



# CONTRA COSTA COUNTY

## AGENDA

### Bethel Island Municipal Advisory Council

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**Tuesday, May 13, 2025**

**6:00 PM**

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

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1. Roll Call and Introductions
2. Pledge of Allegiance
3. Approval of Agenda
4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers are limited to three minutes).
5. Council Member Reports
6. Agency Reports
  - a. **Contra Costa Office of the Sheriff  
Contra Costa Fire Protection District  
Contra Costa County Supervisor Diane Burgis  
Reclamation District 799**
7. Consent Items

APPROVE Record of Actions - April 8, 2025 [25-1866](#)

**Attachments:** [Record of Actions - April 8, 2025](#)
8. Discussion Items
  - a. RECEIVE presentation from Contra Costa County Office of the Sheriff,  
Emergency Services Division - Richard Beeson, Emergency Planning  
Coordinator, Community Warning System. [25-1783](#)

**Attachments:** [Community Disaster Preparedness](#)
9. Committee Reports

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

10. Correspondence/Announcements

RECEIVE BIMAC May Correspondence

[25-1842](#)

**Attachments:** [BIMAC May Correspondence](#)

11. Future Agenda Items

12. Adjourn

The next meeting is currently scheduled for June 10, 2025.

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, Ste 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](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

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



# CONTRA COSTA COUNTY

## Staff Report

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

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**File #:** 25-1866

**Agenda Date:** 5/13/2025

**Agenda #:**

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# CONTRA COSTA COUNTY

*1025 ESCOBAR STREET  
MARTINEZ, CA 94553*



## Meeting Minutes

**Tuesday, April 8, 2025**

**6:00 PM**

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

**Bethel Island Municipal Advisory Council**

## 1. Roll Call and Introductions

**Present**

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

## 2. Pledge of Allegiance

## 3. Approval of Agenda

**A motion was made by Kammerer, seconded by Allen, that this was approved.. The motion carried by the following vote:**

**Motion:** Kammerer

**Second:** Allen

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

**Result:** Passed

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

**Patricia Atkins** - Spoke regarding the lack of buoys, no signage, no cameras.

**Bethi Carver** - Spoke regarding sea level rise and planning.

## 5. Council Member Comments

**Mark Whitlock** - Updated on Joybound event held at Scout Hall.

## 6. Agency Reports

- a. **Contra Costa County Office of the Sheriff**  
**Contra Costa Fire Protection District**  
**Contra Costa County Supervisor Diane Burgis**

**Contra Costa County Office of the Sheriff** - No Report.

**Contra Costa Fire Protection District** - Michelle Rinehart presented on upcoming events and on wildfire mitigation program.

**Contra Costa County Supervisor Diane Burgis** - Stephen Griswold updated on upcoming Vasco Road Safety Town Hall and also got requests to have trees trimmed on Willow Rd.

## 7. Consent Item(s)

## a.

[25-1254](#)

**Attachments:** [Record of Actions - February 11, 2025](#)

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

**Result:** Passed

b. [25-1255](#)

**Attachments:** [Scout Hall Rental Increase Notice](#)

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

**Result:** Passed

8. Discussion Item(s)

a. [25-1256](#)

**Attachments:** [Exhibit A - Map Series](#)

[Exhibit B - Urban Limit Line Presentation](#)

This Discussion Item was received.

b. [25-455](#)

**Attachments:** [CDRZ25-03278\\_CDLP25-02003 - Agency Comment Packet](#)

**Mike Alvarez, Tom Knorr, Bethi Carver made public comments regarding this ACR and why it should not be approved.**

A motion was made by Bittner, seconded by Allen, that this Discussion Item was NOT recommended for approval. The motion carried by the following vote:

**Motion:** Bittner

**Second:** Allen

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

**Abstain:** Whitlock

**Result:** Passed

c. SELECT and APPROVE date for the 2025 Bethel Island Community Clean-up Day (November 1, 8, or 22)

**November 8th, 2025 was selected for the Community Clean-up.**

A motion was made by Kammerer, seconded by Bittner, that this was approved..

The motion carried by the following vote:

**Motion:** Kammerer

**Second:** Bittner

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

**Result:** Passed

9. Committee Reports

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

**Code Enforcement - No Report**

**Bethel Island Chamber of Commerce - No Report**

**Bethel Island Municipal Improvement District (BIMID) - Lisa Kirk and Tom Knorr gave an update on ongoing projects.**

**Bethel Island Post Office - Check your mail.**

**Park Committee - No Report.**

**San Joaquin Yacht Club - April 12th is opening day.**

**Scout Hall - New Doors are scheduled to be installed.**

**Heart Safe Communities Program - 1 Unit needs batteries.**

**Emergency Preparedness Committee - CWS presentation next month and important to be prepared.**

10. Correspondence

a.

[25-1258](#)

**Attachments:**

[BIMAC April 2025 Correspondence](#)

11. Future Agenda Items

**Request for CWS presentation and certificates of recognition.**

12. Adjourn

**Adjourned at 7:45 PM**

The next meeting is currently scheduled for May 13, 2025 at 6:00 PM.

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# CONTRA COSTA COUNTY

## Staff Report

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

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**File #:** 25-1783

**Agenda Date:** 5/13/2025

**Agenda #:** a.

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**Contra Costa  
County**

# **Community Disaster Preparedness**

**General Presentation**





**Contra Costa  
County**

# Presentation Overview

**Part 1:** Be Ready

**Part 2:** Take Action

**Part 3:** Stay Safe

**Part 4:** Additional Resources



**Contra Costa  
County**

# Be Ready



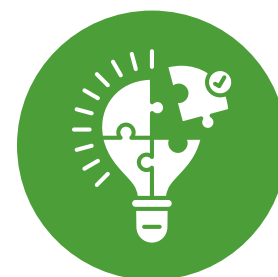
## **Know Your Risk**

Learn about the types of disasters that could happen in your community.



## **Know Your Needs**

Think of your medical, dietary, and evacuation needs.



## **Stay Informed**

Sign up for alerts and warnings to receive information during an emergency.



# Be Ready: Know Your Risk

## Natural Hazards *(Required)*

- Climate Change
- Dam and Levee Failure
- Drought
- Earthquake
- Flood
- Landslide
- Sea Level Rise (new)
- Severe Weather
- Tsunami
- Wildfire

## Human-Caused / Technological Hazards

- Cybersecurity Threats
- Hazardous Materials Incidents
- Utility Interruptions
- Active Shooter Incidents
- Terrorism





# Be Ready: Know Your Needs



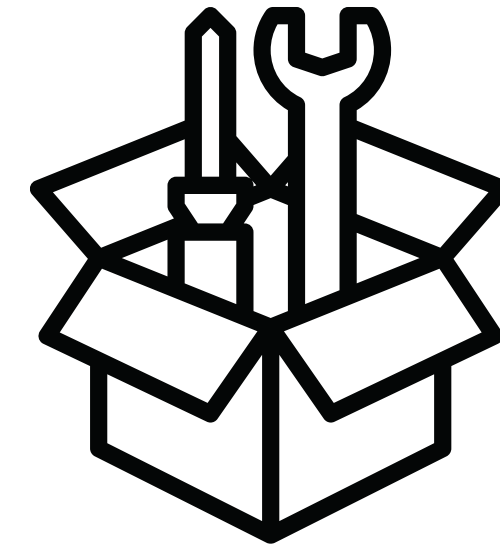
## GENERAL NEEDS

- Medical Conditions or Dietary Requirements
- Pets
- Transportation
- Everyday Routine



## DISABILITIES

- Accommodations or Assistive Devices
- Accessible Evacuation Route
- Assistive Aids for Longer Displacements



## RESOURCES

- Community Resources
- Basic Needs
- Friends/Neighbors



Contra Costa  
County

# Be Ready: Stay Informed

Register for the Community Warning System, the Official Emergency Alert & Warning Authority for Contra Costa County

## Type of Incident

Fire

Hazardous Materials Incident

Law Enforcement Activity

## Protective Actions

Evacuation Orders  
Evacuation Warnings

Shelter in Place

Lockdown/Avoid the Area  
Attempt to Locate At-risk  
Missing Persons





Contra Costa  
County

# Be Ready: Stay Informed & Register For Alerts

Register for the Community Warning System, the Official Emergency  
Alert & Warning Authority for Contra Costa County

## How to Register

### Step 1:

Visit [CWSAlerts.com](https://CWSAlerts.com)

### Step 2:

Click on the  
“Register For  
CWSAlerts Tab”

### Step 3:

Complete Profile



Contra Costa County - CWS  
Registration

Email 1*	<input type="text" value="Email serves as username"/> <small>* Required for mobile app users</small>	Location*	<input type="text" value="Please enter Full Address or Latitude and Longitude. Example (1850 Muir Road Martinez, CA 94533 or"/>
Password*	<input type="password" value="Password"/>		
Confirm Password*	<input type="password" value="Confirm Password"/> <a href="#">Password rules</a>		
Phone 1*	<input type="text" value="US"/> ext <input type="text"/>	How did you hear about the CWS	<input type="text" value="None"/>
Text Message 1	<input type="text" value="US"/>	Preferred Language	<input type="text" value="None"/>
		Chemical Facility Selection	<input type="text" value="None"/> <small>Select the facilities to be notified on</small>
<input type="button" value="Register"/>			



**Contra Costa  
County**

# Be Ready: CWS Notification Tools



**CWS  
REGISTRATION**  
Voice, Text, Email



**PUBLIC WEBSITE**  
CWSAlerts.com



**SOCIAL MEDIA**  
Facebook/X  
@cococws



**SIRENS**  
Shelter, Shut, Listen



**WEA & EAS**  
WEA = Mobile Devices  
EAS = TV, Radio



**NOAA RADIOS**  
National Weather  
Service (NWS)





**Contra Costa  
County**

# Be Ready: CWS Alert Activation Process





**Contra Costa  
County**

# Be Ready: Make Your Plan

Preparing before a disaster can help you and your loved ones recover more quickly from a disaster.

## Communications Plan

Keep a digital and physical copy of your communications plan.

**HOUSEHOLD INFORMATION**

Home #: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_ Mobile #: \_\_\_\_\_

Other # or social media: \_\_\_\_\_ Email: \_\_\_\_\_

Important medical or other information: \_\_\_\_\_

**SCHOOL, CHILDCARE, CAREGIVER, AND WORKPLACE EMERGENCY PLANS**

Name: \_\_\_\_\_

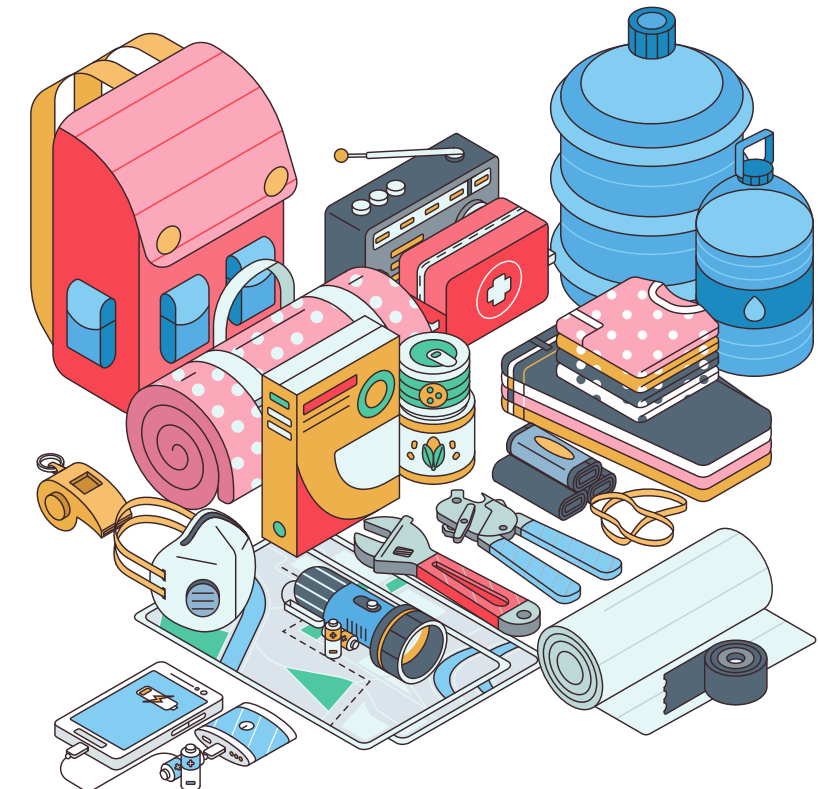
Address: \_\_\_\_\_

Emergency/Hotline #: \_\_\_\_\_ Website: \_\_\_\_\_

Emergency Plan/Pick-Up: \_\_\_\_\_

## Make a kit

Each member of your household and pet should have a kit.



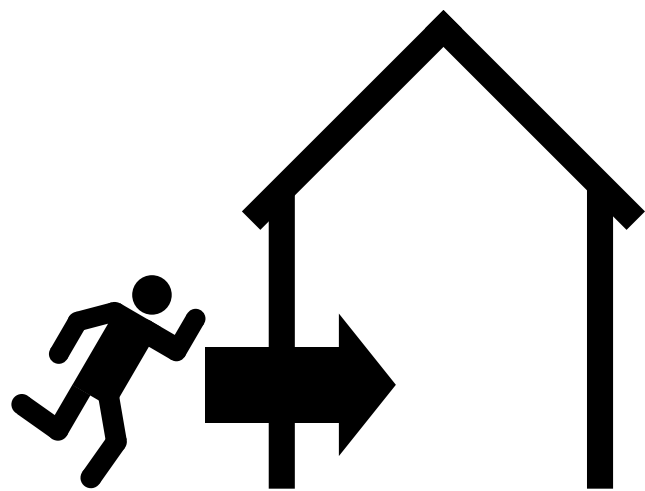


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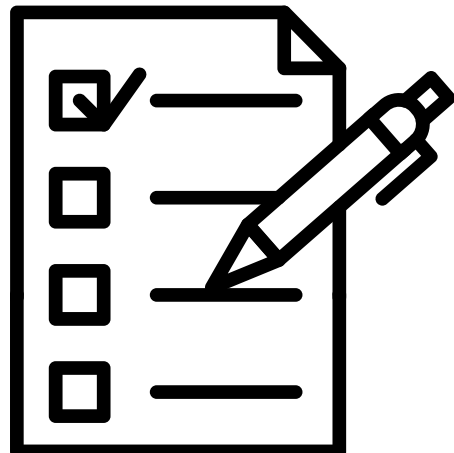
# Take Action: What to do when you get an alert

Examples of types of Alerts/Protective Actions:

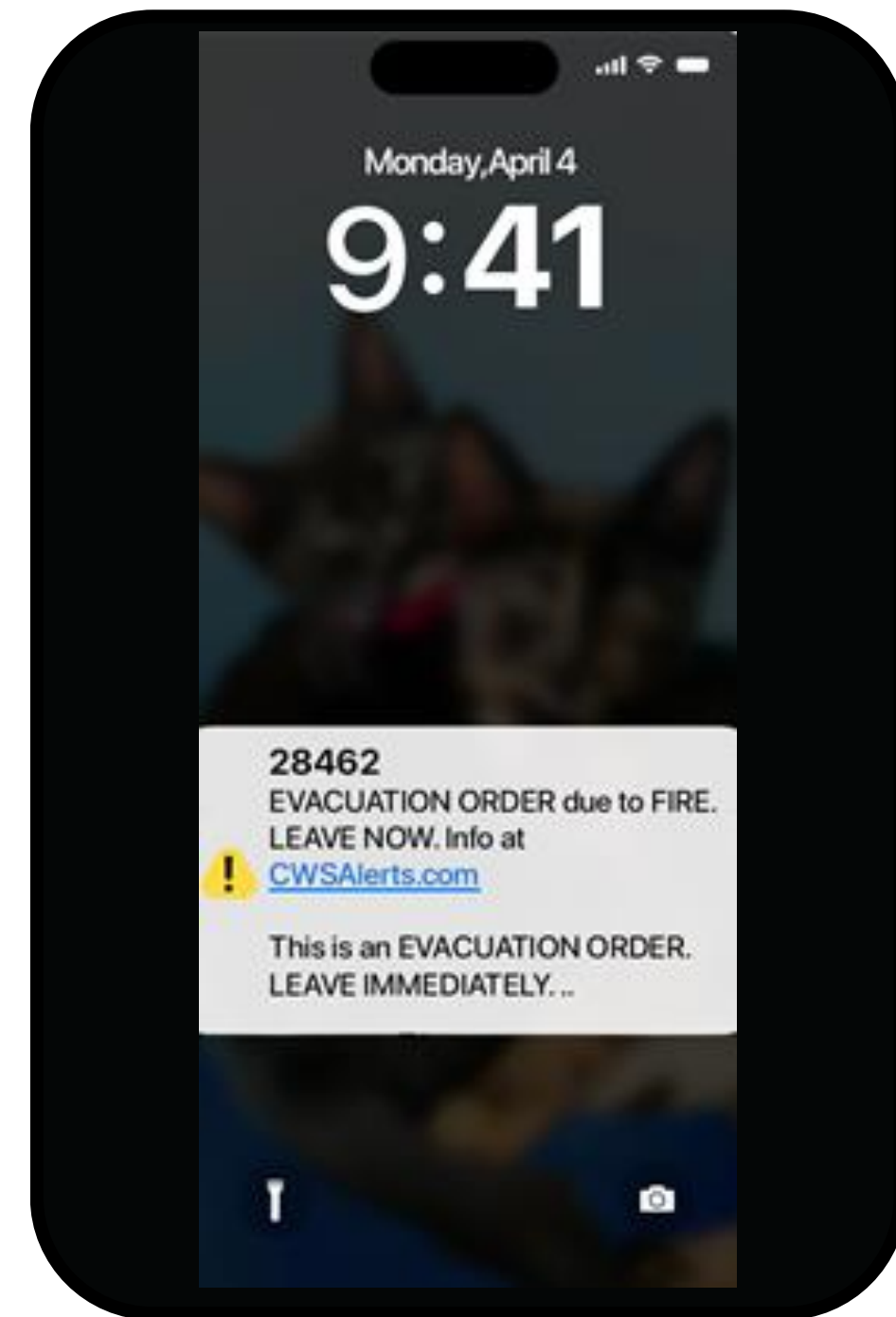
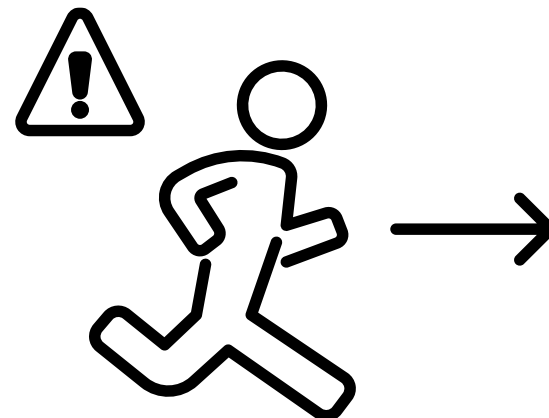
Shelter In Place



Evacuation  
Warning



Evacuation Order





Contra Costa  
County

# Take Action:

What to do when you've received the alert and know the action you need to take

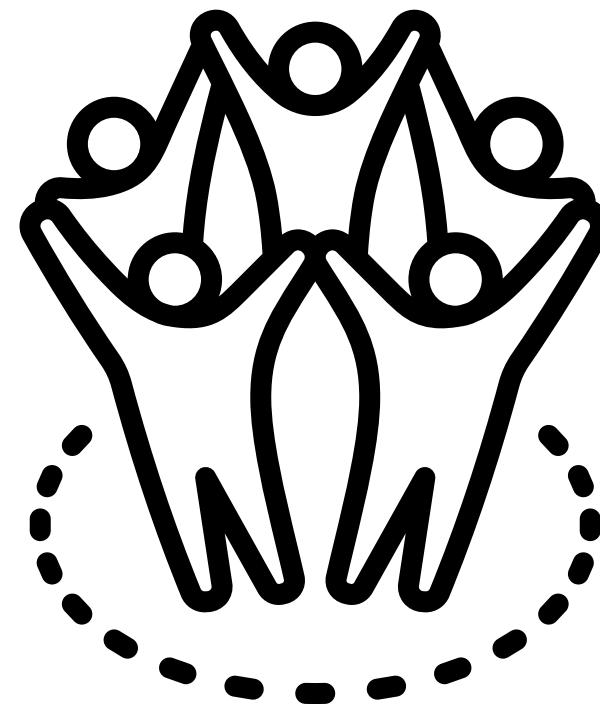
## Execute your Communication Plan & Grab Your Emergency Kit

Go to your designated meeting place if applicable

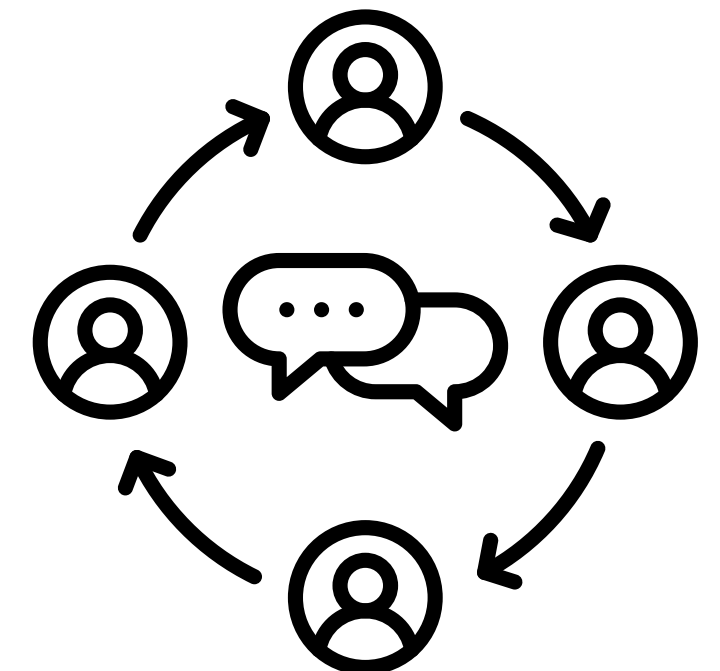
Pick your kit(s)

Go Bag

Stay Bag



Make your calls







**Contra Costa  
County**

# Stay Safe: After a Disaster



**Returning Home After  
Evacuation**



**Record Your Damage**



**Be Careful of Damage**



**Visit the County Website**



**When in Doubt, Throw it Out**



**Call Your Insurance Provider**



# Stay Safe: Engage Your Network



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## Establish a Network

of people who can support you in an emergency:

- Family
  - Friends
  - Caregivers
  - Neighbors
- 

## Share Needs

with your network so they know how and when  
to support you in an emergency

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## Plan

with your network

- Make sure someone:
    - has access to your home
    - knows where you keep emergency supplies
    - knows how to use lifesaving equipment and administer medicine
-



Contra Costa  
County

# Additional Resources

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[Ready.gov](https://www.ready.gov)



American  
Red Cross

[ARC  
Preparedness](https://www.redcross.org)



[CWSAlerts.com](https://www.cwsalerts.com)



[ListosCalifornia.org](https://www.listoscalifornia.org)



[Ready.gov/  
Older-  
Adults](https://www.ready.gov/older-adults)





**Contra Costa  
County**

# Thank you!

**For questions, contact:**

**CWS**

**[cws-staff@so.cccounty.us](mailto:cws-staff@so.cccounty.us)**

**OES**

**[oes-staff@so.cccounty.us](mailto:oes-staff@so.cccounty.us)**





# CONTRA COSTA COUNTY

## Staff Report

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

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**File #:** 25-1842

**Agenda Date:** 5/13/2025

**Agenda #:**

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# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, April 9, 2025

6:30 PM

30 Muir Road, Martinez

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**Contra Costa County Planning Commission meeting CANCELLED**

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

The next meeting is scheduled for April 23, 2025.





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, April 23, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

**CHAIR:** Kevin Van Buskirk

**VICE-CHAIR:** Bhupen Amin

**COMMISSIONERS:** Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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

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

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

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

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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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. NATHAN WATKINS ON BEHALF OF CARNELIAN HOLDINGS LLC 25-1489  
(Applicant & Owner) - – JOSHUA ECKHAUS AND JENNIFER OSTRANDER  
(Appellants), County File #CDLP23-02046: This is an appeal of the Zoning  
Administrator's decision to approve a Land Use Permit to allow a residential care  
facility for the elderly for up to 18 people. The project also includes the  
construction of a two-story, approximately 2,665-square-foot addition to the  
existing residential care facility and is proposing a total of six parking spaces. The  
project includes a variance to the off-street parking driveway aisle width of 16'-5"  
(where 25' is the required for two-way travel). The project includes approximately  
67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site  
improvements. The project is located at 2374 Warren Road, in the unincorporated  
Walnut Creek area of Contra Costa County. (Zoning: R-10, Single-Family  
Residential District) (Assessor's Parcel Number: 184-120-071) EL

**Attachments:** [Attachment A CDLP23-02046 Findings and COA](#)  
[Attachment B CDLP23-02046 Appeal Letter](#)  
[Attachment C CDLP23-02046 Assisted Living Communities Around](#)  
[the Carnelian](#)  
[Attachment D CDLP23-02046 Zoning Administrator Staff Report](#)  
[January 22 2025](#)  
[Attachment E CDLP23-02046 CCCFPD Access Letter](#)  
[Attachment F CDLP23-02046 Plans](#)  
[Attachment G CDLP23-02046 PPT Slides](#)

- 2b. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), 25-1490  
CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK  
SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the  
Zoning Administrator's decision to approve a Tree Permit to allow the removal of  
four (4) code-protected trees on the project site, including (three (3) Valley Oak  
trees and one (1) California Bay tree with trunk diameters measuring between  
9-inches to 40-inches, for installation of backyard improvements (pavilion, pool  
and sports court) on the west end of the property. The project site is located at 15  
Morningside Place, in the Alamo area of unincorporated Contra Costa County.  
(Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number:  
188-270-040) MLL- TO BE CONTINUED TO MAY 14, 2025

3. PUBLIC COMMENTS

4. STAFF REPORT
5. COMMISSIONERS' COMMENTS
6. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE HELD ON WEDNESDAY MAY 14, 2025.**





## CONTRA COSTA COUNTY

### AGENDA - PUBLISHED

#### Contra Costa County Planning Commission

---

**Wednesday, May 14, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://ccccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

**CHAIR:** Kevin Van Buskirk

**VICE-CHAIR:** Bhupen Amin

**COMMISSIONERS:** Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow the removal of four (4) code-protected trees on the project site, including (three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches to 40-inches, for installation of backyard improvements (pavilion, pool and sports court) on the west end of the property. The project site is located at 15 Morningside Place, in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 188-270-040) (Continued from 04.23.2025) MLL 25-1705

**Attachments:** [Attachment A Findings and Conditions of Approval](#)  
[Attachment B Maps](#)  
[Attachment C Project Plans](#)  
[Attachment D Arborist Reports](#)  
[Attachment E Site Visit Photos 12\\_04\\_2024](#)  
[Attachment F Appeal Letter](#)  
[Attachment G Public Comments](#)

- 2b. ROBERT J. EISELE (Appellant) – CARLOS RAMIREZ, ARBORTECH TREE CARE INC. (Applicant) - BRUCE & GRACE GINN (Owners), County File #CDTP24-00064. This is a hearing on an appeal of the Zoning Administrator's decision to approve a tree permit to allow the removal of three code-protected oak trees to allow the installation of a residential ground-mounted solar/PV system. The subject property is located at 19 Jay Court in the Alamo area of Contra Costa County. (Zoning: P-1 Planned Unit District) (APN: 193-670-016) NS 25-1706

**Attachments:** [Attachment A - Findings and COAs CDTP24-00064](#)  
[Attachment B - Appeal Letter CDTP24-00064](#)  
[Attachment C - Public Comments CDTP24-00064](#)  
[Attachment D - Maps CDTP24-00064](#)  
[Attachment E - Project Plans CDTP24-00064](#)  
[Attachment F - Presentation Slides CDTP24-00064](#)

3. STUDY SESSIONS

- 3a. 2026 COUNTY URBAN LIMIT LINE RENEWAL (County File #GP25-0001): [25-1707](#)  
This is a study session related to the County's anticipated 2026 ballot measure to renew the Urban Limit Line (ULL). During this study session the Planning Commission will review maps illustrating proposed contractions and expansions of the ULL across the county and accept public comments. WN

**Attachments:** [Attachment A - Map Series Depicting Potential ULL Adjustments](#)

4. PUBLIC COMMENTS
5. STAFF REPORT
6. COMMISSIONERS' COMMENTS
7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 28, 2025





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, April 7, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

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1. PUBLIC COMMENTS
2. SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [25-1132](#)  
MOHAMMAD & ZARIN AHMADIEH Owner), County File #CDSD22-09628  
and CDDP22-03036: The applicant requests approval of a Major Subdivision and  
a Development Plan to modify County File # CDSD06-09100 and  
CDDP06-03014 (approved in 2007) to allow for a Vesting Tentative Map for 33  
parcels with lots ranging in area from 840 to 1,601 square feet. The project also  
includes the demolition of multiple buildings and structures for the construction  
of four new multi-family buildings which will house 32 three-story townhouse  
units and one two-story townhouse unit, and the installation of associated  
improvements (e.g. pavement, utilities, bioretention area, private street,  
landscaping and hardscape). The project includes a Tree Permit for the removal of  
approximately 13 code protected trees and a Variance request for the following:  
24' driveway aisle width for guest parking on the northeastern property line  
(where 25' is required); Building One – 18'-3" setback for Pacheco Blvd (where  
25' is required) and 13'-7" setback for Windhover Way (where 25' is required);  
Building Three – 17'-5" side yard setback (where 20' is required); Building Four  
– 17'-5" side yard (where 20' is required) and 8' building separation (where 20' is  
required) and 81% of units with tandem parking (where the max is 15% of the  
units). The project includes approximately 100 cubic yards of fill and 10,200  
cubic yards of cut. The project requests an exception to Division 914, Detention  
Basin requirements. The subject property is a 1.57-acre parcel located at 3835,  
3845 and 3855 Pacheco Blvd. in the unincorporated Martinez area. (Zoning:  
Multiple-Family Residential, M-29) (APN: 380-220-044 and 380-220-067). EL
- Attachments:** [Attachment A CDSD22-09628\\_ZA\\_PROJECT\\_FINDINGS and COA](#)  
[Attachment B CEQA Public Comments](#)  
[Attachment C CDSD22-09628\\_IS\\_MND](#)  
[Attachment D Maps CDSD22-09628\\_CDDDP22-03036](#)  
[Attachment E Agency Comments](#)  
[Attachment F CDSD22-09628 and CDDP22-03036 Applicant](#)  
[Revisions to Address neighbor and ZA](#)  
[Attachment G CDSD22-09628 and CDDP22-03036 Project Plans \(1\)](#)
3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. BHAVANA SHAH, TALON DESIGN GROUP (Applicant) - EDWARD ALLEN (Owner), County File CDDP24-03056: The applicant requests approval of a Development Plan to modify Final Development Plan CDDP74-3014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot. The project site is located at 100 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 004-490-027) AS [25-1133](#)

**Attachments:** [Attachment A Findings and COAs](#)  
[Attachment B Maps](#)  
[Attachment C Photos](#)  
[Attachment D Project Plans](#)  
[Attachment E Agency Comments](#)  
[Attachment F Public Hearing Request](#)  
[Attachment G Final Development Plan CDDP74-03014](#)

- 3b. KHALIF & KIMBER AUSTIN (Applicant and Owner), County File #CDDP25-03002: The applicant requests approval of a Development Plan for a Kensington Design Review to allow the construction of a new 4,239-square-foot, two-story single-family residence with an attached garage on a vacant lot. The gross floor area will be 4,239 square feet, where 3,200 square feet is the maximum gross floor area. The project includes approximately 116.68 cubic yards of cut. The project also includes an exception request from Chapter 914-2.002 – collect and convey requirements. The project is located at 18 Highgate Road, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor's Parcel Number: 572-231-010) EL [25-1134](#)

**Attachments:** [Attachment A Findings and Conditions of approval CDDP25-03002](#)  
[Attachment B CDDP25-03002 Maps](#)  
[Attachment C CDDP25-03002 Agency Comments](#)  
[Attachment D CDDP25-03002 Site Photographs](#)  
[Attachment E CDDP25-03002 Architectural Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) GF [25-1135](#)

**Attachments:** [Attachment A CDVR23-01032 Findings final](#)  
[Attachment B Project Plans](#)  
[Attachment C Agency Comments](#)  
[Attachment D Hearing Request](#)  
[Attachment E Photos](#)  
[Attachment F Maps](#)

- 4b. GARRY BAKER, GLB ARCHITECTS (Applicant) - LUCAS JONES (Owner), County File CDVR24-01035: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 12-foot secondary front yard setback (where a minimum of 20 feet is required), for the construction of a new 3,600 square-foot metal agricultural equipment storage building that will replace two existing agricultural storage buildings that are 400 square feet and 1,050 square feet in size on a lot that is substandard in size and average width. The project site is located at 7255 Piper Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District and -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-072-004) GF [25-1136](#)

**Attachments:** [Attachment A CDVR24-01035 Findings and COAs final](#)  
[Attachment B Project Plans](#)  
[Attachment C Agency Comments](#)  
[Attachment D Hearing Request](#)  
[Attachment E Photos](#)  
[Attachment F Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 2025.





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, April 21, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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

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1. PUBLIC COMMENTS
2. CONTINUED PUBLIC HEARINGS



- 2a. 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 2,996 square feet on a vacant lot, The project includes a Variance for a 4-foot front yard setback (where 20 feet is the minimum required) to accommodate the detached garage and a retaining wall. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. 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 03/17/2025 RLH) GF [25-1316](#)

**Attachments:** [Attachment A Revised Project Plans](#)

- 2b. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) (Continued from 04/07/2025 WRN) GF [25-1317](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. SAMANTHA HERRMANN, ASSURANCE DEVELOPMENT (Applicant), G3 Enterprises, Inc. (Owner), County File CDLP24-02016: County File CDLP24-02016: The applicant requests approval of a Land Use Permit for continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP00-02046. No modifications of the wireless facility are proposed. The project site is located at 1300 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (Assessor's Parcel Number: 003-020-010, 003-020-029, 003-020-030) MLL [25-1318](#)

**Attachments:** [Attachment A Findings and COAs](#)  
[Attachment B Maps](#)  
[Attachment C Wireless Facility Location and Site Plan](#)  
[Attachment D As Built Plans](#)  
[Attachment E Antenna Plan and Elevations](#)  
[Attachment F Photos](#)  
[Attachment G Agency Comments](#)  
[Attachment H Radio Frequency Emission Survey](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. DEAN MILLS (Applicant) - CENTURY COMMUNITIES OF CALIFORNIA, LLC (Owner), County File #CDDP24-03053: The applicant requests approval of a Substantial Modification to Final Development Plans #CDDP09-03029 (Newport Pointe Subdivision) for the construction of retaining walls exceeding three feet at 0-foot setback on parcel 008-540-037 as it crosses over 011-350-010, and a modification to #CDDP91-03025 (Discovery Bay West Subdivision) to allow grading on Parcel J for a sanitary sewer access road. The new road requires retaining walls as a way to adjust to the grade difference due to the pad elevation between APN: 011-710-074 and 011-350-010. The improvements have been required and requested by the Town of Discovery Bay. The subject properties are located at the intersection of Newport Drive and Slifer Drive in the Discovery Bay area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Numbers: 011-350-010, 011-710-074; 008-540-037) DL 25-1319

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 5, 2025.





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, May 5, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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#### 1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. 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 2,996 square feet on a vacant lot, The project includes a Variance for a 4-foot front yard setback (where 20 feet is the minimum required) to accommodate the detached garage and a retaining wall. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. 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 04.21.2025 RLH) GF [25-1549](#)

**Attachments:** [Attachment A Revised Project Plans 042125](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. DAN MCEVER, TRUGREEN (Applicant) - 4040 PACHECO LLC (Owner), County File #CDLP24-02030. The applicant requests approval of a Land Use Permit to establish a contractor's yard for a lawn care business, "TruGreen," in an existing building on a developed property. No development is proposed. The subject property is located at 4036 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: Light Industrial, L-I); (Assessor's Parcel Number: 161-240-010) SS [25-1550](#)

**Attachments:** [Attachment A Findings COA](#)  
[Attachment B Maps](#)  
[Attachment C Agency Comments](#)  
[Attachment D Business Statement](#)  
[Attachment E Project Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a. GEORGE NAVARRO (Applicant and Owner), County File CDVR24-01060: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 750 square-foot detached garage (where 500 square-feet is the maximum size allowed for an accessory building) that is 15-feet, 5-inches in total height (where 15-feet is the maximum height allowed). The project site is located at 3565 Willow Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District, -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-100-014) AS

[25-1551](#)

**Attachments:** [Attachment A CDVR24-01060 Findings](#)  
[Attachment B Maps](#)  
[Attachment C Photos](#)  
[Attachment D Project Plans](#)  
[Attachment E Agency Comments](#)  
[Attachment F Public Hearing Request](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 19, 2025.

