



AGENCY COMMENT REQUEST

Date _____

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

DISTRIBUTION

INTERNAL

___ Building Inspection ___ Grading Inspection
 ___ Advance Planning ___ Housing Programs
 ___ Trans. Planning ___ Telecom Planner
 ___ ALUC Staff ___ HCP/NCCP Staff
 ___ APC PW Staff ___ County Geologist

HEALTH SERVICES DEPARTMENT

___ Environmental Health ___ Hazardous Materials

PUBLIC WORKS DEPARTMENT

___ Engineering Services (1 Full-size + 3 email Contacts)
 ___ Traffic
 ___ Flood Control (Full-size) ___ Special Districts

LOCAL

___ Fire District _____
 ___ San Ramon Valley – (email) rwendel@srvfire.ca.gov
 ___ Consolidated – (email) fire@cccfdp.org
 ___ East CCC – (email) brodriguez@cccfdp.org

___ Sanitary District _____
 ___ Water District _____
 ___ City of _____
 ___ School District(s) _____
 ___ LAFCO
 ___ Reclamation District # _____
 ___ East Bay Regional Park District
 ___ Diablo/Discovery Bay/Crockett CSD
 ___ MAC/TAC _____
 ___ Improvement/Community Association **BIMID**
 ___ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

___ CHRIS (email only: nwic@sonoma.edu)
 ___ CA Fish and Wildlife, Region 3 – Bay Delta
 ___ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

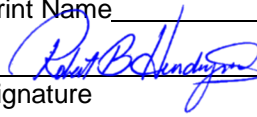
Project Planner _____
 Phone # _____
 E-mail _____
 County File # _____
 Prior to _____

We have found the following special programs apply to this application:

___ Active Fault Zone (Alquist-Priolo) **Liquefaction**
 ___ Flood Hazard Area, Panel # _____
 ___ 60-dBA Noise Control
 ___ CA EPA Hazardous Waste Site
 High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ___ None ___ Below ___ Attached

Print Name _____
 Signature  _____ DATE _____
 Agency phone # _____

February 27, 2023

Contra Costa Department of Conservation and Development
Community Development Division
Attn: Adrian Veliz
30 Muir Road
Martinez, CA 94553-4601

RE: CDLP23-02008 – Application For Land Use Permit To Establish A Contractor's
Yard And Office In Existing Building
6130 Bethel Island Road, Bethel Island, CA
APN: 031-093-033
Service Request #: SR0020723

Dear Mr. Veliz:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. If a septic system is utilized on this property, then CCEH must be contacted to perform an evaluation and give clearance before any building permit is issued. That septic system would be required to meet current standards, including disposal field replacement area.
4. If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
5. It is recommended that the project be served by public sewer and public water.



6. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
7. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', followed by a horizontal line.

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:tf



AGENCY COMMENT REQUEST

Date February 22, 2023

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

DISTRIBUTION

INTERNAL

✓ Building Inspection Grading Inspection
 Advance Planning Housing Programs
 ✓ Trans. Planning Telecom Planner
 ALUC Staff HCP/NCCP Staff
 ✓ APC PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

✓ Environmental Health Hazardous Materials

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Engineering Services (1 Full-size + 3 email Contacts)
 ✓ Traffic
 ✓ Flood Control (Full-size) Special Districts

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✓ Fire District _____
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 ✓ Consolidated – (email) fire@cccfd.org
 East CCC – (email) brodriguez@cccfd.org

✓ Sanitary District IRONHOUSE SANITARY
 ✓ Water District Bethel Island Municipal Improvement District
 City of _____
 School District(s) _____
 LAFCO _____
 Reclamation District # _____
 East Bay Regional Park District _____
 Diablo/Discovery Bay/Crockett CSD _____
 ✓ MAC/TAC Bethel Island MAC
 ✓ Improvement/Community Association BIMID
 ✓ CC Mosquito & Vector Control Dist (email) _____

OTHERS/NON-LOCAL

✓ CHRIS (email only: nwic@sonoma.edu)
 CA Fish and Wildlife, Region 3 – Bay Delta
 Native American Tribes _____

ADDITIONAL RECIPIENTS

Contra Costa County GSA (groundwater)
 Delta Protection Committee; Delta Stewardship Council

Please submit your comments to:

Project Planner Adrian Veliz
 Phone # 925-655-2879
 E-mail Adrian.Veliz@dcd.cccounty.us
 County File # CDLP23-02008

Prior to March 21, 2023

We have found the following special programs apply to this application:

✓ Active Fault Zone (Alquist-Priolo) Liquefaction
 ✓ Flood Hazard Area, Panel # AE
 ✓ 60-dBA Noise Control
 CA EPA Hazardous Waste Site
 High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

For Transportation Engineering:

Application did not include information on existing use. The applicant should provide a narrative on the existing land use and the number of employees at the property in the pre- and post-project conditions. This information will be used to review traffic impacts and to calculate AOB fees for the ECCRFFA and Bethel Island areas.

Print Name Joe Smithonic, Associate Civil Engineer
[Signature] March 6, 2023
 Signature _____ DATE _____
 Agency phone # (925) 313-2348



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

March 21, 2023

Adrian Veliz
Contra Costa County - Planning
30 Muir Rd
Martinez, CA 94553

Subject: Contractor's yard
6130 Bethel Island Rd
Project # CDLP23-02008
CCCFPD Project No.: P-2023-000964

Dear Adrian Veliz:

We have reviewed the land use permit application to establish a contractor's yard and office (in an existing building) at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

Based on the materials provided the project meets requirements for water from an existing fire hydrant. The yard will need to maintain access for fire response, see requirements below. Any tenant improvement to office will need to be submitted to Fire District as well as building department.

Gate access will need to provide for Fire District access. Knox box or Knox key opener depending on if gate is mechanically operated.

1. Access requirements:

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

2. Access gate for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

3. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

4. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

5. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron
Fire Inspector

File: 6130 BETHEL ISLAND RD-PLN-P-2023-000964



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road, 2nd Floor
Martinez, CA 94553
Telephone: 925-655-2917

TO: Adrian Veliz, Current Planning Section

FROM: Jamar Stamps, Transportation Planning Section 

DATE: March 23, 2023

**SUBJECT: Comments on Proposed Contractor's Yard (Bethel Island),
County File LP23-2008, APN: 031-093-033**

Thank you for the opportunity to review the subject project, which includes a proposed contractor's yard with a 500 square-foot office building (existing) on an approximately 1.22-acre site. The project referral was received by the Transportation Planning Section on 2/24/23. Comments from the Transportation Planning section are provided as follows:

1. Vehicle Miles Traveled ("VMT"): The proposed project is anticipated to utilize an existing 500 square-foot office building. The Institute of Transportation Engineers ("ITE") Trip Generation Manual (11th Edition) "General Light Industrial" trip generation code (Code 110) indicates this amount of office space would generate less than 100 daily vehicle trips. The Contra Costa County Transportation Analysis Guidelines provides screening criteria to quickly determine if a proposed project should be expected to prepare a detailed VMT analysis. Projects that generate less than 110 daily vehicle trips are considered to cause a less-than-significant impact under CEQA and would not require further VMT analysis.
2. Parking: Section 82-16.406 of the County Off-Street Parking Ordinance does not have a contractor's yard land use category to estimate the required number of parking spaces. However, based on the project description and type of operation, the "Mini (self) Storage" category is most comparable, which requires *one space per every three hundred fifty square feet of gross floor area of the office at the facility. A minimum of three spaces must be provided.* Based on the site's aerial photo the existing parking spaces should be sufficient.

Per Section 82-16.412 (Bicycle parking) the proposed project would need to provide a minimum two short-term and two long-term bicycle parking spaces.

Electric Vehicle ("EV") Parking: Based on the number of required off-street parking spaces, the proposed project would not need to provide EV parking with fully operational electric vehicle service equipment ("EVSE") per County Code Section 74-4.006 (Electric Vehicle Charging), however it should be encouraged.

3. Transportation Demand Management (“TDM”): Given the proposed operation and low number of employees on-site, TDM in accordance with County Code Chapter 82-32 is not required, but should be encouraged.

cc: John Cunningham, DCD
Monish Sen, PWD

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

March 21, 2023

File No.: 22-1319

Adrian Veliz, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDLP23-02008 / APN 031-093-033 at 6130 Bethel Island Rd., Bethel Island / Advance Telecom, Inc.

Dear Adrian Veliz,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

The applicant requests approval of Land Use permit for the purpose of establishing a contractor's yard and office (in an existing building) for a low voltage, pipe line and traffic control contractor, specializing in fiber optic, asphalt restoration and traffic control. The yard would be used to park employees' vehicles, store company vehicles as well as equipment (drill machines, excavator, bobcat, tools etc.) and materials.

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended prior to commencement of project activities.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

Built Environment Recommendations:

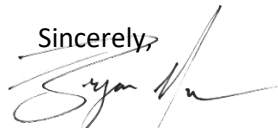
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a long, sweeping horizontal line extending to the right.

Bryan Much
Coordinator



AGENCY COMMENT REQUEST

Date February 22, 2023

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

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East CCC – (email) brodriguez@cccfd.org

✓ Sanitary District IRONHOUSE SANITARY

✓ Water District Bethel Island Municipal Improvement District
City of _____
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

✓ MAC/TAC Bethel Island MAC

✓ Improvement/Community Association BIMID

✓ CC Mosquito & Vector Control Dist (email)

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Native American Tribes

ADDITIONAL RECIPIENTS

Contra Costa County GSA (groundwater)
Delta Protection Committee; Delta Stewardship Council

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-655-2879
E-mail Adrian.Veliz@dcd.cccounty.us
County File # CDLP23-02008

Prior to March 21, 2023

We have found the following special programs apply to this application:

✓ Active Fault Zone (Alquist-Priolo) Liquefaction
✓ Flood Hazard Area, Panel # AE
✓ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None ✓ Below Attached

Employ measures necessary to ensure no creation or maintenance of a public nuisance as defined by California Health and Safety Code §2002. Maintaining a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties pursuant to California Health and Safety Code §2060 et seq. At no time should any aspect of the project or property produce, harbor, or maintain disease vectors or other nuisances. Stored equipment, materials, and other items should not hold stagnant water in excess of 72 hours to prevent creating mosquito habitat.

Print Name Jeremy Shannon
Jeremy Shannon 3/16/2023
Signature DATE
Agency phone # 925-685-9301

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Alicia Nuchols
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
District Representative, Alicia Nuchols

*The Bethel Island Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

**6:02 p.m.
April 11, 2023**

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Allen, Councilmember Bittner, Councilmember Brunham, Councilmember Whitlock were present in person.

MEMBERS ABSENT: None.

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Bittner. Second made by Allen. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.

PUBLIC COMMENT:

Lori Castillo: Stone Rd resident since 2019. Construction traffic on Stone Rd – no signs? No construction traffic on Stone Rd.

Scott McKenzie: Sheriff came out to the property on Stone Road.

Jean Wise: Left hand turn issue – to be discussed under 7b.

Mark Whitlock: Stone Road exit out of Delta Coves will be emergency egress only

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt Jacquez went over calls for service report for March. Drug take back event 4/22 10-2pm at Discovery Bay Station – old prescriptions.
- b. **California Highway Patrol:** No Report – Officer Thomas is still out on leave.
- c. **Contra Costa Fire Protection District:** Vito Impastato – annexation, Pinole Fire now with ConFire, more capacity, more units, Station 92 added 2nd crew today. All units have ALS units and fully staffed water tender soon.
- d. **Office of Supervisor Diane Burgis:** Alicia Nuchols, District Representative reported out on East County Chamber Mixer being hosted by Supervisor Diane Bugis, April 19th 5-8pm our office. Provided an update on Anchor Marina.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for March 28, 2023:** Motion to approve the draft record of actions as presented made by Brunham. Second made by Bittner. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.

PRESENTATIONS

None.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Agency Comment Request #CDLP23-02008** – The applicant requests approval of a Land Use Permit for the purpose of establishing a contractor's yard and office (in an existing building) for a low voltage, pipeline, and traffic control contractor, specializing in fiber optic, asphalt restoration and traffic control. The yard would be used to park employees' vehicles, store company vehicles as well as equipment (drill machines, excavator, bobcat, tools, etc.) and materials. Previous concerns: lighting and traffic – applicant has been working with his employees to alleviate the traffic issue. He assigned a manager to open the gate in the morning and the afternoon to limit congestion. For the lighting, they lowered the lights in a downward position to keep light on the yard but not to bother the neighbors.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

Motion to approve made by Allen. Second by Brunham. Motion carried: 4-1 AYES: Allen, Bittner, Brunham and Kammerer. NAY: Whitlock

- b. **Ironhouse Sanitary District (ISD) Well Lid Replacement** – Informational Item – Louis Solana from ISD shared the mapping of the project and did an overview
- c. Discuss Senior assistance on the Island (*Standing Item*) – Holiday gifts for elderly, Meals on Wheels will distribute with food delivery.
- d. Community Projects for Downtown area with Mitigation Funds (*Standing Item*)

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** No Report.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** Potential grant for improvements to the park.
- f. **San Joaquin Yacht Club:**
- g. **Scout Hall:** No Report.
- h. **Citizens' Fire Committee:** No Report.
- i. **Heart Safe Communities Program:** Battery replacement for AED is proving difficult to get at this time – may need to replace AED's all together
- j. **Emergency Preparedness Committee:** CWS – updating radio systems

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-3/16/23 County Planning Commission Cancellation Notice for March 22, 2023
- b. R-4/3/23 Contra Costa County Zoning Administrator for April 3, 2023
- c. R-4/13/23 County Planning Commission Agenda for March 22, 2023

FUTURE AGENDA ITEMS

- Update on Anchor Marina
- Joint meeting with BIMID/BIMAC
- Drainage issues on Stone Road
- Bethel Island Road Developers presentation

ADJOURNMENT

There being no further business before the Bethel Island Municipal Advisory Council, Councilmember Allen made a motion to adjourn the meeting at 7:13pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on May 8, 2023, at 6:00p.m. at Scout Hall in Bethel Island.