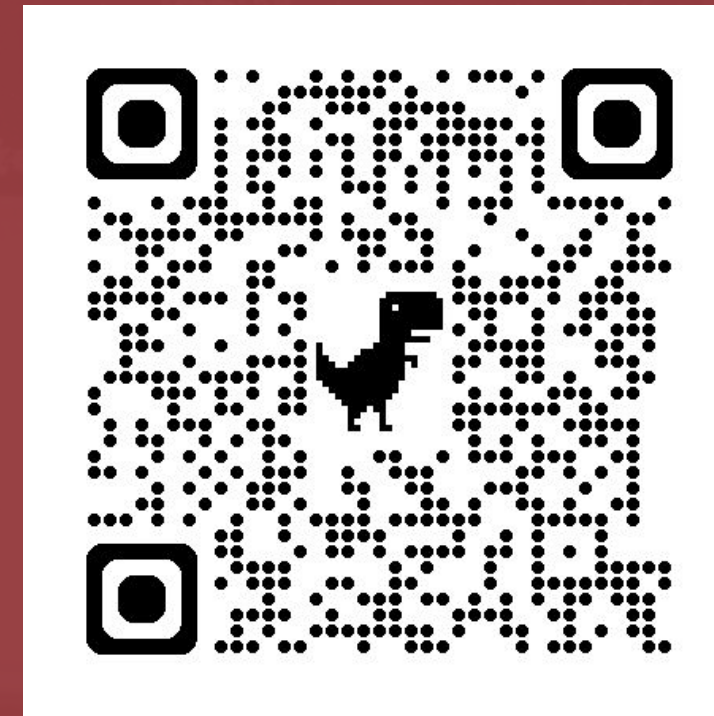
Dispatch Time: 01:42

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:

Byron- 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/200/Weed-Abatement-Annual-Program

QUESTIONS?

Stay Connected with Contra Costa Fire:

Facebook: @ContraCostaFire

Instagram: @ContraCostaCountyFire

Email: PIO@cccfpd.org





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1807

Agenda Date: 4/28/2026

Agenda #: a.

Advisory Board: Byron MAC

Subject: APPROVE Record of Action - February 2026

Recommendation(s)/Next Step(s):

APPROVE Record of Action - February 2026

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, February 24, 2026

6:00 PM

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

Byron Municipal Advisory Council

1. Roll Call and Introductions

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

2. Pledge of Allegiance

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

Steve Owens - Shared concerns about traffic around the school, and suggested double yellow lines in that area. He has been speaking to County staff about traffic options, including speed humps. He also shared his frustration with EBT cardholders. And he also had concerns about traffic on Camino Diablo.

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
- Contra Costa County Fire Protection District - TBD
- California Highway Patrol - TBD
- Office of Supervisor Diane Burgis - Claire Alaura, Deputy Chief of Staff, and Wendy F. Rubio, District Representative

Contra Costa County Office of the Sheriff - Lt. White provided an activity report for the previous month and shared information on the speed trailer in front of the church. He is working with the Byron Union School District to provide active shooter training with various law enforcement agencies at Excelsior Middle School. The Sheriff's Dept. continues to submit complaints from service calls they receive about the YAI House to the CA Dept. of Social Services.

Contra Costa County Fire Protection District - No report given.

California Highway Patrol - No report given.

Office of Supervisor Diane Burgis - Claire Alaura, Deputy Chief of Staff, provided an update and introduced Wendy Fabian-Rubio.

5. Consent Items: Items are subject to removal from the Consent Calendar by request of any Byron MAC member. Items removed from the Consent Calendar will be considered with the Discussion Items.

a. [26-664](#)

Attachments: [MeetingMinutesNovember 2025](#)

approved

Motion: Nisen

Second: Wherity

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

Result: Passed

6. Discussion Items

- a. APPROVE a date for the 2026 Byron Community Clean-up Day in partnership with Mt. Diablo Resource Recovery

The Byron MAC agreed to hold their Community Clean-up Day in partnership with Mt. Diablo

Resource Recovery on May 16, 2026.

approved

Motion: Nisen

Second: Thuman

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

Result: Passed

7. Councilmember Comments

Councilmember Schmidt - Shared information on the Fish Fry which is every Friday at 5 pm during Lent. He also encouraged canned and non-perishable food donations to the Food Pantry located in the Parish Office.

Councilmember Wherity - Byron Community Library has become a satellite museum for the East Contra Costa Historical Society Museum and they are donating books. There is a organized "Caboose Crew" to handle monthly maintenance of the Byron Caboose and a roofing company has donated materials for its roof.

Chair Thuman - Has interest in learning more about camera tickets and the reduction of accidents with this tool.

Vice Chair Nisen - He shared concerns about the increase in traffic and said State Route 239 would be the solution.

8. Correspondence

a. [26-665](#)

Attachments: [Byron MAC February 2026 Correspondence](#)
received

b. [26-666](#)

Attachments: [Training Certification 2025 Updated](#)
[2026-01-05 Teleconference and Accommodations Memo](#)
[Brown Act \(January 2026\)](#)
[CCC Advisory Body Handbook](#)

received

9. Future Agenda Items

A request for a future presentation on State Route 239.

10. Adjourn

Meeting adjourned at 6:40 pm.

The next meeting is currently scheduled for March 24, 2026.

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

For Additional Information Contact: Claire Alaura, Deputy Chief of Staff, (925) 655-2330 or claire.alaura@bos.cccounty.us.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1808

Agenda Date: 4/28/2026

Agenda #: b.

Advisory Board: Byron MAC

Subject: APPROVE Record of Action - March 2026

Recommendation(s)/Next Step(s):

APPROVE Record of Action - March 2026

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

*****CANCELED*****

Next meeting is scheduled for April 28, 2026 at 6:00 pm.

Tuesday, March 24, 2026

6:00 AM

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

Byron Municipal Advisory Council

For more information, contact Wendy Fabian Rubio at wendy.fabian@bos.cccounty.us.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1789

Agenda Date: 4/28/2026

Agenda #: a.

Advisory Board: Byron MAC

Subject: RECEIVE presentation from Chalo Buckman, Mobility Manager with Mobility Matters

Recommendation(s)/Next Step(s):

RECEIVE presentation from Chalo Buckman, Mobility Manager with Mobility Matters.



Matching Riders with Providers

Rides for Seniors & Rides 4 Veterans

Mobility Matters is a 501(c)(3) non-profit organization that provides mobility management services in Contra Costa County.

Mobility Matters' Mission

To provide free door-through-door transportation to seniors and veterans who need escorted rides with compassionate volunteer drivers in Contra Costa County.

Our goal is to provide seniors and veterans the ability and dignity to age in place with transportation and referral resources.



Background

- First ride: September 5, 2005
 - Addressing gaps in transportation
- Information & Referral: 2012
 - Transportation resources for seniors and their family
- Rides 4 Veterans: July 2017
 - Helping veterans access medical appointments and groceries
- 20th year in service
 - Mobility Matters awarded CA Nonprofit of the Year in 2024



Funding

- Caltrans' Federal Transit Administration Section 5310
- Area Agency on Aging
- Contra Costa Transportation Authority
- Individual Donors



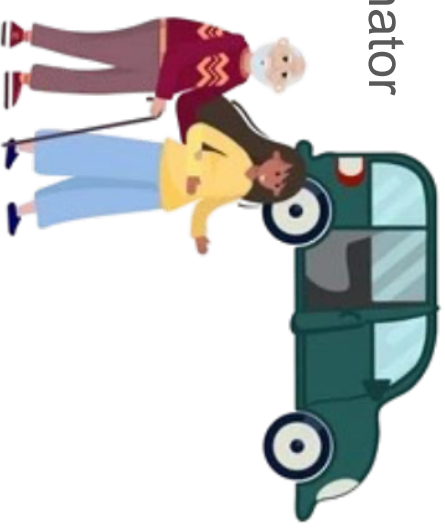
Rides Statistics

- Year-to-date rides given: 3,169
- Total rides given: 169,044
- Volunteer Miles: # 8,800
- Hours donated: # 8,000
- Current members: 492
- Current volunteers: 196
- Paid drivers: # 5

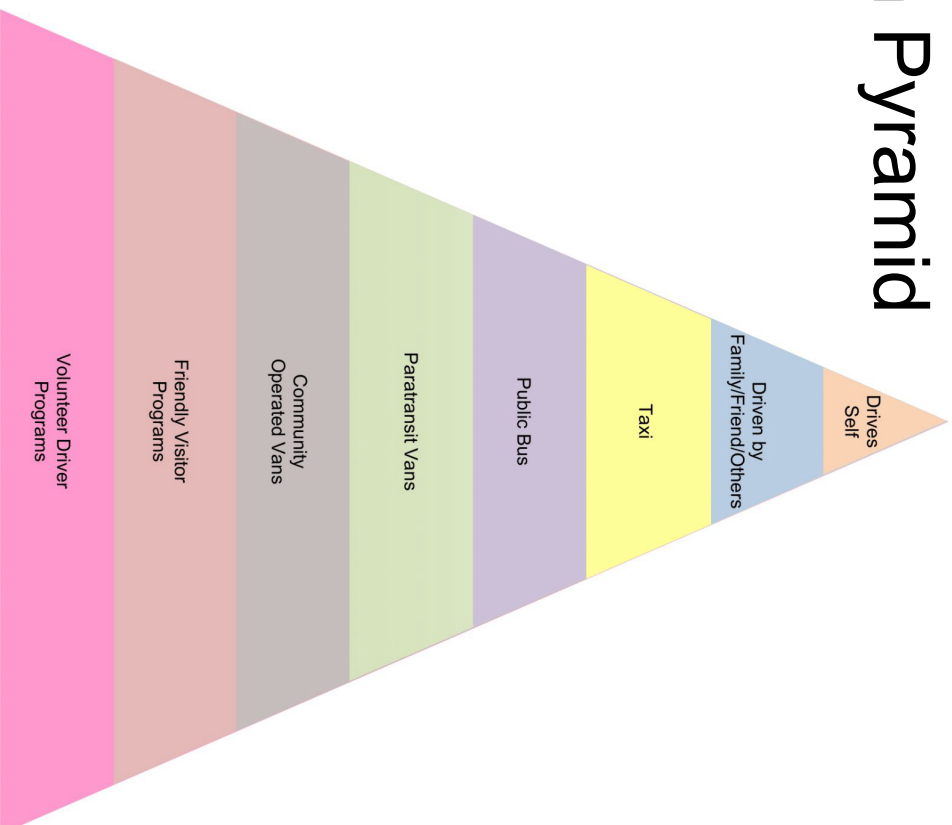


Volunteers

- Caring, mature, willing, and able to drive seniors and veterans
- Ages 25 – 75 with a current driver's license and insurance
- Excellent driving record and crime-free background
- Reliable, safe, registered vehicle
- 3-hour training before giving first ride
- Ongoing volunteer support from our Volunteer Coordinator



Transportation Pyramid



Senior Transportation
Options in Contra
Costa County



Rides for Seniors Qualifications

- Age 60 and older
- Live in Contra Costa County
- Require escorted, door-through-door assistance
- Able to call in to request rides
- Unable to use other forms of transportation for medical care and basic necessities, like grocery shopping



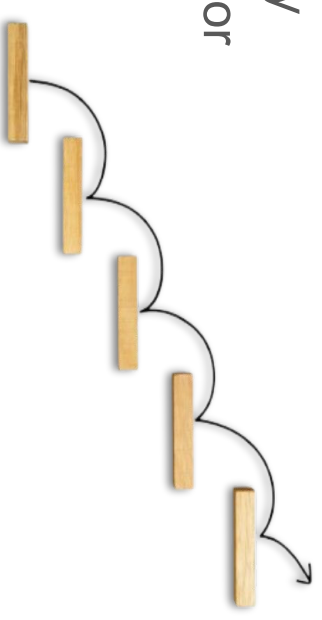
Rides 4 Veterans Qualifications

- Honorable Discharge
- Live in Contra Costa County
- Requires escorted, door-through-door assistance
- Able to call in to request rides
- Unable to use other forms of transportation for medical or dental care and basic necessities



What's Next?

- Referral:
 - If the person does not meet our qualifications, you are referred to an appropriate service that fits your mobility needs
- Qualified:
 - Application over the phone
 - In-home visit with our Program Intake Specialist
 - Safety, hygiene, and mobility assessment at your home
 - Information regarding how the program works
- After home assessment is approved, members may request 1 ride per week for medical, dental, vision, or grocery needs



Questions



Contact



Chalo Buckman

Mobility Manager

chalo@mobilitymatterscc.com

(925) 284-6161





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1790

Agenda Date: 4/28/2026

Agenda #: a.

Advisory Board: Byron MAC

Subject: CONSIDER Agency Comment Request CDLP26-02010 where the applicant requests approval of a Land Use Permit for the continued use of a mobile home for family occupancy previously allowed under CDLP17-02024 to care for elderly parents.

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDLP26-02010 where the applicant requests approval of a Land Use Permit for the continued use of a mobile home for family occupancy previously allowed under CDLP17-02024 to care for elderly parents.



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDLP26-02010

Submitted Date: 3/27/2026

Applicant: Janelle Craig

Property Owner: Janelle Craig

Project Description:

The applicant requests approval of a Land Use Permit for the continued use of a mobile home for family occupancy previously allowed under CDLP17-02024 to care for elderly parents.

Project Location: (Address: 16 HOFFMAN LN, BRENTWOOD, CA 94513 450), (APN: 011050012)

Additional APNs:

General Plan Designation(s): AC

Flood Hazard Areas: X

60-dBA Noise Control: PARTIALLY

Sphere of Influence: NO

Sanitary District: NONE

Specific Plan: NO

Zoning District(s): A-40

AP Fault Zone: LIQUEFACTION

MAC/TAC: BYRON MAC

Fire District: CONSOLIDATED FIRE Former ECC

Housing Inventory Site: NO

POR SEC 32 T1N R3E MDBM

04

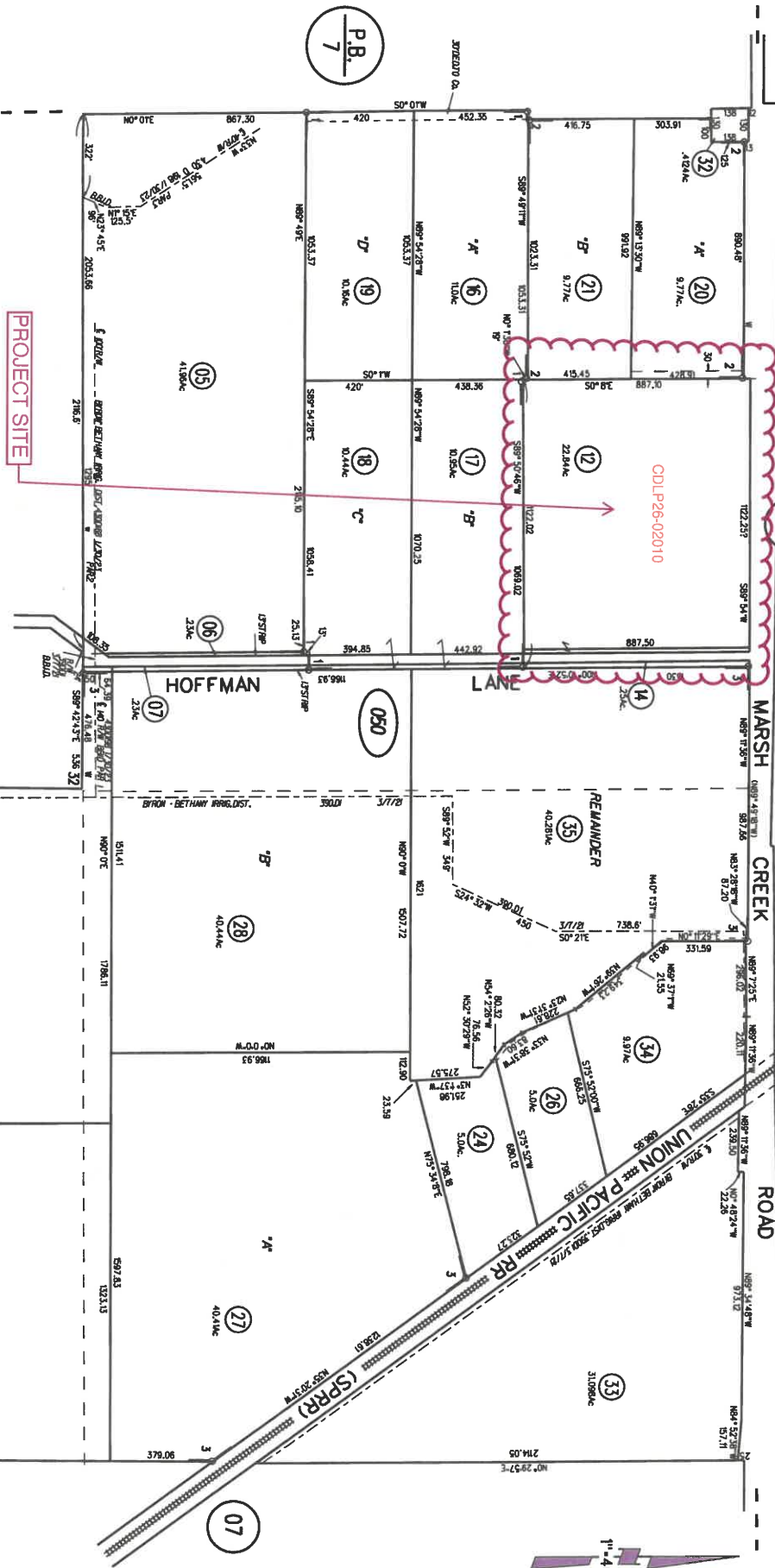
1-115PM18 5/28/88
2-136PM36 10/28/88

3-182PM46 6/26/01

ROAD

UNION PACIFIC RR (SPRR)

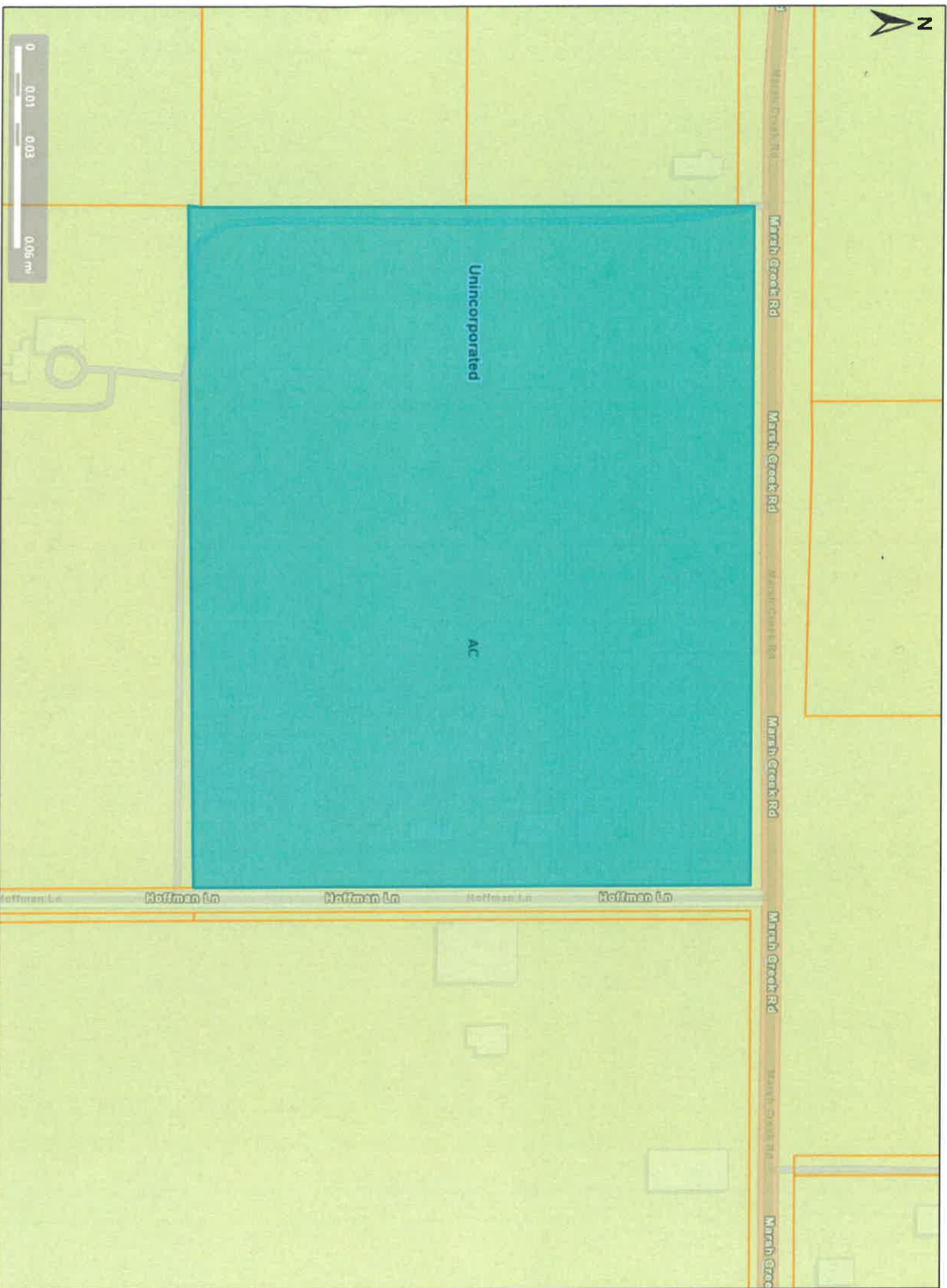
N-26
P-26



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE ASSessor MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

ASSESSOR'S MAP
BOOK 11 PAGE 5
ONTARIO COUNTY, CALIF.

General Plan: AC, Agricultural Core



Map Legend

- Assessment Parcels
- General Plan AC (Agricultural Core) (1 du/40 ac)
- Unincorporated

Credits: Contra Costa County, Department of Conservation and Department, Source: Esri, TomTom, Garmin, NOAA, USDA, © OpenStreetMap contributors, and the GIS User Community

This map is a user-generated map created from an automated mapping application and is provided as reference only. It is not intended to be used for legal purposes. The information on this map is derived from public sources and is not guaranteed to be accurate. The user assumes all responsibility for the use of this map. The information on this map is derived from public sources and is not guaranteed to be accurate. The user assumes all responsibility for the use of this map. The information on this map is derived from public sources and is not guaranteed to be accurate. The user assumes all responsibility for the use of this map.

Aerial View



Credits: Geotia (Clark County), Development of Conservation and Department, Quarter, State, STE, Surin, Par, Tomlin, Gamm, HQ, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Map Legend

- Assessment Parcels
- Unincorporated
- Aerials 2019**
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

This map is a user-generated, client-specific map and is not intended for navigation. It is not a substitute for a professional map. The map is provided as a service to the client and is not intended for use in any legal proceeding. The map is provided as a service to the client and is not intended for use in any legal proceeding. The map is provided as a service to the client and is not intended for use in any legal proceeding. The map is provided as a service to the client and is not intended for use in any legal proceeding.

↑
NORTH

RECEIVED on 03/27/2028 CDLP26-02016
By Contra Costa County
Department of Conservation and Development

MARSH CREEK RD

SHED

16 HOFF.

HOFFMAN LN.

POLE
BARN

BARN

16 B. HOFF

300
HOFF.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1791

Agenda Date: 4/28/2026

Agenda #: b.

Advisory Board: Byron MAC

Subject: DISCUSS the 2026 Byron Community Clean-up Day in partnership with Mt. Diablo Resource Recovery and Waste Tire Drop-off Event in partnership with Contra Costa Environmental Health.

Recommendation(s)/Next Step(s):

DISCUSS the 2026 Byron Community Clean-up Day in partnership with Mt. Diablo Resource Recovery and Waste Tire Drop-off Event in partnership with Contra Costa Environmental Health.



Mt. Diablo Resource Recovery

Trusted + Proven + Essential

Supervisor Diane Burgis is pleased to host the 2026 Annual Clean-Up Day with the Byron Municipal Advisory Council in partnership with Mt. Diablo Resource Recovery.

BYRON COMMUNITY CLEAN-UP DAY

Saturday, May 16, 2026

8 am - 12 pm

Main Street, Downtown Byron.

Local valid I.D. and current disposal bill required.

- Each resident from Byron is allowed to dispose of 5 cubic yards of material. (Approximately a full size pick-up truck with an 8 ft x 5 ft bed. Material stacked 3 ½ feet high from the pick-up bed would equal 5 cubic yards.)
- Disposal service will accept any type of scrap metal (i.e. aluminum).
- **Byron residents will be required to unload their own debris into the dumpsters.** Volunteers will be on hand to assist the elderly.
- **Items are to be separated.** Separating your items before arrival will allow you and the rest of the community to move faster through the line. Your help in this is important!

Not Accepted:

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

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

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

For more information, contact Wendy Fabian at Supervisor Burgis' Office: 925-655-2330 or Wendy.Fabian@bos.cccounty.us

EAST CONTRA COSTA COUNTY

Waste Tire Drop-Off Event

Contra Costa Environmental Health is partnering with community clean-up events throughout the County to collect waste tires.



Scan for more information on this and future events.

Date:

May 16, 2026

8:00 am - 12:00 pm

Location:

Main Street, Byron CA
In front of the Post Office

ELIGIBILITY

- ❶ Contra Costa County residents
- ❷ Individuals with 9 or less tires without hauling exemption letter
- ❸ Individuals with 10-20 tires with a printed waste tire hauling exemption letter (available online at link below)
- ❹ Maximum of 40 tires per resident for this event. No more than 20 tires per trip
- ❺ Tractor tires are not accepted
- ❻ Tire changing businesses are ineligible for these events



For more information or to obtain a waste tire hauling exemption letter call or visit:

(925) 608-5500 or
<https://tinyurl.com/cchealth-tire>





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1809

Agenda Date: 4/28/2026

Agenda #: a.

Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC March 2026 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC March 2026 Correspondence



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 16, 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. NOTICE OF FINE APPEAL

- 2a. MICHEAL G. WITTRIEN (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property at 0 Sandmound Blvd., Oakley. RK

26-934

Attachments: [Attachment A - Sandmound Blvd.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. DONALD WARDLAW, MORE THAN CONSTRUCTION, INC. (Applicant) - 2200 CENTRAL STREET LLC (Owner), County File CDLP25-02016: The applicant requests approval of a Land Use Permit to allow the development of an electric vehicle (EV) charging station, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit. The subject property is located at the northwest corner of the Pittsburg Avenue and Central Street intersection in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 408-270-009) MLL

26-935

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

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - 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) AV

[26-936](#)

Attachments: [01 CDDP25-03021 Findings and COAs_Final_030926.pdf](#)
[02 Maps and Plans.pdf](#)
[03 Agency Comments.pdf](#)
[04 Public Comments.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 6, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, March 25, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission Meeting - CANCELED

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

NOTICE OF A PUBLIC HEARING

On MONDAY, MARCH 16, 2026, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider a DEVELOPMENT PLAN.

SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - 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)

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

The public hearing will also be accessible to the public for participation via teleconference (855) 758-1310 US Toll Free or (408)961-3928 US and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, not later than 96 hours prior to the start of the meeting: [CONTRA COSTA COUNTY - Meeting Calendar](#)

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

For further details, contact the Contra Costa County Department of Conservation and Development at 925-655-2879 or Adrian.Veliz@dcd.cccounty.us.

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

John Kopchik, Director
Department of Conservation and Development



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 2, 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.

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

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

1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

-
- 2a. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - [26-704](#)
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 FEBRUARY 18, 2026 WRN) NS
Attachments: [Attachment A - Findings and COAs.pdf](#)
[Attachment B - Tower Structure Removal Bond.pdf](#)
- 2b. 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) DL
Attachments: [Attachment A Findings & COAs final.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Project Plans.pdf](#)
[Attachment D - Special Reports.pdf](#)
[Attachment E - Photos.pdf](#)
- 2c. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File CDLP25-02038: The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02046 for an existing T-Mobile wireless telecommunications facility. No modifications to the facility or conditions of approval are proposed. The project site is located at 4505 Happy Valley Road in the Lafayette area of unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural District) (Assessor's Parcel Number: 365-260-001) JL
Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. CLAUDIA FALCONER (Applicant) – TYLER AND LISA HUBBS (Owners), County File #CDVR25-01045: The applicant requests approval of a Variance application to allow a 3-foot side yard setback, where 15-feet is the minimum required, and a 15 feet aggregate side yard setback, where 25 feet is the minimum, for the construction of a new approximately 305-square-foot carport with an attached 120-square foot shed. The subject property is located at 37 Terra Bella Drive, in the unincorporated Walnut Creek area of Contra Costa County (Zoning: R-15, Single-Family Residential District) (Assessor's Parcel Number: 180-310-014).DRW

26-707

Attachments: [Attachment A. Findings and COAs.pdf](#)
[Attachment B. Public Hearing Request Letter.pdf](#)
[Attachment C. Response from Applicant to Appellant.pdf](#)
[Attachment D. Maps.pdf](#)
[Attachment E. Agency Comments.pdf](#)
[Attachment F. Project Plans.pdf](#)
[Attachment G. Site Visit Photographs_37 Terra Bella.pdf](#)
[Attachment H. Site Visit Photographs_25 Terra Bella.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 16, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, March 11, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELED

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE HELD ON WEDNESDAY, ON MARCH 25, 2026.**

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

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

February 24, 2026

Notice of Intent to Render Administrative Decision

Dear Property Owner:

A Variance application has been submitted to this department for review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter you must submit a written statement by **4:00 P.M., Friday, March 6, 2026**, to:

Contra Costa County
Department of Conservation and Development
Attn: Nai Saephan
30 Muir Road
Martinez, CA 94553

or;

via email to Nai.Saephan@dcd.cccounty.us

This application is described as follows:

SAMIEL G. RETELAS (APPLICANT & OWNER), COUNTY FILE #CDVR24-01048:

The applicant requests approval of a Variance to allow a 22-foot side yard (where 50 feet is the minimum required) for additions to an existing single-family residence, and a small lot design review of the proposed 450-square-foot addition on the north side of the residence and 84-square-foot addition on the eastern side resulting from enclosing a portion of the front porch of the residence located on a substandard lot. The subject property is located at 13840 Byron Highway in the unincorporated Byron area. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 011-080-005)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, please contact me directly at (925) 655-2874 or via email at nai.saephan@dcd.cccounty.us.

Respectfully yours,



Nai Saephan
Project Planner

Attachment: Site Plan & Elevations

Rizzo Design Group
 41523
 1880 Byron Highway
 Byron, CA 94514
 Tel: 925-480-1100
 Fax: 925-480-1101
 www.rizzodesign.com

Robert Rizzo
 P. O. Box 2527
 Hemlock, CA 94543
 Telephone: (925) 414-8200
 Fax: (925) 414-8201
 E-Mail: bob@rizzodesign.com
 Web Site: www.rizzodesign.com

Contractor: []
Professional Engineer: []
Estimator/Contractor: []
Architect: []
City/County: []
Project Name: []

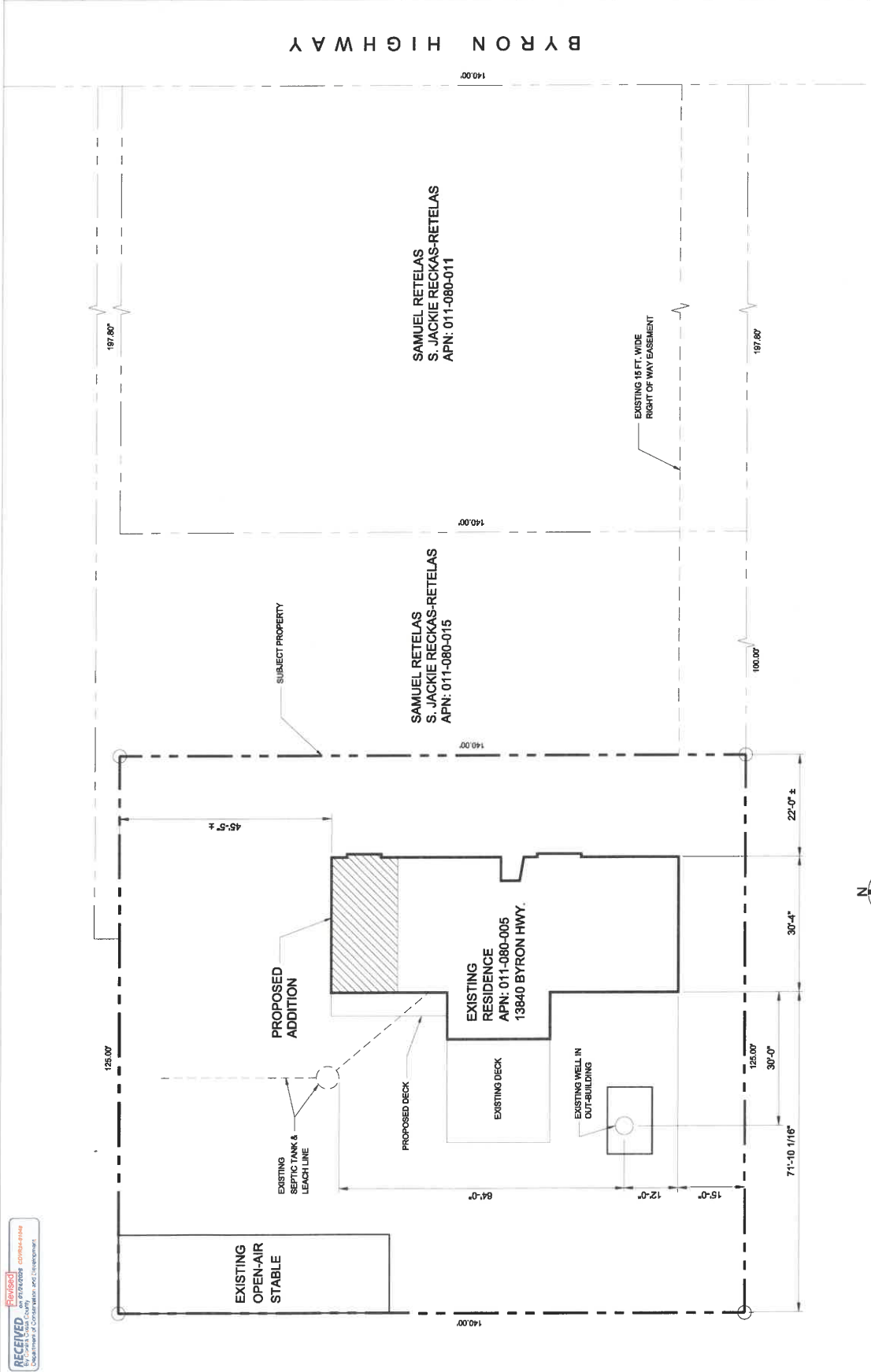
Retelas Residence Addition
 13840 Byron Highway
 Byron, CA 94514
 APN: 011-080-005

Samuel Retelas S. Jackie Reckas-Retelas
 13840 Byron Highway
 Byron, CA 94514
 APN: 011-080-005

Revision	Date

Site Plan

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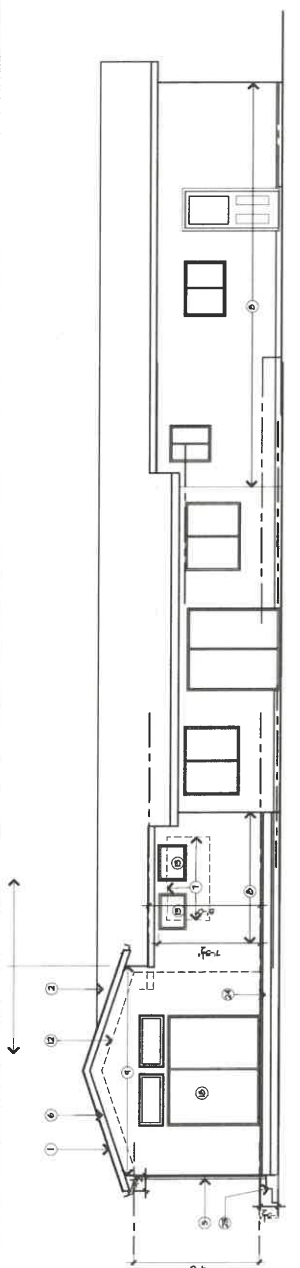


PROPERTY OWNERS:
 SAMUEL RETELAS
 S. JACKIE RECKAS-RETELAS
 13840 BYRON HIGHWAY
 BYRON, CA 94514
 APN: 011-080-005

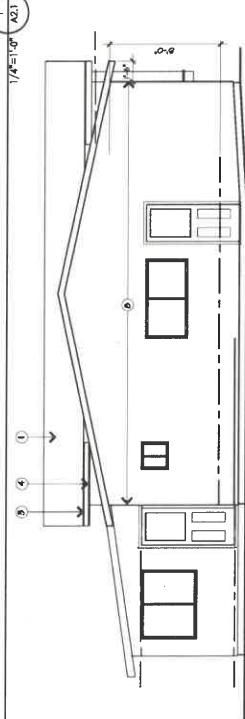


RECEIVED
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 STATE OF CALIFORNIA
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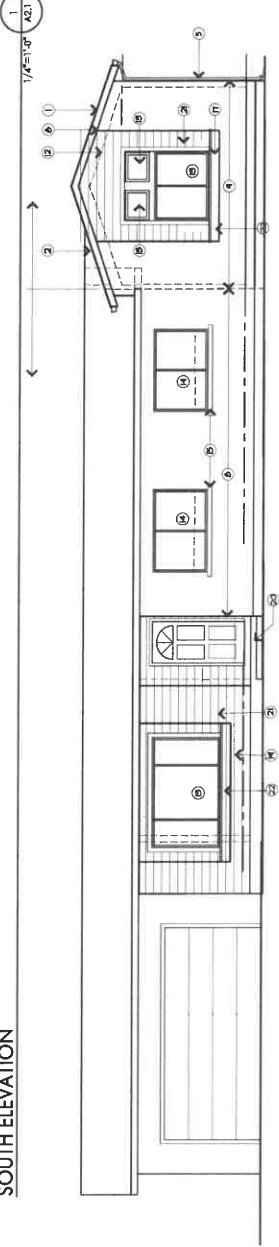
- ### ELEVATION KEY NOTES
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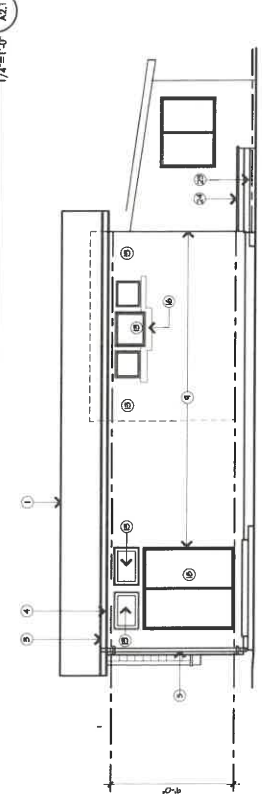
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



CON. LIC. NO. C27864
 2292 Eureka Court
 Redwood City, CA 94064
 Ph: 650.872.9446
 info@conarch.com



Project
 Additions and
 Alterations to
 an Existing Residence
 13840 Byron Highway
 Byron CA
 APR 01-168-0058

Owners:
 Sam and Jackie Rosales
 Sheet Contents
 EXTERIOR
 ELEVATIONS
 AND NOTES

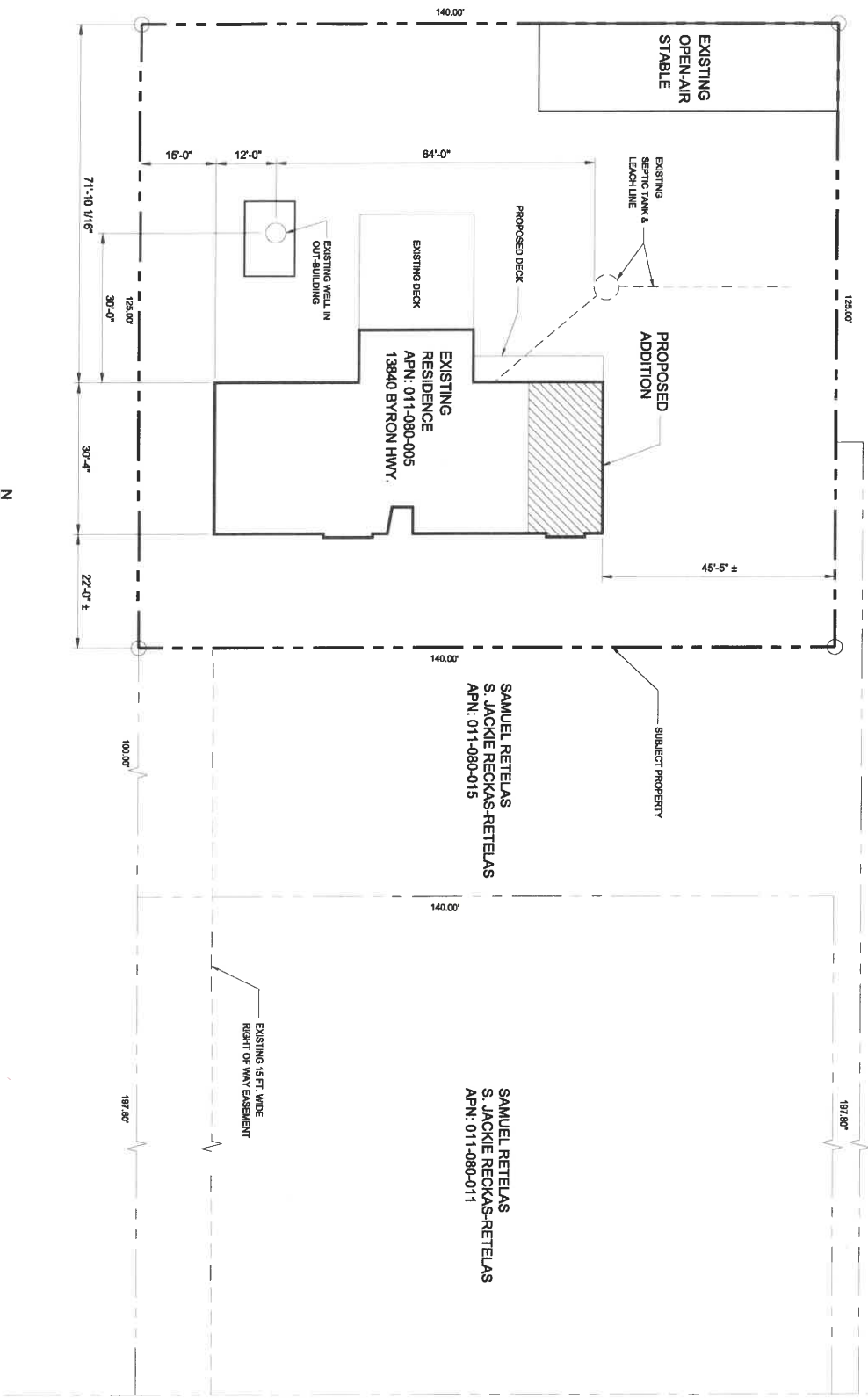
Drawing Date	
13 FEB 2021	Issue for Design
21 FEB 2021	Issue for Permit
16 MAR 2021	Issue for Construction

Revisions	
1	Issue for Design
2	Issue for Permit
3	Issue for Construction

Scale	
1/4" = 1'-0"	Scale

Sheet	
1	Sheet

A3.0



SITE PLAN
 SCALE: 1" = 10'-0"

PROPERTY OWNERS:
 SAMUEL RETELAS
 S. JACKIE RECKAS-RETELAS
 13840 BYRON HIGHWAY
 BYRON, CA 94514
 APN: 011-080-005

SAMUEL RETELAS
 S. JACKIE RECKAS-RETELAS
 APN: 011-080-015

SAMUEL RETELAS
 S. JACKIE RECKAS-RETELAS
 APN: 011-080-011

BYRON HIGHWAY

R J Razo Design Group
 PROFESSIONAL, BUILDING DESIGNERS
 4423
 Robert J. Razo, AIA
 DATE

Telephone: (925) 642-2900
 Fax: (925) 642-4800
 Email: info@razodesign.com
 Web Site: www.razodesign.com

General Contractor

Architect

Structural Engineer

Energy Consultant

Interior Consultant

Trade Manufacturer

Retelas Residence Addition
 13840 Byron Highway
 Byron, CA 94514
 APN: 011-080-005

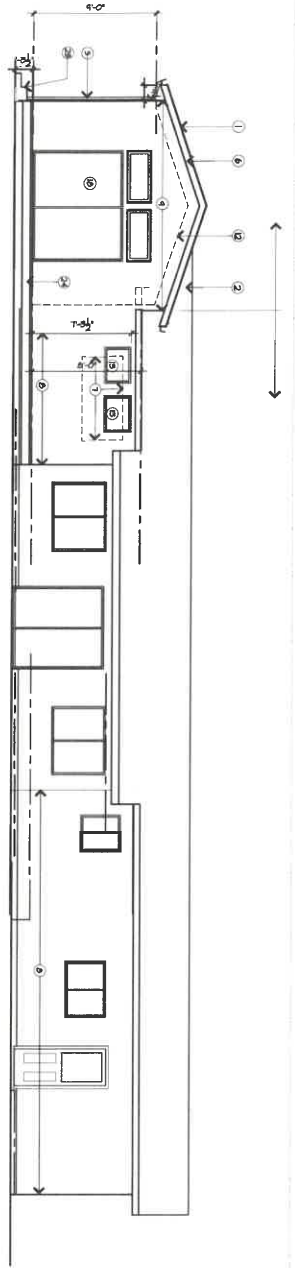
Samuel Retelas S. Jackie Reckas-Retelas
 13840 Byron Highway
 Byron, CA 94514

Revision	Date

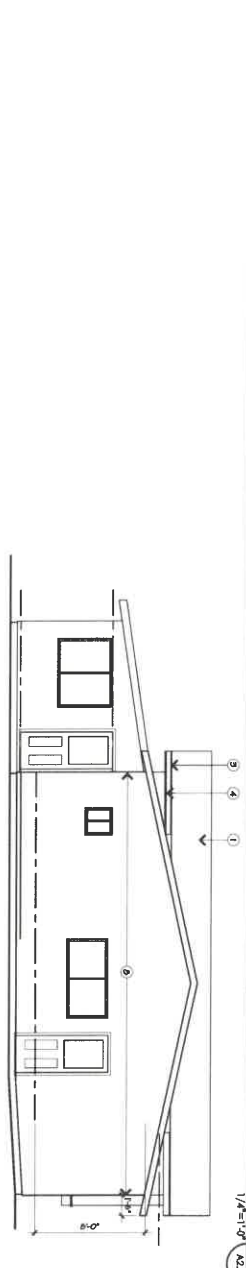
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Checked By:	JLR
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Site Plan

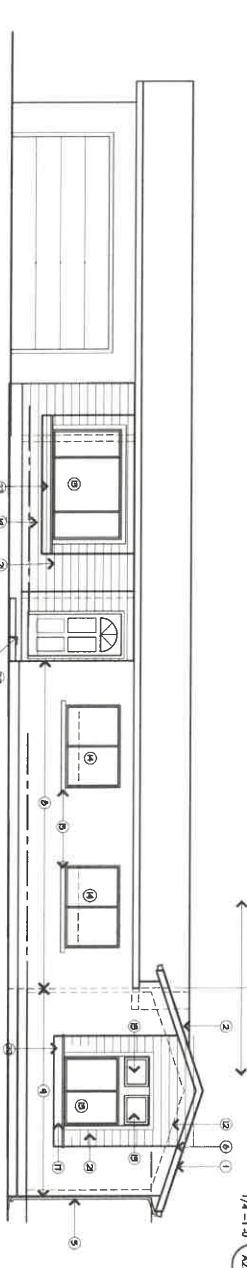
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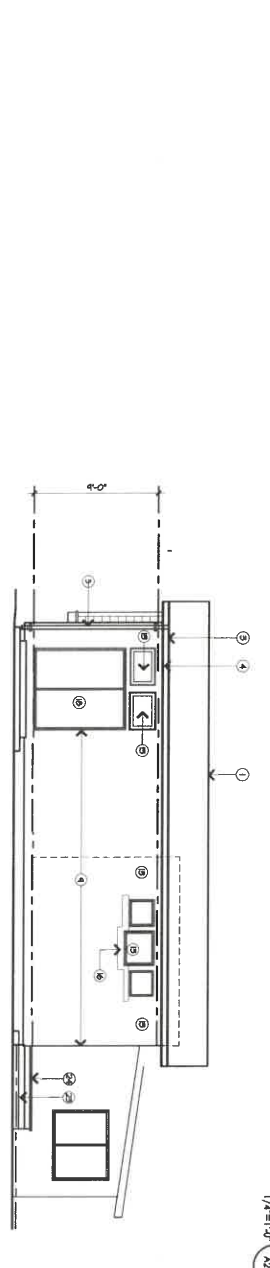
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION KEY NOTES

- 1) CONCRETE ROOF STRUCTURE OVER 5" R.I. TYPICAL PANEL
- 2) 2" MINIMUM INSULATION OVER CONCRETE ROOF
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ARCHITECT
 THE ARCHITECTS
 2215 Emerald Court
 Fresno, CA 93724
 Ph: 510.872.9446
 tharch@comcast.net

LOCKED ARCHITECT
 NO. C 27398
 EXPIRES 06/30/2024
 STATE OF CALIFORNIA

Project:
 Additions and
 Alterations to
 an Existing Residence
 13840 Byron Highway
 Byron CA
 APR 01 - 058-0589

Owner:
 Sam and Jackie Reuter
 Steel Comments
 EXTERIOR
 ELEVATION
 AND NOTES

Drawing Date: 11/27/2021
 Job: 13840
 Drawn by: JTB
 Issued for Design:
 Issued for Permit:
 Issued for Construct:

Revisions:
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Sheet: A3.0



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1810

Agenda Date: 4/28/2026

Agenda #: b.

Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC April 2026 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC April 2026 Correspondence



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 Hiliana Li at 925-655-2860.



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 Planning Commission

Wednesday, April 8, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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://cccouny-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 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. LYNDIA 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.