





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDLP24-02012**

**File Date: 3/27/2025**

**Applicant:**

John Sawatzky  
SAWATZKY BUILDERS INC  
PO Box 1317  
Brentwood, CA 94513

john@sawatzkybuilders.com  
(925) 354-9419

**Property Owner:**

JEFFREY JAY JESS  
PO BOX 490  
BYRON. CA 945140490

Jesspools33@gmail.com  
(209) 482-0631

**Project Description:**

Request approval of a Land Use Permit application to allow the installation of a commercial kitchen within the existing building's footprint to establish the commissary use (pursuant to County Code Section 84-38.404(13)) that will utilize local farm goods and provide commercial food distribution space for farm vehicles to distribute off-site.

**Project Location: (Address: 0 BYER RD, BYRON, CA 94514), (APN: 002030018)**

**Additional APNs:**

**General Plan Designation(s):** AL

**Flood Hazard Areas:** B

**60-dBA Noise Control:** NO

**Sphere of Influence:** NO

**Sanitary District:** Env Health

**Specific Plan:** NO

**Zoning District(s):** "A-3, -SG"

**AP Fault Zone:** NO

**MAC/TAC:** BYRON

**Fire District:** CONSOLIDATED FIRE Former ECC

**Housing Inventory Site:** NO

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
<b>Total:</b>			<b>7662.00</b>	<b>7662.00</b>

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Deidra Dingman**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Assistant Deputy Director

March 25, 2024

Jeffrey Jay Jess  
P.O. Box 490  
Byron, CA 94514

**Re: Request for Determination – Commercial Kitchen/Commissary Use**  
**County File: CDDR24-00002**  
**Site Address: 0 Byer Road, Byron, CA 94514**  
**APN: 002-030-018**

Dear Jeffrey Jay Jess:

Staff has reviewed the application materials submitted to the Department of Conservation and Development with your request to determine if a commercial kitchen / commissary use submitted on February 16, 2024. After review, Staff has determined that a Commercial Kitchen / Commissary Use is a use allowed with the issuance of an approved Land Use Permit.

Background

The subject parcel is 14.27 acres in size. The parcel has a AL (Agricultural Lands) General Plan Designation which allows commercial agricultural support services which are ancillary to agricultural uses. is zoned A-3 (Heavy Agricultural District). Per the application materials, the proposed project would be to establish a commercial kitchen/ commissary on the property to utilize local farm goods and to provide commercial food distribution space for farm vehicles to distribute off-site. Per County Code Section 84-38.404 – Uses – Requiring land use permit(13), a commercial kitchen or other facilities for creating value-added farm products is a use allowed with the issuance of a land use permit.

Next Steps

To apply for a land use permit, please use this website and follow the instructions for a GENERAL APPLICATION - [Submitting a Planning Application | Contra Costa County, CA Official Website](#). Please include the following when submitting your application: [Planning-Application-Form-Checklist-Fillable-PDF](#). Once you apply for a land use permit, the application will be assigned to a Planner who will review the application for completeness. Land Use Permits require a public hearing with the Zoning Administrator and review under the California Environmental Quality Act. Please note that for Land Use Permits, the County solicits outside agencies comments (water, fire, sanitary, public works, etc) which we will provide you during the application process. Additionally, the parcel is located within the Byron Municipal Advisory

Council (MAC) boundaries. The MAC is an outside agency who will hold a public hearing for your project and will provide the County with their recommendation.

Should you have any further questions regarding this matter, you may contact me directly at (925) 655-2873 or via email to [everett.louie@dcd.cccounty.us](mailto:everett.louie@dcd.cccounty.us).

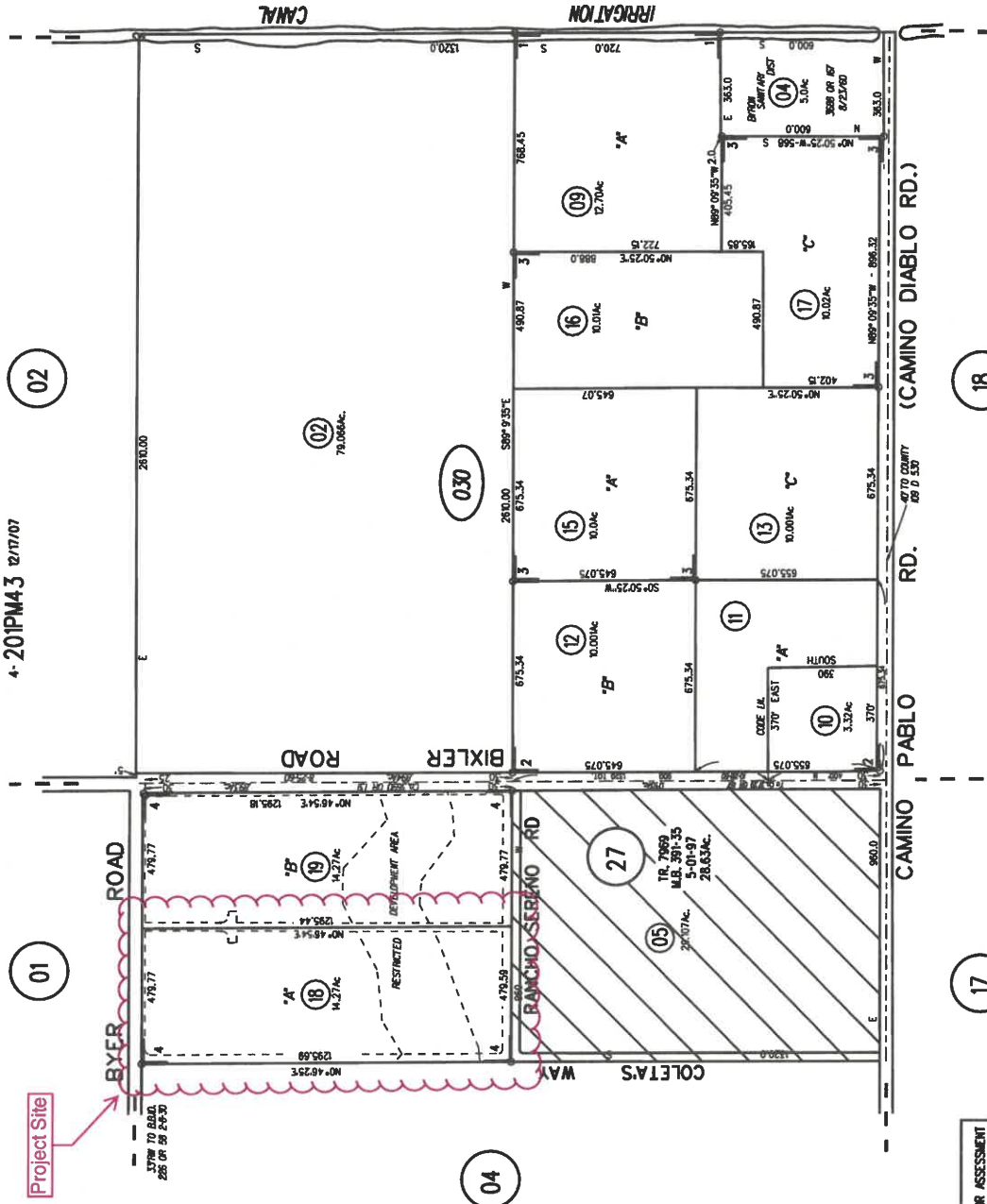
Sincerely,

Everett Louie  
Project Planner

cc: County File CDDR24-00002

SW 1/4 SEC 2 & POR SE 1/4 SEC 3 T1S R3E MDR&M

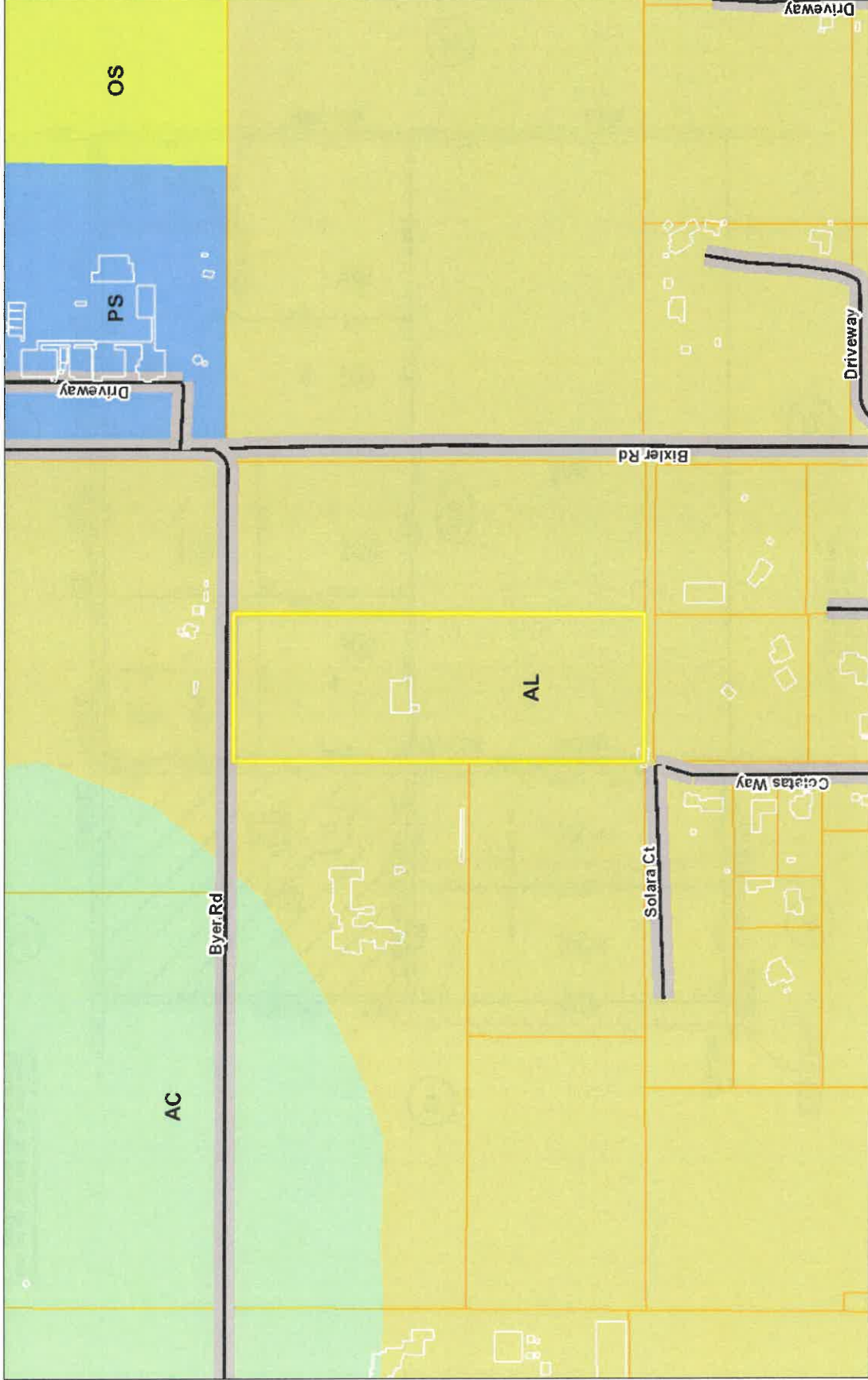
- 1- 128PM9 6/5/87
- 2- 142PM15 9/15/89
- 3- 155PM36 11/19/91
- 4- 201PM4.3 12/17/07



030  
201 PM4.3  
6/7/08

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. IT IS NOT GUARANTEED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

General Plan: Agricultural Lands (AL)



- Legend**
- Building Outlines
  - City Limits
  - Highways
  - Highways Bay Area
  - Streets
  - General Plan
    - sv (Single Family Residential - Ver)
    - sl (Single Family Residential - Low)
    - sm (Single Family Residential - Me)
    - sh (Single Family Residential - Hig)
    - ml (Multiple Family Residential - Lx)
    - mm (Multiple Family Residential - V)
    - mh (Multiple Family Residential - H)
    - mv (Multiple Family Residential - V)
    - ms (Multiple Family Residential - V)
    - cc (Congregate Care/Senior Hous)
    - mo (Mobile Home)
    - m-1 (Parker Avenue Mixed Use)
    - m-2 (Downtown/Waterfront Rodoo I)
    - m-3 (Pleasant Hill BART Mixed Use)
    - m-4 (Willow Pass Road Mixed Use)
    - m-5 (Willow Pass Road Commercial)
    - m-6 (Bay Point Residential Mixed U)
    - m-7 (Pittsburg/Bay Point BART Sta)
    - m-8 (Dougherty Valley Village Cent)
    - m-9 (Montalvin Minor Mixed Use)
    - m-10 (Willow Pass Business Park A)
    - m-11 (Appian Way Mixed Use)
    - m-12 (Triangle Area Mixed Use)
    - m-13 (San Pablo Dam Road Mixed)
    - m-14 (Heritage Mixed Use)
    - co (Commercial)
    - of (Office)
    - bp (Business Park)
    - li (Light Industry)
    - hi (Heavy Industry)
    - al, ciba (Agricultural Lands & Off)
    - crs (Commercial Recreation)
    - aco (Airport Commercial)

1:4,514

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

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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**Notes**  
CDDR24-00002

Zoning: A-3 Heavy Agricultural District, Solar Energy Generation (-SG) Combining District



**Legend**

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



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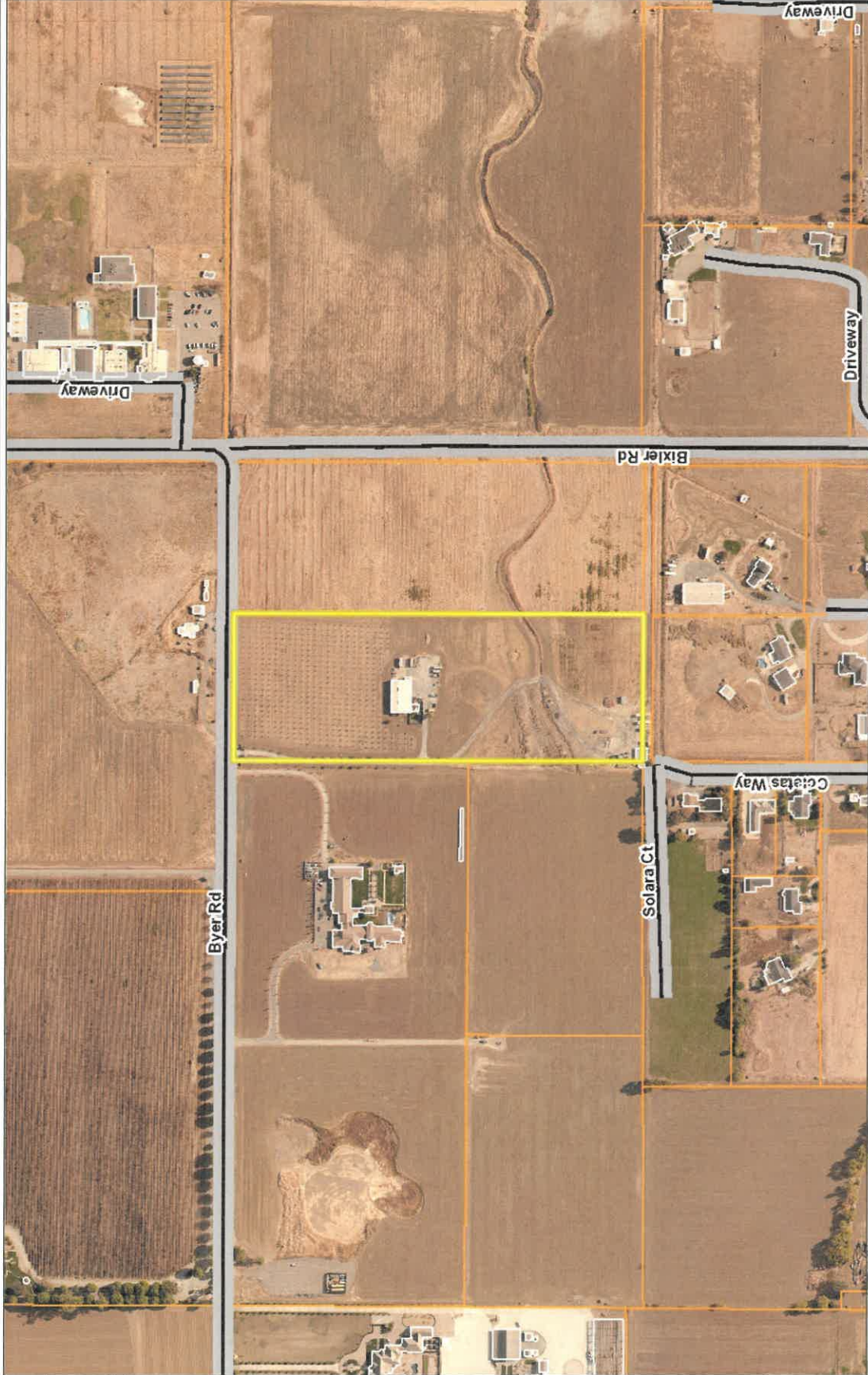
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**Notes**  
CDD824-00002

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Orthophotography



Legend

- Building Outlines
- City Limits
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels

1:4,514

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0.1 Miles

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Notes  
CDDR24-00002









