

# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT ADVISORY FIRE COMMISSION

**Meeting Location:** 4005 Port Chicago Highway, Suite 250, Concord, (925) 941-3300

**Join by Computer:**

<https://cccfdp.zoom.us/j/88526478714?pwd=XaJv0RCt3vTMMkpMNKlkogR4vdAoav.1>

**Join by Phone:** Dial: (253) 215-8782 / Meeting ID: 885 2647 8714 / Passcode: 219344

Website – [www.cccfdp.org](http://www.cccfdp.org)

## AGENDA

**MONDAY  
February 9, 2026  
7:00 PM**

---

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Comments Period (non-Agenda items) – *Three-minute time limit per comment.*
- V. Public Request for Review and Appeal
  - a. APN 098-220-021 – Evora Rd., Bay Point – Gallacher Development, LLC
  - b. APN 372-154-010 – W Park Street, Martinez – Clear Westview LP
  - c. APN 029-120-023 – Levee Rd, Bethel Island – Equity Trust Company CST
- VI. Consent Items
  - a. Approval of December 8, 2025, Meeting Minutes
  - b. Accept and File Reports
    1. Personnel Report
    2. Fire Prevention Reports
- VII. Discussion Items
  - a. Declaration of Surplus Equipment – Reports of 02/03/2026
- VIII. Fire Chief's Report
- IX. Commissioners' Comments / Items for Future Agendas
- X. Next Regular Meeting Date and Time – April 13, 2026, 7:00 p.m.

*Assistance for Persons with Disabilities: The Contra Costa County Fire Protection District Advisory Fire Commission (CCCFPD/AFC) will provide reasonable accommodations for persons with disabilities planning to attend CCCFPD/AFC meetings who contact the Executive Secretary at least 24 hours before the meeting at (925) 941-3300, extension 1200.*

*Any disclosable public records related to an open session item on a regular meeting agenda and distributed by Fire District staff to a majority of members of the CCCFPD/AFC less than 72 hours prior to that meeting are available for public inspection at 4005 Port Chicago Highway, Suite 250, Concord, CA 94520 during normal business hours.*

**098-220-021**

Evora Road, Bay Point



ABATEMENT WORK ORDER

Date: 9/12/2024

Surveyor: Valenzuela, Jose

APN: 098-220-021

Address: Evora Rd, Bay Point (No Address)

Parcel Size: 337,155 sq.ft. Abate: 54,540 sq.ft. Type: HFW

Instructions: Shall cut all dried overgrown grasses to create at least a 60-foot perimeter break around the parcel in the areas noted in the provided assessor parcel map. Any fence lines shall have all weeds cut as well.

Property Access: Property is a sloped and flat vacant lot with limited access from the public right of way. Access off of Evora Rd before Mota Dr as there is no fence line. There is also a small gate kept closed by wire at the intersection of Evora Rd and Saint Tropez Dr. Nearest address is 1033 St Raphael Dr.

Owner: GALLACHER DEVELOPMENT LLC

Address: [X] Good [ ] Not Good

Phone Number: N/A

Taxes: [ ] Paid [ ] Unpaid

Previous Work Order(s):

Cert Card Received: Date: 08/12/2024 No: as of: USPS Explanation:

Date Surveyor Submits Work Order: 08/22/2024 Clerk Initials: LW

Work Order Approvals: Captain Ottolini: 08/28/2024

Date Submitted to Contractor: 09/13/2024 Clerk Initials: KM

Date Completed Work Order Returned by Contractor: 9/19/2024

Reinspection Date: 09/23/2024 Status: Satisfactory Surveyor: Valenzuela, Jose

CONTRACTOR

Date: 9/17/2024 Pictures: 5 Invoice #:

Area: Type: HFW, HDW, THC Completion Date: 9/17/2024

Description	# of Employees	Hours Spent	Cost
9/17 - HFW HAND MOW	4	32	\$ 2,868
9/17 - HDW HAND MOW	4	32	\$ 1,676
9/17 - THC TRANSPORT	1	2	\$ 316
Total:			\$ 4,860

[Handwritten signature]

# Code Enforcement Case

Topic: **Wood Abatement**      Status: **Closed - Fire Abated**      Start Date: **06/06/2024**      Due Date: **08/23/2024**

Assigned to: **McMahon, Kristen**      Recurring Status: (Please Select)      Renewal Date: **08/18/2024**      Property Status: **Vacant Lot**

WO Status: **Complete**      WO Condition: **Satisfactory**      Contractor: (Please Select)      Invoice # **02**

Occupant Name: \_\_\_\_\_      Address # \_\_\_\_\_      City: **EVORARD**      State: **CA**      Zip: **94585**      Owner Name: **GALLACHER DEVELOPMENT I**

Phone: \_\_\_\_\_      APN # **098-220-021**      City: **LONE TREE**      State: **CO**      Zip: **80174-6320**      Address # & Street: **10455 PARK MEADOWS DR ST**

City: **SAY POINT**      State: **CA**      Zip: **94585**      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # **098-220-021**      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

APN # \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Phone: \_\_\_\_\_      City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_      Owner Name: \_\_\_\_\_

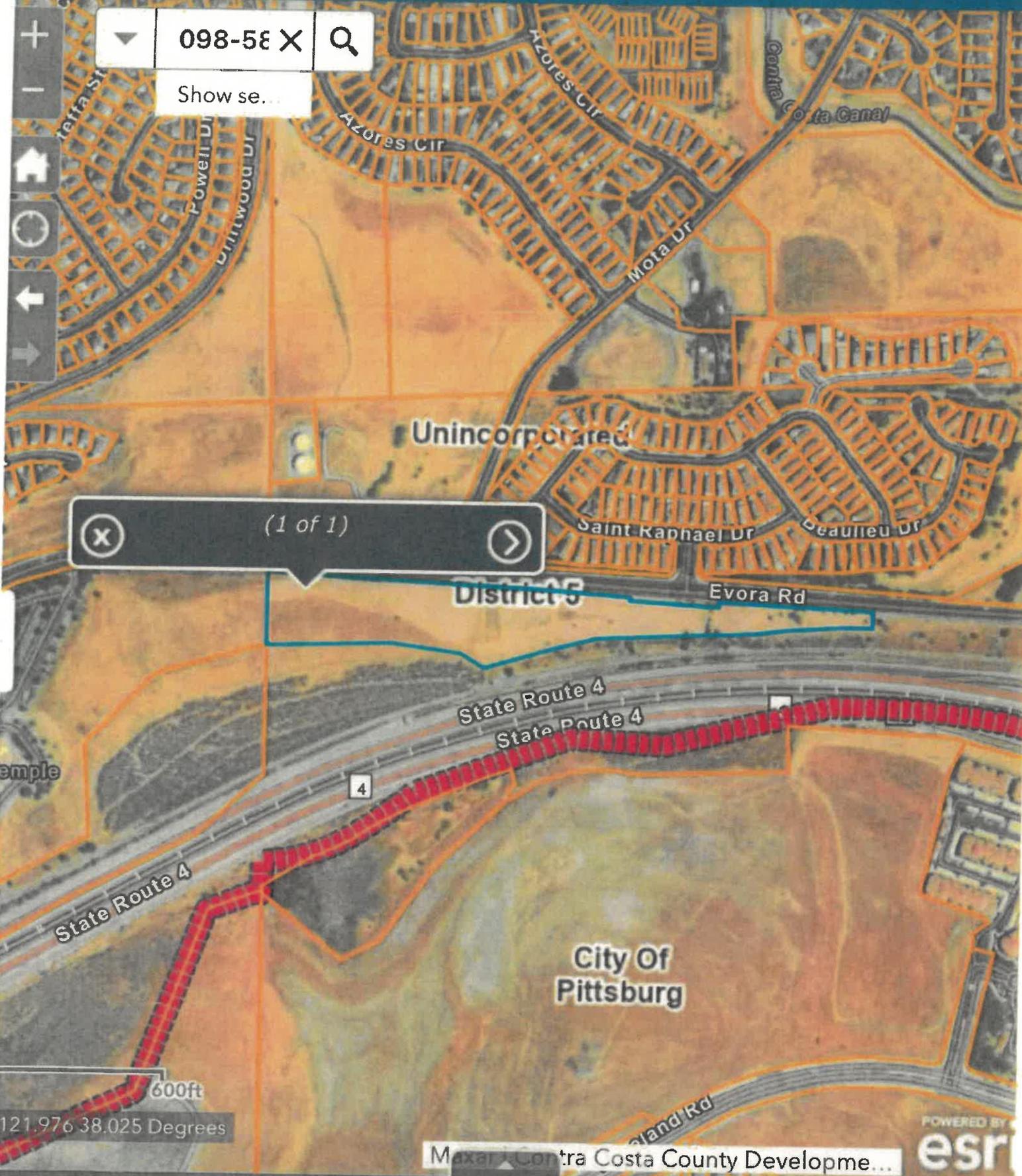
Case Notes: \_\_\_\_\_



098-58 X Q

Show se...

Map navigation controls: zoom in (+), zoom out (-), home, refresh, back, forward



(1 of 1) [Close] [Next]

District 5

Evora Rd

State Route 4

State Route 4

State Route 4

City of Pittsburg

600ft

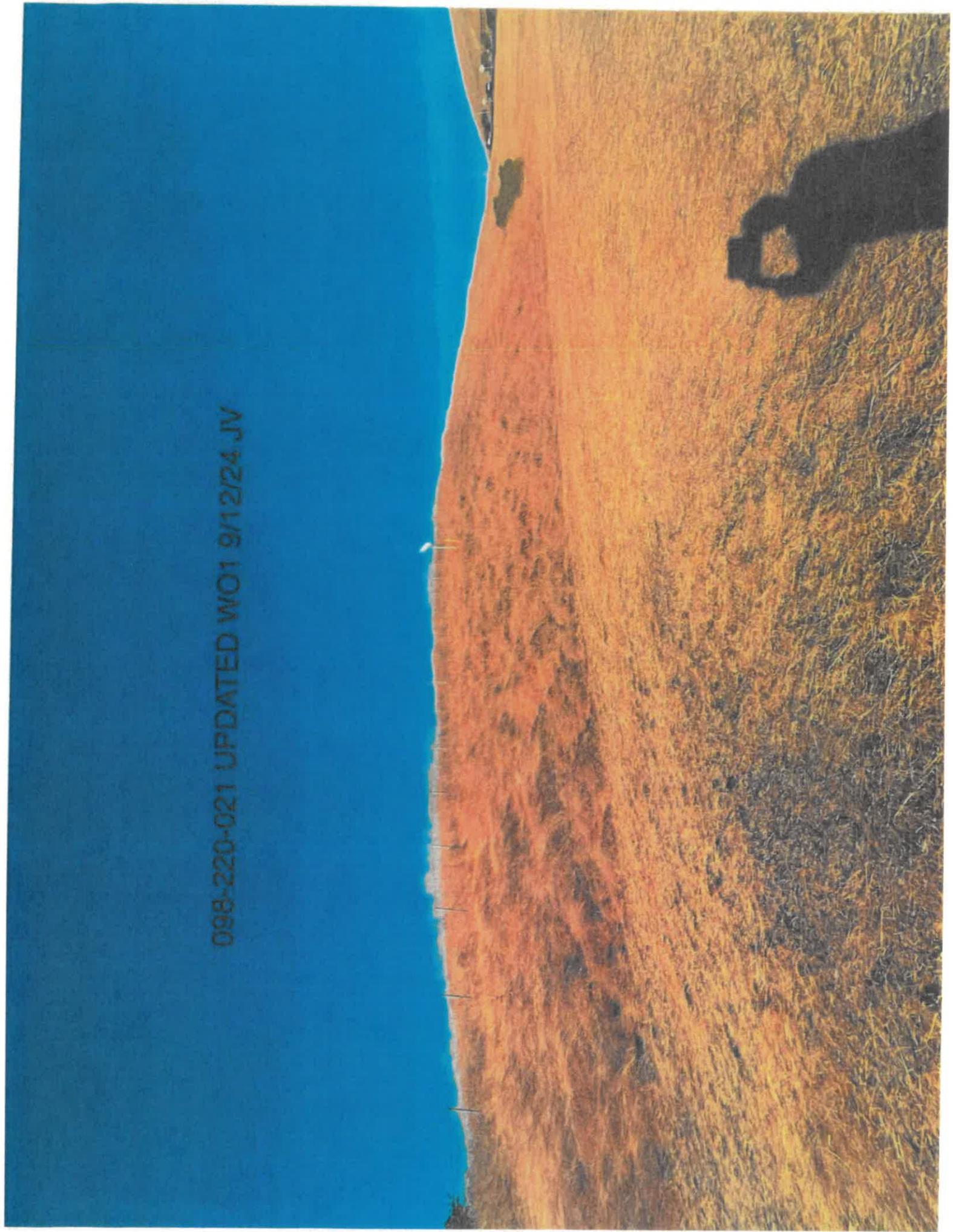
121.976 38.025 Degrees

Maxar / Contra Costa County Developme...

POWERED BY esri

Bottom navigation bar: back, forward, zoom in (+), zoom out (-), search (3), menu (dots)

098-220-021 UPDATED WO1 9/12/24 JV



098-220-021 UPDATED WO2 9/12/24 JV





APN 098-220-021 BEFORE

sept 17, 2024

+38 024721 -121 978214

101° SE

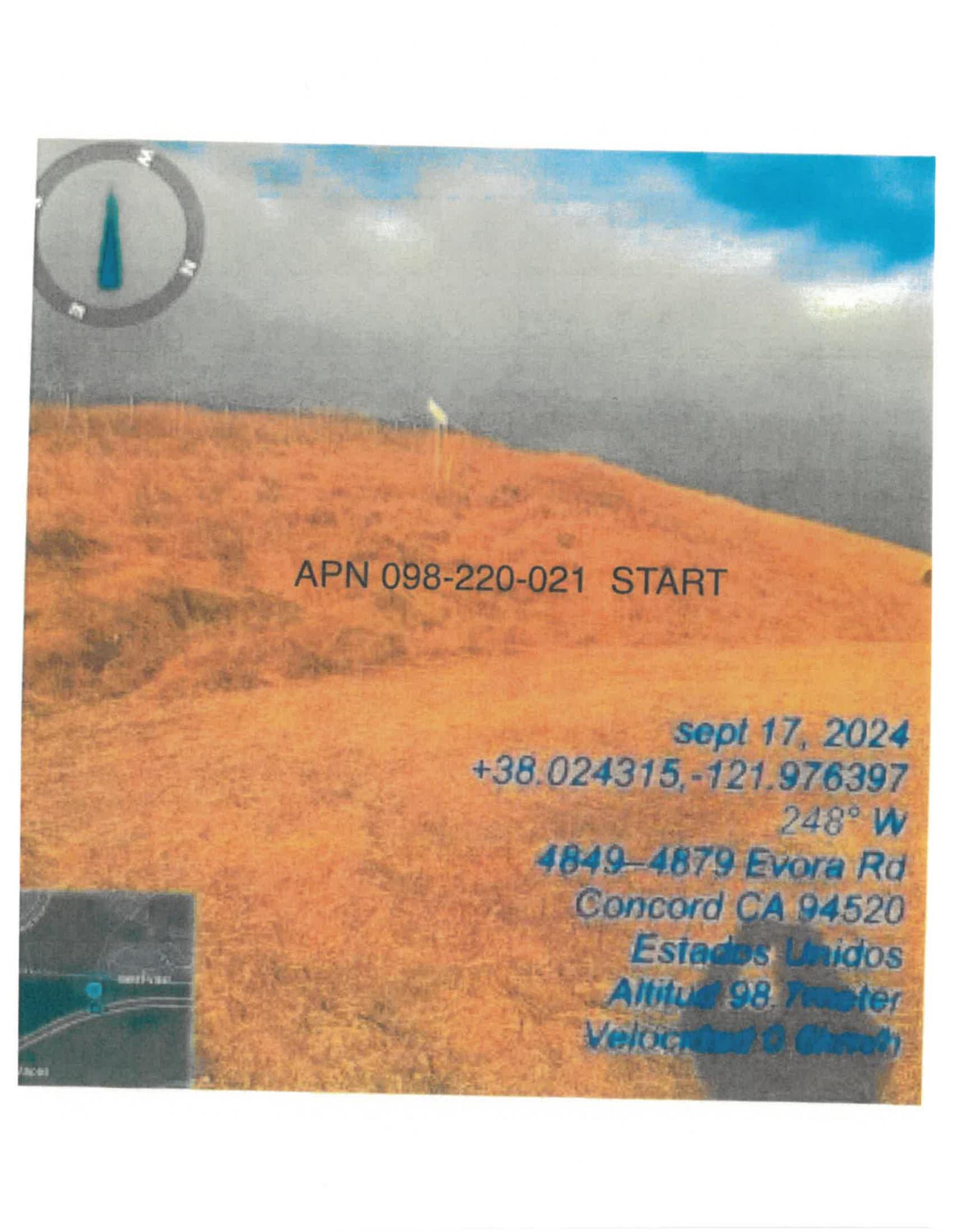
4835-4847 Evora Rd

Concord CA 94520

Estados Unidos

Altitud 114.4meter

Velocidad 2.3km/h



APN 098-220-021 START

sept 17, 2024

+38.024315, -121.976397

248° W

4849-4879 Evora Rd

Concord CA 94520

Estados Unidos

Altitud 98.7meter

Velocidad 0 (km/h)

APN 098-220-021 BEFORE

sept 17, 2024

+38.024319, -121.976397

142° SE

4849-4879 Evora Rd

Concord CA 94520

Estados Unidos

Altitud 98.7meter

Velocidad: 0.6km/h





APN 098-220-021 FINISH

04/09/2011 11:07 a.m.  
+38 024295 121 070096

87° E

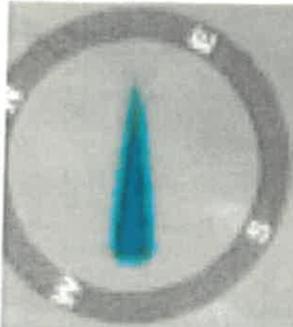
4831-4833 Evora Rd  
Concord CA 94520

Estados Unidos

Altitud: 130.8meter

Velocidad: 3.8km/h





APN 098-220-021 FINISH

9/18/24, 11:07 a.m.  
+38.024190, -121.978368  
63° NE

4835-4847 Evora Rd  
Concord CA 94520  
Estados Unidos  
Altitud: 130.3meter  
Velocidad: 5.6km/h



ENTER PARCEL NBR 098 220 021 ROLL YR 08/22/2022

PCL NO 098-220-021-4 SITE EVORA RD BAYPT

OWNER GALLACHER DEVELOPMENT LLC NOFF 10465 PARK MEADOWS DR STE 107 80124

ASSASSOR INQUIRY \*\*\*\*\* 2025-2026

POR SEC 16 T2N R1W MERGER 22129/433

ACRE 7.752 SQ HO ASR YR 460,033

TRA 79055 - 1977 TX WBRD 3111 COR YR

DELETED 08/28/2023 VALUED 06/18/2025

FROM 098-220-015-6 \* TC

DUED NO DATE RC DR STATUS

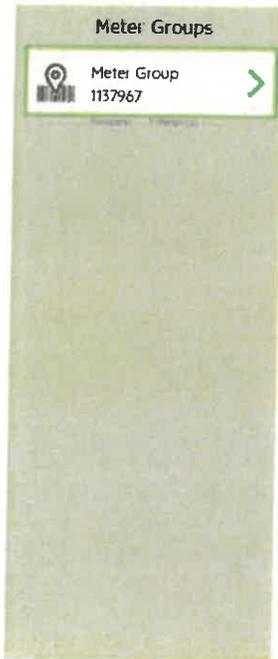
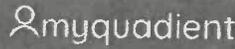
20221/440 09/30/2020 3 R 100.0

NET 460,033

REMARKS\*

\*\*\*ETAL\*\*\*

12/03/2025 158276



Meters in 1137967  
31222012

Home > Tracking > Status History

Status History ?

**Tracking Number Information**

Meter:	31222012	Mailing Date:	06/07/24 08:38 AM
Tracking Number:	9489017898203017412885	Sender:	FD98-220-021
Current Status:	OK : Delivered	Recipient:	
Class of Mail:	FC	Zip Code:	80124
Services:	ERR	City:	LONE TREE
Value:	\$0.970	State:	CO

*Frank of Delmar*

*Kelli, Ironwood  
204655 - 727*

**Status Details**

Status Date	Status
Mon, 08/12/24, 12:57:00 PM	OK : Delivered
Mon, 08/11/24, 04:42:00 PM	Processed (processing scan)
Mon, 08/11/24, 05:18:00 AM	Processed (processing scan)
Sat, 08/10/24, 08:52:00 AM	Dispatched from Sort Facility
Fri, 08/09/24, 09:23:00 PM	Processed (processing scan)
Fri, 08/08/24, 11:26:00 AM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Tracking receipt -  
Certified letter for Final Notice

BACK TO DASHBOARD

iMeter™ Apps



Meters In 1137967  
31222012

Status History ?

**Tracking Number Information**

Meter:	31222012	Mailing Date:	08/23/24 07:54 AM
Tracking Number:	9489017898203017414988	Sender:	H098-220-021
Current Status:	OK : Delivered	Recipient:	
Class of Mail:	FC	Zip Code:	80124
Service:	ERR	City:	LONE TREE
Value:	\$0.690	State:	CO

*Front of Delivery*



**10465 PARK MEADOWS DR  
STE 107, LONE TREE, CO  
80124**

**Status Details**

Status Date	Status
Tue, 08/27/24, 12:49:00 PM	OK : Delivered
Mon, 08/26/24, 04:49:00 PM	Processed (processing scan)
Mon, 08/26/24, 03:14:00 PM	Processed (processing scan)
Mon, 08/26/24, 08:33:00 AM	Dispatched from Sort Facility
Mon, 08/26/24, 03:03:00 AM	Processed (processing scan)
Sat, 08/24/24, 06:27:00 AM	OK: USPS acknowledges reception of info
Fri, 08/23/24, 10:52:00 PM	Processed (processing scan)
Fri, 08/23/24, 09:37:00 PM	Origin Acceptance

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Tracking receipt -  
Certified letter for Hearing Notice



# Land Revision

Lic. # : #1075942  
 3702 Petaluma Boulevard North  
 Petaluma, Ca 94952  
 (707) 790-5263  
 landrevision@mail.com  
 landrevision.com

## 098-220-021

**Invoice Number:** INV-1168-30  
**Invoice Date:** Sep 19, 2024  
**Payment Due:** (set when sent)

### Client

**Joe Ottolini (Contra Costa County)**  
 4005 Port Chicago Hwy Ste.250  
 Concord, CA 94520-1180  
 (925) 941-3300  
 jotto@cccfd.org

### Billing Address

### Project

**P-1168 - Joe Ottolini (Contra Costa County)**  
 4005 Port Chicago Hwy Ste.250  
 Concord, CA 94520-1180

DESCRIPTION	PRICE
Non-Itemized Invoice	\$0.00
<b>Additional Line Items</b>	
HFW HAND MOW	\$2,868.00
HDW HAND MOW	\$1,676.00
THC TRANSPORT	\$316.00
	<b>Subtotal \$4,860.00</b>
	<b>Tax \$0.00</b>
	<b>Amount Due \$4,860.00</b>

### Project Financials as of Sep 19, 2024

Estimated Project Total: \$0.00  
 Previously Invoiced Total: \$51,485.50

VII. PAYMENT TERMS

Exhibit F: Sample table of Work Units for Proposal

Code	Description and size of task in Unit of Work	Unit Price	Unit	# of staff	Estimated Timeline for Completion
DAC	Discing-Area 0-22,000 sqft	\$1,132	ea	1	4 Hour Minimum
<b>DBC</b>	Discing-Area 22,001-33,000 sqft	<b>\$1,132</b>	ea	1	4 Hours Minimum
DCC	Discing-Area 33,001-43,559 sqft	\$1,132	ea	1	4 Hours
<b>DDC</b>	Discing- 1-10 acres	\$2,900	ea	1	2 Days
DEC	Discing- More than 10 acres	\$3,028+	acre	2	8 Hours+
DMP	Dump Fee	\$200	ea	1	Per Ton
HAC	Hand-Mowing 0-2,500 sqft	\$796	ea	1	4 Hours
<b>HBW</b>	Hand-Mowing 2,501-5,000 sqft	<b>\$1,092</b>	ea	1	6 Hours
HCC	Hand-Mowing 5,001-7,500 sqft	\$1,684	ea	2	6 Hours
<b>HDW</b>	Hand-Mowing 7,501-10,000 sqft	<b>\$1,676</b>	ea	3	6 Hours
HEC	Hand-Mowing 10,001-20,000 sqft	\$2,868	ea	4	8 Hours
<b>HFW</b>	Hand-Mowing 20,001-40,000 sqft	<b>\$2,868</b>	ea	4	8 Hours
HGC	Hand-mowing more than 40,000 sqft	\$2,868+	ea	4	8 Hours+
<b>HMC</b>	Hand-Work Hourly Mowing & Misc.	\$658	hr.	1	Hourly Rate
HMC	More than 1 Acre thru 5 Acres	\$1,764	acre	1	1 Day
RYW	Rubbish-Removal-Hand / cu yard	\$755	cuyd	3	1 Hour
TBE	Tractor-Mow 22,001-33,000 sqft	\$1,032	ea	1	4 Hour Minimum
TCW	Tractor-Mow 33,001-43,559 sqft	\$1,032	ea	1	4 Hour Minimum
TDC	Tractor-Mow 1-10 acres	\$2,900	ea	1	2 Days
TEW	Tractor-Mow More than 10 acres	\$3,028+	acre	2	8 Hours +
THC	Tractor-Mowing Hourly	\$158	hr.	1	Hourly Rate
TLC	Rubbish-Removal	\$755	yard	3	1 Hour
TMW	Tree Trimming	\$770	hr.	2	Hourly Rate
TNC	Brush Removal	\$755	hr.	3	Hourly Rate
TOW	Dozer and Operator	\$2520/Day	hr.	1	Daily Rate/ 8 Hr Min.

+ 2 Hour Transport at \$316 for each Unit Price

\*Refer to attached Operated Equipment Sheet as this is the pricing we refer to\*

Initials:  District

**372-154-010**

**W Park Street, Martinez**



ABATEMENT WORK ORDER

Date: 10/02/2024

Surveyor: Valenzuela, Jose

APN: 372-154-010

Address: W Park St, Martinez (No Address)

Parcel Size: 10,124 sq.ft. Abate: 10,124 sq.ft. Type: HEC

Instructions: Shall cut all dried overgrown grasses and weeds to less than 3 inches shown in the areas noted in the provided assessor parcel map.

Property Access: Property is a vacant lot with open access from the public right of way. Access off of W Park St and Prospect Ave. Nearest address is 1491 Prospect Ave.

Owner: CLEAR WESTVIEW LP

Address:  Good  Not Good

Phone Number: N/A

Taxes:  Paid  Unpaid

Previous Work Order(s): 2021, 2022

Cert Card Received: Date: \_\_\_\_\_ No: X as of: 10/02/2024 USPS Explanation: In Transit

Date Surveyor Submits Work Order: 08/22/2024 Clerk Initials: LW

Work Order Approvals: Captain Ottolini: 08/27/2024

Date Submitted to Contractor: 10/02/2024 Clerk Initials: KM

Date Completed Work Order Returned by Contractor: 10/18/2024

Reinspection Date: 10/07/2024 Status: Satisfactory Surveyor: Valenzuela, Jose

CONTRACTOR

Date: 10/8/2024

Pictures: 6

Invoice #: INV-1168-54

Area: \_\_\_\_\_

Type: HEC,THC

Completion Date: 10/4/2024

Description	# of Employees	Hours Spent	Cost
10/4 - HEC HAND MOW	4	32	\$ 2,868
10/4 - THC TRANSPORT	1	2	\$ 316
			\$
			Total: \$ 3,184

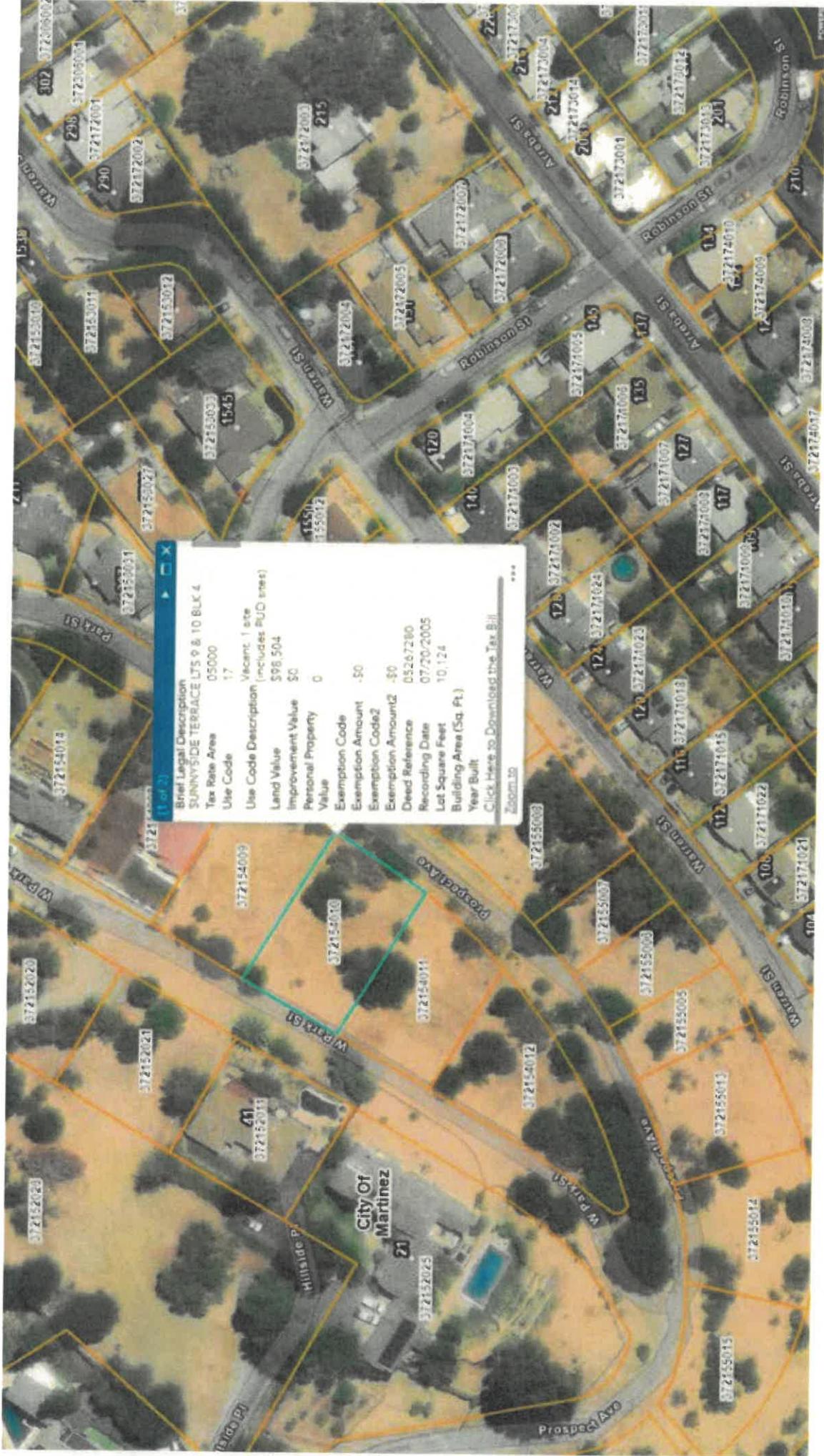
*[Handwritten signature]*

Topic: **Wood Abatement** | Status: **Closed - Fire Abated** | Due Date: **10/07/2024** | Initiated by: **Fire**  
 Assigned to: **McMahon, Kristen** | Start Date: **05/03/2024** | Property Status: **Vacant Lot**  
 Hearing Date: **09/09/2024** | Hearing Time: **08:24/2024** | Remains Due: **08/24/2024**  
 FHSZ: (Please Select) | Recurring Status: **E** | Contractor: (Please Select) | Invoice #: **05**  
 WO Status: **Complete** | WO Condition: **Satisfactory** | Property Location: (Click to copy address)

Occupant Name: \_\_\_\_\_ | Street: **W PARK ST** | Apt/Suite: \_\_\_\_\_  
 Address # \_\_\_\_\_ | City: **MARTINEZ** | State: **CA** | Zip: **94553**  
 Phone: \_\_\_\_\_ | Cell: \_\_\_\_\_ | Alt: \_\_\_\_\_  
 APN #: **372-154-010**

Owner Name: **CLEAR WESTVIEW LP** | City: **SAN CLEMENTE** | State: **CA** | Zip: **92673-6958**  
 Address # & Street: **1001 AVENIDA PICO #C-418** | Phone: \_\_\_\_\_ | Cell: \_\_\_\_\_  
 Note/Observation: \_\_\_\_\_

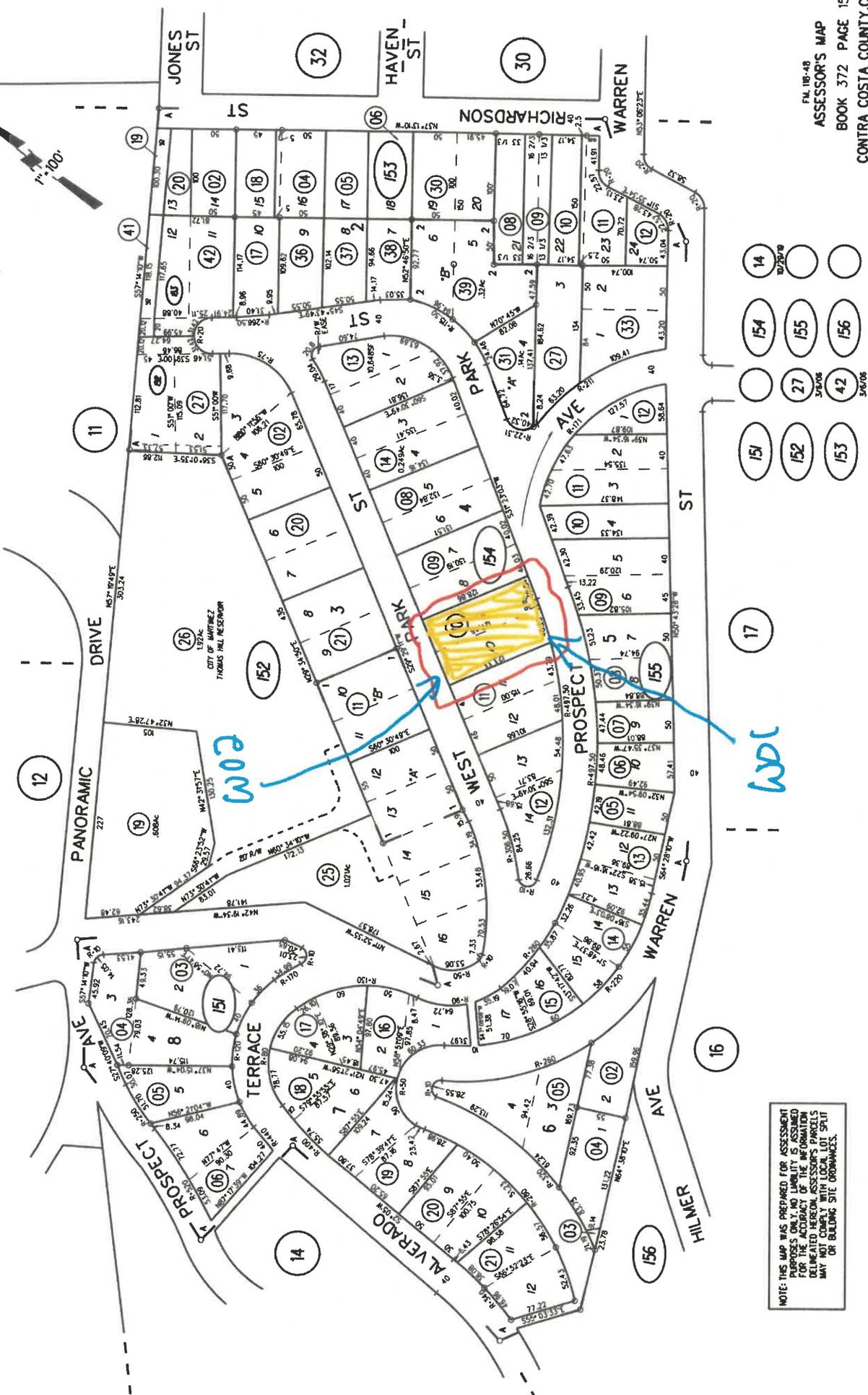
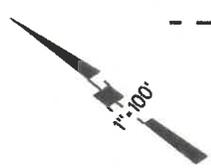
Action	By	Date	Time	Hours	Notes	Report
Case Notes	Master Admin	05/01/2024	1:44 pm	0.00	Auto created from import	Ed
WA 5E Mail Merge (Printed on 05/03/2024)		05/02/2024	10:05 am	0.00	Annual Letter	Ed
WA 14 HEARING NTC (Printed on 05/23/2024)	Lisa Watson	05/23/2024	9:18 am	0.00	Send to (Owner), Extra days (1)	Ed
Case Notes	Lisa Watson	06/03/2024	4:19 pm	0.00	Received Returned E-Notice - Unclaimed, Unable to Forward; no update in LIS	Ed
Inspection	Shayleen Ellington	06/06/2024	2:39 pm	0.00	No weed abatement action taken by RP. Underdeveloped parcel covered in overgrowth, dry weeds	Ed
Case Notes	Shayleen Ellington	06/06/2024	2:39 pm	0.00	Admins: Please issue work order and move to abatement.	Ed
Case Notes	Lisa Watson	06/20/2024	4:00 pm	0.00	Received returned Hearing Notice - Unclaimed, Unable to Forward; no update in LIS	Ed
Case Notes	Lisa Watson	07/24/2024	11:11 am	0.00	LIS update as of 7/20/2024 new owner, prev owner Corner, Joshua D & Kristin D, old address 1300 Griffin Rd, Greenwood AR 72938-3302, sending 1st Notice	Ed
1st Notice (Printed on 07/24/2024)	Lisa Watson	07/24/2024	11:14 am	0.00	Send to (Owner), Extra days (1)	Ed
Re-inspection	Jose Valenzuela	08/12/2024	11:22 am	0.00	Upon inspection, it was found that no weed abatement efforts were conducted per the required standard. Dried overgrown grasses and weeds existed on property. Final notice will be issued.	Ed
Case Notes	Jose Valenzuela	08/12/2024	11:22 am	0.00	Admin, please issue final notice	Ed
Final Notice (Printed on 08/13/2024)	Lisa Watson	08/12/2024	3:32 pm	0.00	Send to (Owner), Extra days (1)	Ed
Re-inspection	Jose Valenzuela	08/22/2024	10:34 am	0.00	Upon inspection, it was found that no weed abatement efforts were conducted. Dried overgrown grasses and weeds existed on property. Work order will be issued.	Ed
Case Notes	Jose Valenzuela	08/22/2024	10:34 am	0.00	Admin, please issue work order	Ed
WA 14 HEARING NTC (Printed on 08/22/2024)	Lisa Watson	08/22/2024	2:28 pm	0.00	Send to (Owner), Extra days (1)	Ed
Abatement Work Order	Lisa Watson	08/23/2024	11:25 am	0.00	Initial clerical review finished. Pending Captain's review. Please see attached WO Packet	Ed
Case Notes	Joe Ottolenti	08/27/2024	11:40 am	0.00	WO approved. Abatement estimated to be less than \$5,000	Ed
Re-inspection	Jose Valenzuela	10/02/2024	11:05 am	0.00	WO Confirmation: Upon inspection, it was found that the property did not conduct the required abatement per the standards and previous notices	Ed
Case Notes	Jose Valenzuela	10/02/2024	11:05 am	0.00	Property Access: Property is a vacant lot with open access from the public right of way. Access off of W Park St and Prospect Ave. Nearest address is 1401 Prospect Ave	Ed
Abatement Work Order	Kristen McMahon	10/02/2024	4:15 pm	0.00	Clerical review finished. Pending contractor completion. Uploaded WO Packet in Google Drive.	Ed
Re-inspection	Jose Valenzuela	10/07/2024	9:04 am	0.00	Abatement Verification: Upon inspection, the property was abated according to the requirements provided to the contractor. Abatement complete.	Ed
Abatement Work Order	Kristen McMahon	10/18/2024	11:50 am	0.00	WO Complete. Uploaded WO Complete Packet. Moved to District Accepted folder in Google Drive. Submitted on 2025-26 Tax Roll. \$3409	Ed



1 of 3

Brief Legal Description  
SUNNYSIDE TERRACE LOTS 9 & 10 BLK 4  
Tax Rate Area 05000  
Use Code 17  
Use Code Description Vacant, 1 site (includes RUD sites)  
Land Value \$98,504  
Improvement Value \$0  
Personal Property Value 0  
Exemption Code  
Exemption Amount .50  
Exemption Code2  
Exemption Amount2 .50  
Deed Reference 05267280  
Recording Date 07/20/2005  
Lot Square Feet 10,124  
Building Area (Sq. Ft.)  
Year Built  
Click Here to Download the Tax Bill  
Zoom to

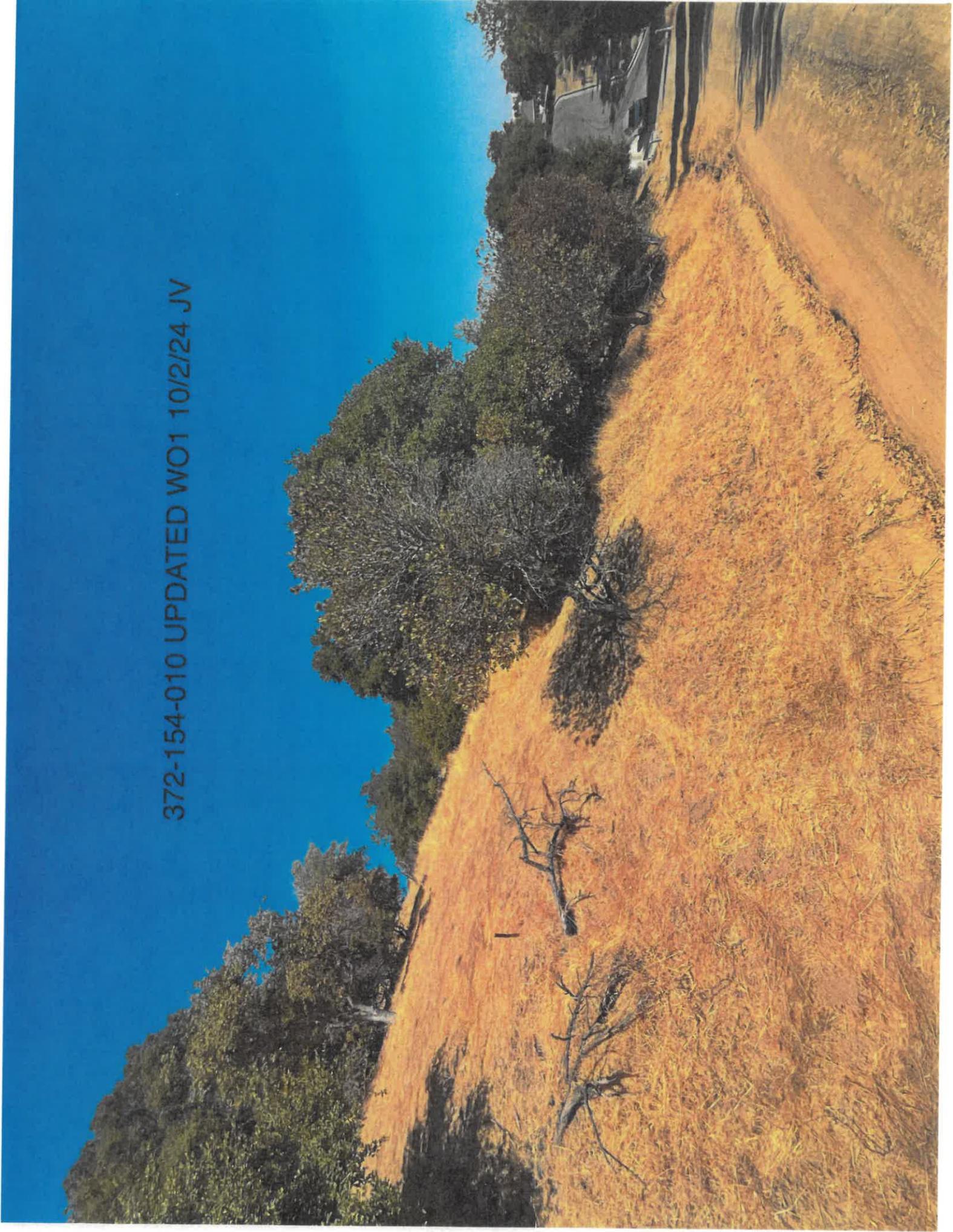
A- SUNNYSIDE TERRACE 12-18-72  
RO EL PINOLE 5-3-78  
2- 65PM29



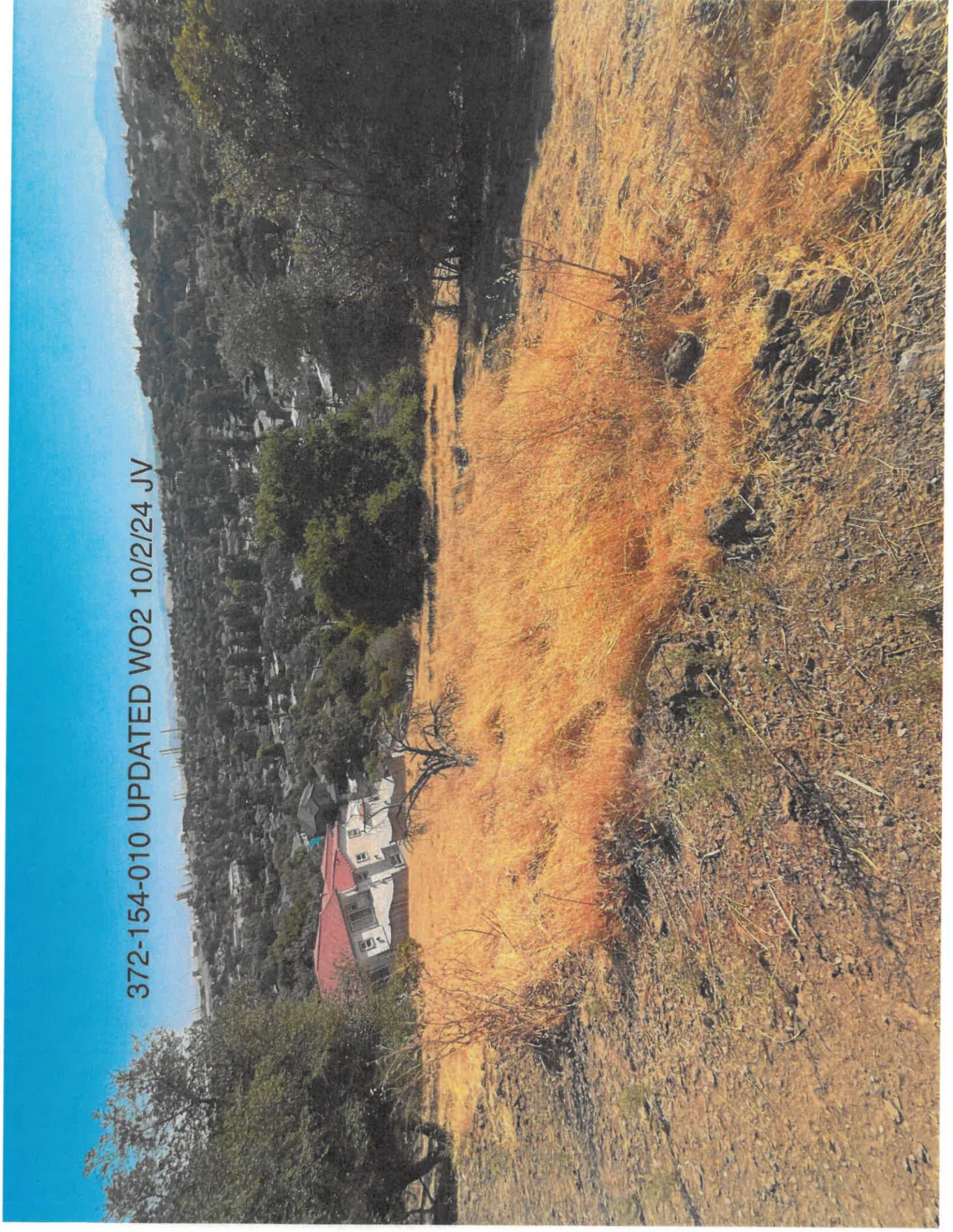
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR INACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSES THAT MAY NOT COMPLY WITH LOCAL, STATE, FEDERAL OR BUILDING SITE ORDINANCES.

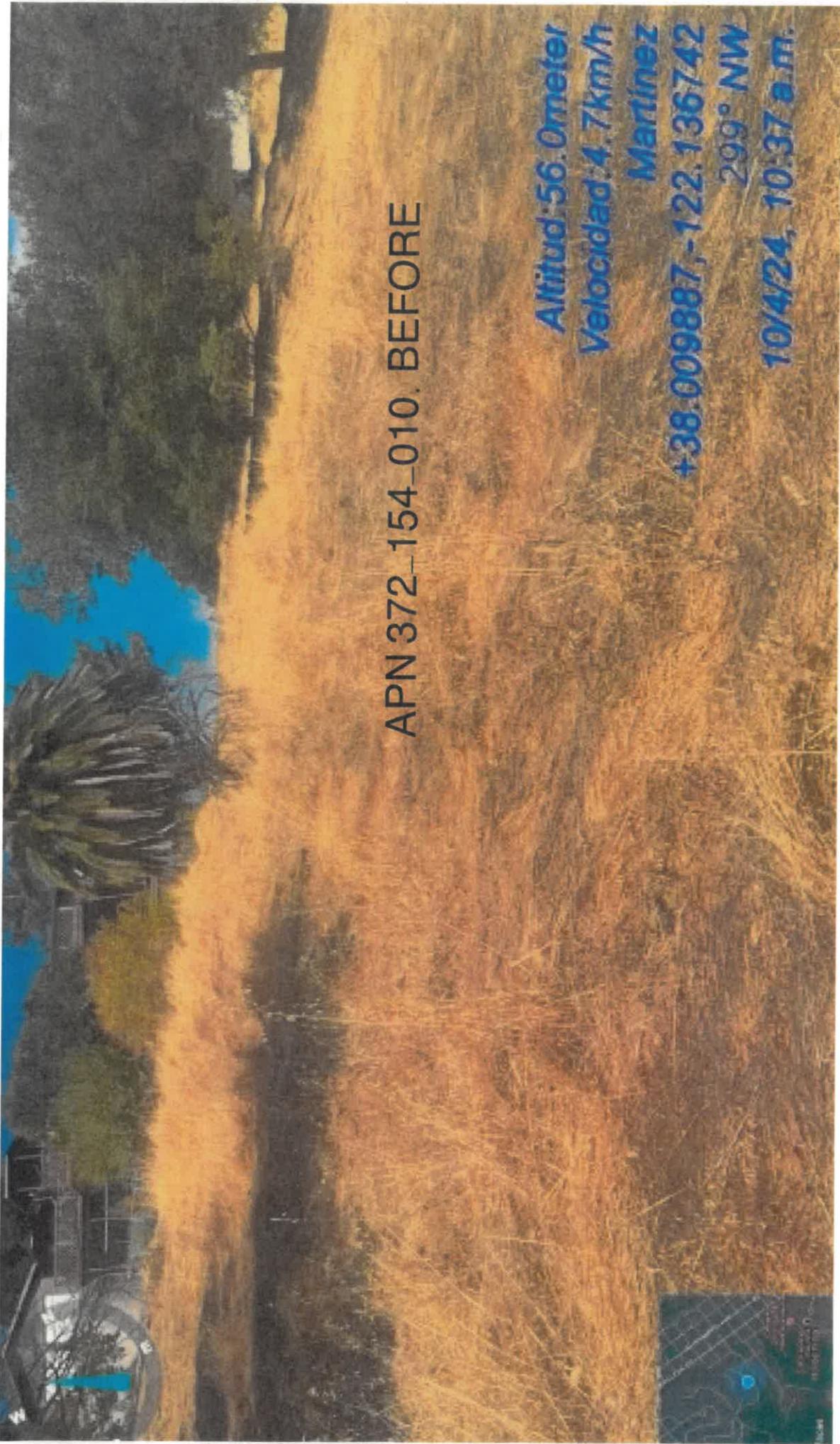
- 14
- 151
- 152
- 153
- 154
- 155
- 156
- 27
- 42
- 53
- 54
- 55
- 56

372-154-010 UPDATED WO1 10/2/24 JV



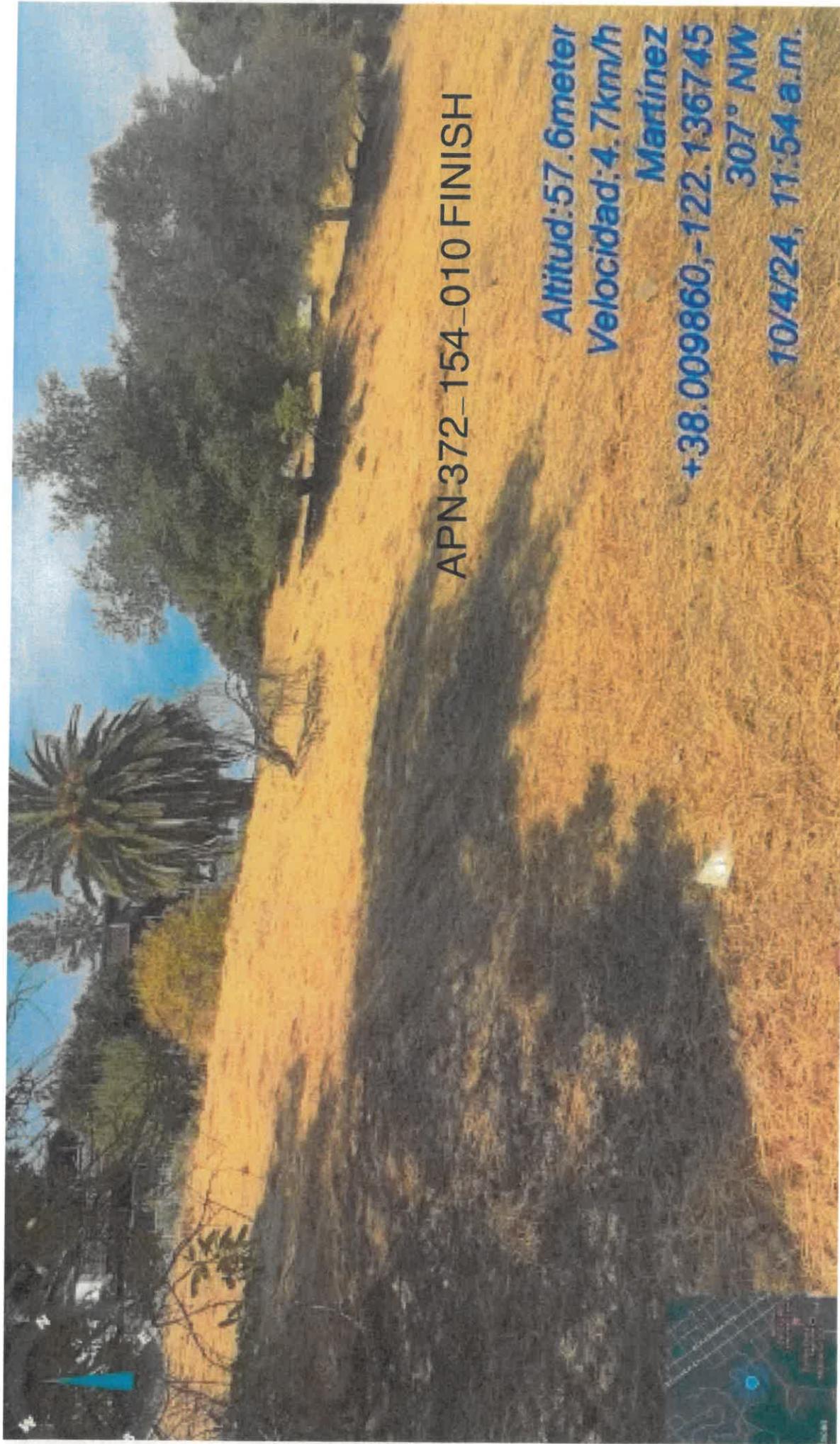
372-154-010 UPDATED WO2 10/2/24 JY





APN 372-154-010. BEFORE

Altitud: 56.0 meter  
Velocidad: 4.7 km/h  
Martínez  
+38.0098887, -122.136742  
299° NW  
10/4/24, 10:37 a.m.



APN 372-154-010 FINISH

Altitud: 57.6 meter  
Velocidad: 4.7 km/h  
Martínez  
+38.009860, -122.136745  
307° NW  
10/4/24, 11:54 a.m.

APN 372-154-010 BEFORE

Altitud: 55.7 meter

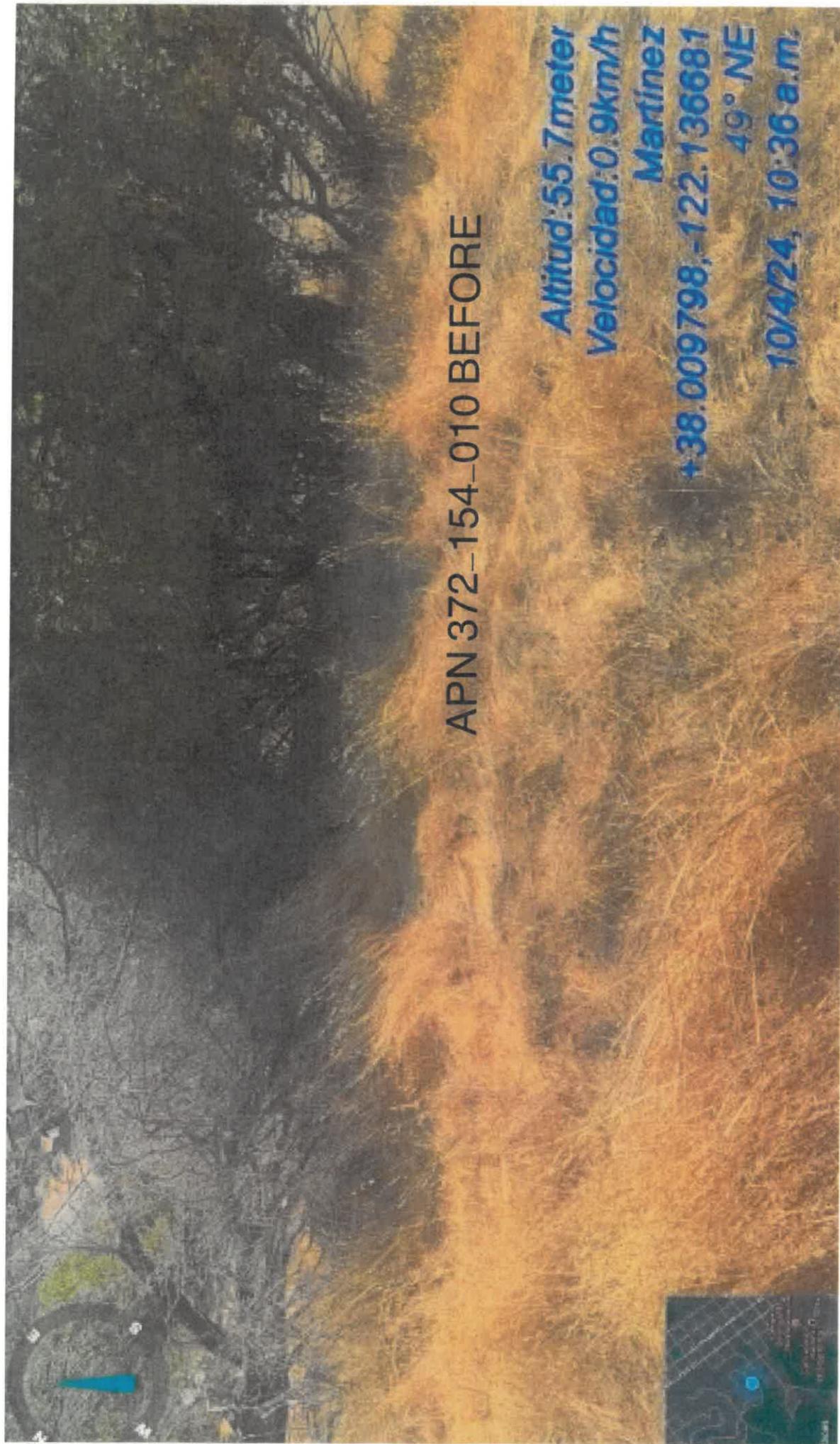
Velocidad: 0.9 km/h

Martínez

+38.009798, -122.136681

49° NE

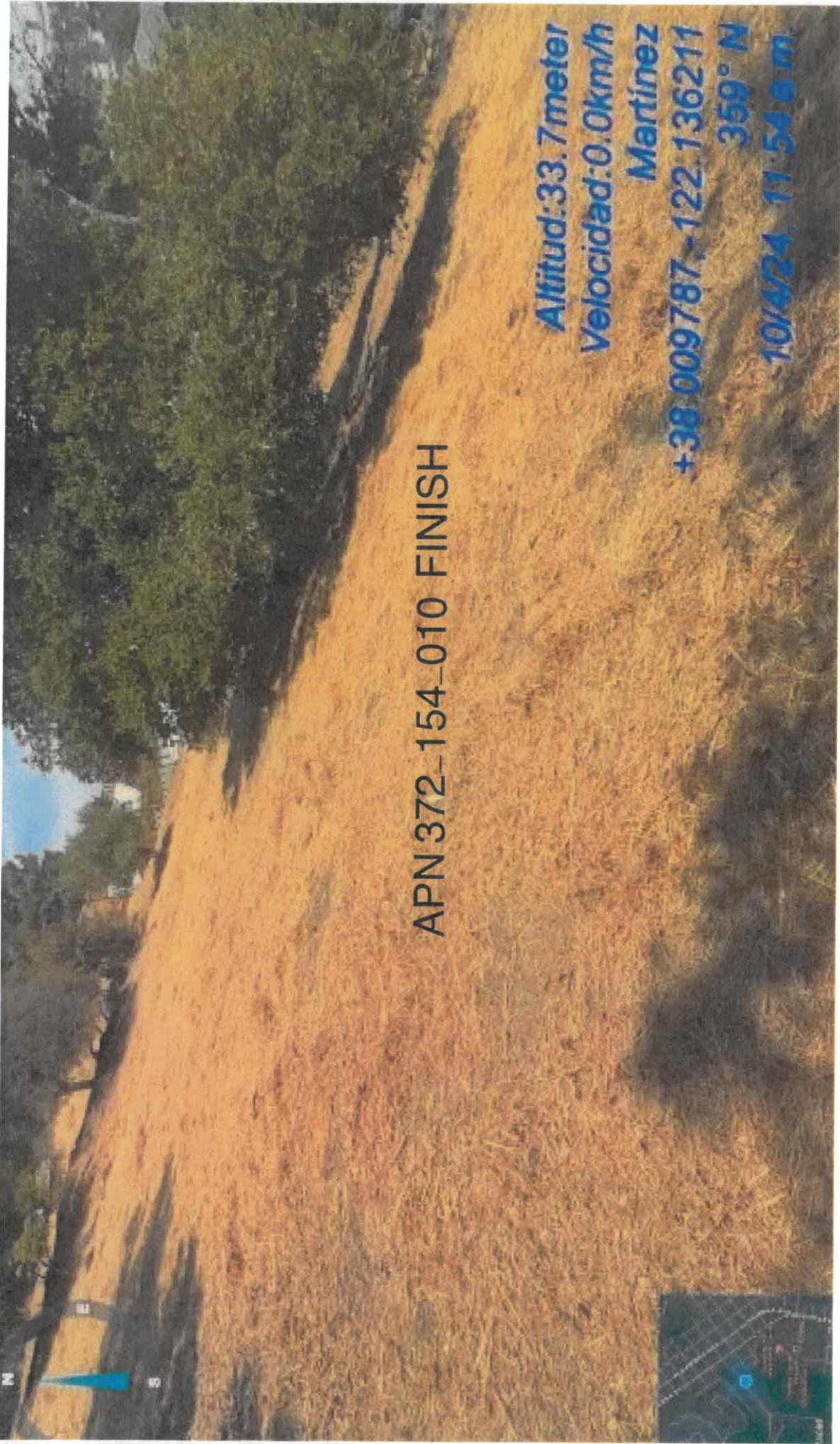
10/4/24, 10:36 a.m.

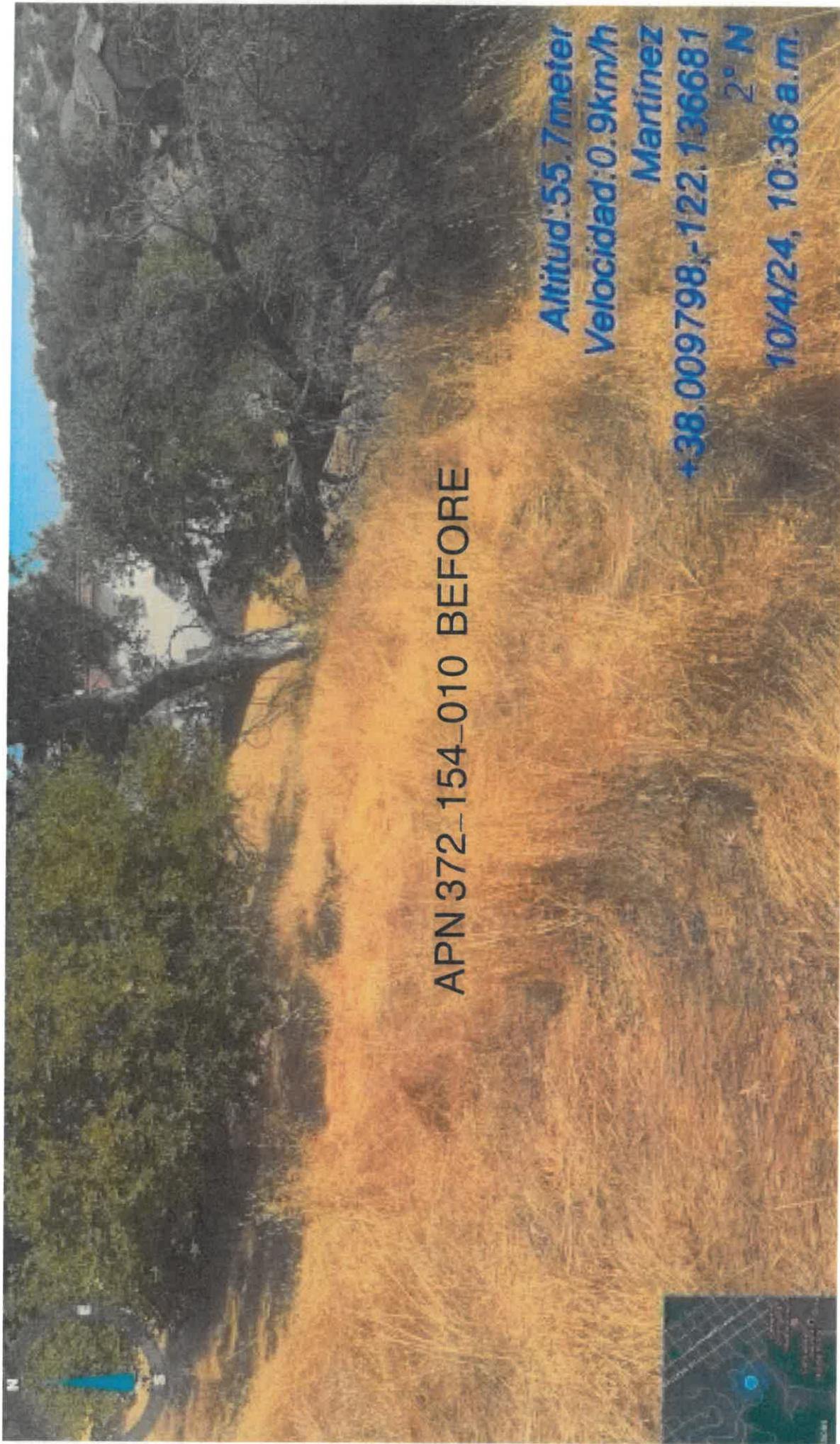


N  
10

APN 372\_154\_010 FINISH

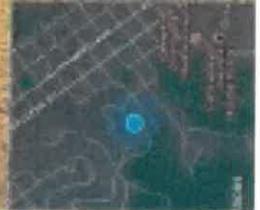
Altitud: 33.7 meter  
Velocidad: 0.0 km/h  
Martínez  
+38 009787 -122 136211  
359° N  
10/4/24, 11:54 a.m.





APN 372\_154\_010 BEFORE

Altitud: 55.7 meter  
Velocidad: 0.9 km/h  
Martínez  
+38.009798, -122.136681  
2° N  
10/4/24, 10:36 a.m.



APN 372\_154\_010 FINISH

Altitud: 24.6meter

Velocidad: 0.0km/h

Martinez

+38 009238, -122.136002

52° NE

10/4/24, 11:53 a.m.



Meter Groups



Meter Group  
1137967

Neopost - 1 meter(s)

Meters in 1137967

31222012

My Services

Equipment

Reports

Tracking

Supplies

Profile Print Guide Export

Home > Tracking > Status History

Status History ?

Tracking Number Information

**Meter:** 31222012 **Mailing Date:** 08/13/24 08:20 AM  
**Tracking Number:** 9489017898203017413226 **Sender:** F372-155-008  
**Current Status:** Processed (processing scan) **Recipient:**  
**Class of Mail:** FC **Zip Code:** 92673  
**Service:** ERR **City:** SAN CLEMENTE  
**Value:** \$0.970 **State:** CA

[Proof of Delivery](#)

Status Details

Status Date	Status
Sat, 08/17/24, 01:22:00 AM	Processed (processing scan)
Fri, 08/16/24, 10:16:00 PM	Processed (processing scan)
Fri, 08/16/24, 11:53:00 AM	Processed (processing scan)
Wed, 08/14/24, 10:44:00 PM	Processed (processing scan)
Wed, 08/14/24, 10:40:00 PM	Processed (processing scan)
Wed, 08/14/24, 09:25:00 PM	Origin Acceptance
Wed, 08/14/24, 10:52:00 AM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

BACK TO DASHBOARD

iMeter™ Apps

Meter Groups



Meter Group  
1137967

Recap: 1 meter(s)

Meters in 1137967  
31222012

My Services

[Profile](#) [Print](#) [Guide](#) [Export](#)

- Equipment
- Reports
- Tracking
- Supplies

Home > Tracking > Status History

Status History ?

Tracking Number Information			
<b>Meter:</b>	31222012	<b>Mailing Date:</b>	08/23/24 07:49 AM
<b>Tracking Number:</b>	9489017898203017413714	<b>Sender:</b>	H372-154-010
<b>Current Status:</b>	Processed (processing scan)	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	92673
<b>Service:</b>	ERR	<b>City:</b>	SAN CLEMENTE
<b>Value</b>	\$0.970	<b>State:</b>	CA

Proof of Delivery

Status Details	
▼ Status Date	Status
Mon, 08/26/24, 12:03:00 AM	Processed (processing scan)
Sat, 08/24/24, 10:55:00 PM	Processed (processing scan)
Sat, 08/24/24, 03:34:00 PM	Processed (processing scan)
Sat, 08/24/24, 06:27:00 AM	OK: USPS acknowledges reception of info
Fri, 08/23/24, 10:52:00 PM	Processed (processing scan)
Fri, 08/23/24, 09:37:00 PM	Origin Acceptance

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.



\* \$ R 0 0 0 1 2 9 7 8 2 3 \$ \*

Electronically Recorded  
CONTRA COSTA Co Recorder Office  
KRISTIN B. CONNELLY, Clerk-Recorder  
**DOC - 2024-0132418**  
Tuesday, Dec 10, 2024 16:02:00



**RECORDING REQUESTED BY:**  
Fidelity National Title Insurance Company

**When Recorded Mail Document  
and Tax Statement To:**  
Seema Chhetri  
1890 Lupine Rd  
Hercules, CA 94547

Total Paid: \$20.00  
10 - SimpliFile

Receipt #: 202400115177

209 / AGPC2 / 1-3

Title No.: CA2403717R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: CA2403717R

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to  
Documentary Transfer Tax.

**INTERSPOUSAL TRANSFER DEED**

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$0.00 and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

~~"This conveyance establishes sole and separate property of a spouse, R & T 11911."~~ Release of non-title spouse

The property is located in  the City of Martinez.

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Vijay Kumar, spouse of grantee

hereby GRANT(S) to

Seema Chhetri, a married woman as her Sole and Separate Property

the real property in the City of Martinez, County of Contra Costa, State of California:

Commonly known as 0 W PARK ST, Martinez, CA 94553

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**INTERSPOUSAL TRANSFER DEED**  
(continued)

Dated: 09/25/2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
Vijay Kumar

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of CONTRA COSTA

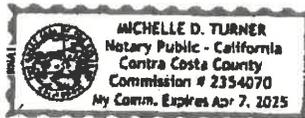
On 9/25/2024 before me, MICHELLE D. TURNER, ~~Notary~~ <sup>NOT</sup>, Notary Public,  
(here insert name and title of the officer)

personally appeared VIJAY KUMAR,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**EXHIBIT "A"**  
Legal Description

Commonly known as 0 W PARK ST, Martinez, CA 94553

LOTS 9 AND 10, INCLUSIVE, BLOCK 4, MAP OF SUNNYSIDE TERRACE, FILED SEPTEMBER 18, 1915, MAP BOOK 14, PAGE 284, CONTRA COSTA COUNTY RECORDS

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



ARECORDING REQUESTED BY  
WEST CENTRAL LAND, LLC

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME: CLEAR WESTVIEW, LP

STREET  
ADDRESS:  
1001 AVENIDA PICO #C-418

CITY, STATE &  
ZIP CODE  
SAN CLEMENTE, CA 92673

Electronically Recorded  
CONTRA COSTA Co Recorder Office  
KRISTIN B. CONNELLY, Clerk-Recorder  
DOC - 2024-0033024  
Wednesday, Apr 10, 2024 13:31:00  
Ma \$33.55

Total Paid: \$47.55  
10 - SimpliFile

Receipt #: 202400032179  
220 / ABPC / 1-1

TITLE ORDER NO.

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### GRANT DEED

APN:  
372-  
154-  
010-6

The undersigned grantor(s) declare(s) z  
DOCUMENTARY TRANSFER TAX \$ 33.55  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Area City of MARTINEZ

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)

WEST CENTRAL LAND, LLC

Hereby remise, release and grants to

CLEAR WESTVIEW, LP

the following described real property in the city of MARTINEZ, County of CONTRA COSTA State of California, with the following legal description:

LOTS 9 AND 10, INCLUSIVE, BLOCK 4, MAP OF SUNNYSIDE TERRACE, FILED SEPTEMBER 18, 1915, MAP BOOK 14, PAGE 284, CONTRA COSTA COUNTY RECORDS.

WEST CENTRAL LAND, LLC

Signature of Grantor

BEN HARRIS, AUTHORIZED SIGNER  
Typed or Printed Name of Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA

COUNTY OF ORANGE

On 4/9/2024 before me, Adam Arredondo NOTARY PUBLIC,  
(Date) (Name and title of the officer)

personally appeared BEN HARRIS, who proved to me on the basis of  
(Name of person signing)

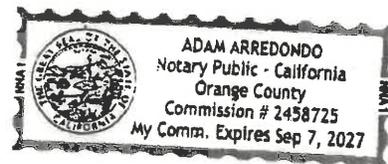
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of officer

MAIL TAX STATEMENT AS DIRECTED ABOVE





Electronically Recorded  
 CONTRA COSTA Co Recorder Office  
 KRISTIN B. CONNELLY, Clerk-Recorder  
**DOC - 2024-0132417**  
 Tuesday, Dec 10, 2024 16:02:00  
 Ma \$76.45



**RECORDING REQUESTED BY:**  
 Fidelity National Title Insurance Company

**When Recorded Mail Document  
 and Tax Statement To:**  
 Seema Chhetri  
 1890 Lupine Rd  
 Hercules, CA 94547

Total Paid: \$96.45  
 10 - SimpliFile

Receipt #: 202400115177  
 209 / AGPC2 / 1-3

Title No.: CA2403717R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: CA2403717R

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to Documentary Transfer Tax.

APN/Parcel ID(s): 3721540106

**GRANT DEED**

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$76.45 and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  the City of Martinez.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clear Westview, LP

hereby GRANT(S) to

Seema Chhetri, a married woman as her Sole and Separate Property

the following described real property in the City of Martinez, County of Contra Costa, State of California:

Commonly known as 0 W PARK ST, Martinez, CA 94553

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s):

Dated: 9/27/2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Clear Westview, LP

By: South PCH, LP, its Managing Member

By: Westview Management, Inc., General Partner

By:   
Ben Harris, Authorized Representative

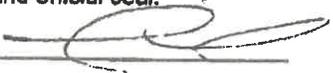
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

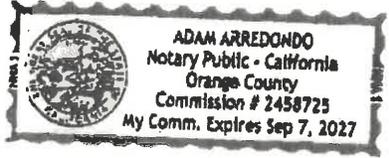
State of California  
County of Orange

On 9/27/2024 before me, Adam Arredondo, Notary Public,  
(here insert name and title of the officer)

personally appeared Ben Harris  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature



**EXHIBIT "A"**  
**Legal Description**

**LOTS 9 AND 10, INCLUSIVE, BLOCK 4, MAP OF SUNNYSIDE TERRACE, FILED SEPTEMBER 18, 1915, MAP BOOK 14, PAGE 284, CONTRA COSTA COUNTY RECORDS**



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT



CONTRA COSTA Co Recorder Office  
KRISTIN B. CONNELLY, Clerk-Recorder  
**DOC - 2024-0136212**  
Friday, Dec 20, 2024 11:20:55



Recording Requested By:  
Contra Costa County Fire Protection District

When Recorded Return To:  
Contra Costa County Fire Protection District  
4005 Port Chicago Highway, Suite 250  
Concord, CA 94520-1180

Total Paid: \$0.00  
0000 - Public

Receipt#: 202400118825  
199 / WINDOW10 / 13

ADVISORY FIRE COMMISSION  
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

In the matter of Receiving and Considering )  
the Abatement Report on Abatement Costs )  
Incurred by the Contra Costa County Fire )  
Protection District by December 9, 2024)

RESOLUTION OF CONFIRMATION  
(Health & Safety Code § 14912)

The Advisory Fire Commission of Contra Costa County Fire Protection District  
RESOLVES that

Pursuant to the authority delegated by the Board of Supervisors of Contra Costa County in Ordinance 2019-37, the Contra Costa County Fire Protection District has duly noticed and fixed 7:00 p.m. on December 09, 2024 as the time for this Commission to receive and consider the report of costs incurred by the Contra Costa County Fire Protection District for abating the nuisance in front of or on each separate parcel of land identified in Exhibit "A" (Abatement Report on Abatement Costs Incurred by the Contra Costa County Fire Protection District by December 09, 2024), attached hereto and by this reference incorporated herein.

Upon receiving the Abatement Report on Abatement Costs Incurred by the Contra Costa County Fire Protection District by December 09, 2024, and hearing all objections

of property owners, and on motion by Commissioner Nakano and seconded by Commissioner Thompson, this Commission does hereby order said Abatement Report confirmed and further orders that said abatement costs as confirmed shall constitute special assessments against the respective parcels of land identified in said Abatement Report and are a lien on the property for the amount of the respective assessments.

The Fire Chief of Contra Costa County Fire Protection District is hereby directed to record a certified copy of this resolution with the County Recorder pursuant to Health & Safety Code § 14912.

The foregoing order was passed by the following vote:

AYES: Henderson, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco

NOES: None

ABSENT: Guichard, Egan

ABSTAIN: None

---

I hereby certify that the foregoing is a true and correct copy of an order entered on the minutes of the Advisory Fire Commission on the above date.

Dated: December 9, 2024

By:  , Emily Cooper  
Secretary to the Advisory Fire Commission

CONTRA COSTA COUNTY  
FIRE PROTECTION DISTRICT  
ABATEMENT REPORT ON CHARGES FOR 2024 PRIOR TO December 6, 2024  
12/3/2024

**Exhibit "A"**

PARCEL #	OWNER	Site Address	City	CHARGES
002-170-003	BRIAN OLIVEIRA	CAMINO PABLO	BYRON	\$3,409.00
029-072-009	DEL BONTA CARRIE	PIPER RD	BETHEL ISLAND	\$5,085.00
029-120-023	EQUITY TRUST COMPANY CST	LEVEE RD	BETHEL ISLAND	\$3,409.00
030-080-027	LAM MAY	4375 WILLOW RD	BETHEL ISLAND	\$2,217.00
031-060-002	GRAHAM DAVID & JULIEANN	2424 TAYLOR RD	BETHEL ISLAND	\$2,217.00
035-152-002	GARCIA ROSIE M EST OF	413 STAR ST	OAKLEY	\$1,337.00
051-200-038	MANGOURI HASAN	HOLUB LN	ANTIOCH	\$3,409.00
051-200-039	MANSCURI HASAN	HOLUB LN	ANTIOCH	\$6,277.00
055-010-080	COWAN LEONARDA A TRE EST OF	DALLAS RANCH RD	ANTIOCH	\$3,409.00
096-016-003	DAVIS ADA EST OF	.83 CRIVELLO AVE	BAY POINT	\$2,217.00
120-121-035	BPITTON EUGENE A & MARJOPIE	MARVUE CIR	CONCORD	\$2,225.00
154-690-001	SHEPARD FAMILY LTD PARTNERSHIP	6055 ALHAMBRA AVE	MARTINEZ	\$3,409.00
161-080-045	COMMON AREA-TRACT 7230	HILLER LN	MARTINEZ	\$4,041.00
234-091-005	GEERING ROBERT J & ROBERTA	RIDGE RD	LAFAYETTE	\$2,388.00
247-131-021	GATES DARREN	CANYON RD	LAFAYETTE	\$3,409.00
248-150-001	EN DEVR INC	VIA ALTA	LAFAYETTE	\$6,277.00
367-180-004	DAYYAT INVESTMENTS LLC	ALHAMBRA VALLEY RD	MARTINEZ	\$3,093.00
370-102-005	DECARVALHO REINALDO	ST MARYS ST	MARTINEZ	\$2,217.00
370-102-007	HENDERSON ARTHUR DAVID	ST MARYS ST	MARTINEZ	\$2,217.00
370-110-007	MARIETTI CHARLES	ST MARYS ST	MARTINEZ	\$2,225.00
372-154-009	JAQUES WILLIAM & MAY	W PARK ST	MARTINEZ	\$3,409.00
372-154-010	CLEAR WESTVIEW LP	W PARK ST	MARTINEZ	\$3,409.00
372-155-007	CLEAR WESTVIEW LP	WARREN ST	MARTINEZ	\$1,633.00
375-012-011	MCHUGH JOHN A TRE	PACHECO BLVD	MARTINEZ	\$1,337.00
376-032-047	SHELTON TIM	2315 WAYNE ST	MARTINEZ	\$3,409.00
376-082-002	MT VIEW IMPROVEMENT ASSN	HOWE RD	MARTINEZ	\$2,225.00
376-102-001	MACALVEY FRANCIS C	VISTA WAY	MARTINEZ	\$1,633.00
403-211-024	BELFORD JAMES H	SAN PABLO AVE	SAN PABLO	\$3,409.00
409-032-013	TETREAULT JOYCE LAURENE	1303 YORK ST	RICHMOND	\$1,633.00
409-032-015	LALRYMPLE ELIZABETH S	21 SANFORD AVE	RICHMOND	\$1,337.00
409-100-009	JONES NELLY	5TH ST	RICHMOND	\$1,337.00
409-132-002	WILSON FANNY ESTATE OF	616 GROVE AVE	RICHMOND	\$2,980.00
409-261-012	FERFATO C	MARKET AVE	RICHMOND	\$1,633.00
409-261-013	HARMON LEONA M TRE	401 MARKET AVE	RICHMOND	\$1,633.00
409-291-008	RAY JAMES & CORINEA	1920 6TH ST	RICHMOND	\$1,633.00
419-112-020	LAW HAROLD C & HAZEL TRE	ARLINGTON N BLVD	SAN PABLO	\$2,225.00
419-121-002	AIPOO JOHN F TRE	N ARLINGTON BLVD	SAN PABLO	\$6,581.00
419-122-038	PEED DENNIS & FAUSTINA	WESTVIEW PL	SAN PABLO	\$2,217.00
420-053-013	BRENTZ VISTA INC	BRENTZ LN	SAN PABLO	\$3,898.00
420-054-001	BRENTZ VISTA INC	BRENTZ LN	SAN PABLO	\$3,735.00
430-090-010	LARSON JOHN S TRE	TRIGGER LN	EL SOBRANTE	\$3,409.00
430-101-007	MCKIM STEPHANIE F	5691 CIRCLE DR	EL SOBRANTE	\$2,225.00
430-121-017	RUN IT LLC	SOBRANTE AVE	EL SOBRANTE	\$2,388.00
433-290-003	KIENOSKI JOHN E	50 TAVASZI TER	EL SOBRANTE	\$3,409.00
COUNT:44			<b>TOTAL</b>	<b>\$127,224.00</b>



# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

---

12/20/2024,2024-0136212

Recording Requested By:  
Contra Costa County Fire Protection District

copy/duplicate has not been  
compared to original document

-----  
When Recorded Return To:  
Contra Costa County Fire Protection District  
4005 Port Chicago Highway, Suite 250  
Concord, CA 94520-1180

## ADVISORY FIRE COMMISSION CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

In the matter of Receiving and Considering )  
the Abatement Report on Abatement Costs ) RESOLUTION OF CONFIRMATION  
Incurred by the Contra Costa County Fire ) (Health & Safety Code § 14912)  
Protection District by December 9, 2024)

The Advisory Fire Commission of Contra Costa County Fire Protection District  
RESOLVES that

Pursuant to the authority delegated by the Board of Supervisors of Contra Costa County in Ordinance 2019-37, the Contra Costa County Fire Protection District has duly noticed and fixed 7:00 p.m. on December 09, 2024 as the time for this Commission to receive and consider the report of costs incurred by the Contra Costa County Fire Protection District for abating the nuisance in front of or on each separate parcel of land identified in Exhibit "A" (Abatement Report on Abatement Costs Incurred by the Contra Costa County Fire Protection District by December 09, 2024), attached hereto and by this reference incorporated herein.

Upon receiving the Abatement Report on Abatement Costs Incurred by the Contra Costa County Fire Protection District by December 09, 2024, and hearing all objections

of property owners, and on motion by Commissioner Nakano and seconded by Commissioner Thompson, this Commission does hereby order said Abatement Report confirmed and further orders that said abatement costs as confirmed shall constitute special assessments against the respective parcels of land identified in said Abatement Report and are a lien on the property for the amount of the respective assessments.

The Fire Chief of Contra Costa County Fire Protection District is hereby directed to record a certified copy of this resolution with the County Recorder pursuant to Health & Safety Code § 14912.

The foregoing order was passed by the following vote:

AYES: Henderson, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco

NOES: None

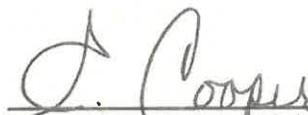
ABSENT: Guichard, Egan

ABSTAIN: None

---

I hereby certify that the foregoing is a true and correct copy of an order entered on the minutes of the Advisory Fire Commission on the above date.

Dated: December 9, 2024

By:  , Emily Cooper  
Secretary to the Advisory Fire Commission

CONTRA COSTA COUNTY  
FIRE PROTECTION DISTRICT  
ABATEMENT REPORT ON CHARGES FOR 2024 PRIOR TO December 6, 2024  
12/3/2024

**Exhibit "A"**

PARCEL #	OWNER	Site Address	City	CHARGES
002-170-003	BRIAN OLIVEIRA	CAMINO PABLO	BYRON	\$3,409.00
029-072-009	DEL BONTA CARRIE	PIPER RD	BETHEL ISLAND	\$5,085.00
029-120-023	EQUITY TRUST COMPANY CST	LEVEE RD	BETHEL ISLAND	\$3,409.00
030-080-027	LAM MAY	4375 WILLOW RD	BETHEL ISLAND	\$2,217.00
031-060-002	GRAHAM DAVID & JULIEANN	2424 TAYLOR RD	BETHEL ISLAND	\$2,217.00
035-152-002	GARCIA ROSIE M EST OF	413 STAR ST	OAKLEY	\$1,337.00
051-200-038	MANSOURI HASAN	HOLUB LN	ANTIOCH	\$3,409.00
051-200-039	MANSOURI HASAN	HOLUB LN	ANTIOCH	\$6,277.00
055-010-080	COWAN LEONARDA A TRE EST OF	DALLAS RANCH RD	ANTIOCH	\$3,409.00
096-016-003	DAVIS ADA EST OF	83 CRIVELLO AVE	BAY POINT	\$2,217.00
120-121-035	BRITTON EUGENE A & MARJORIE	MARVUE CIR	CONCORD	\$2,225.00
154-690-001	SHEPARD FAMILY LTD PARTNERSHIP	6055 ALHAMBRA AVE	MARTINEZ	\$3,409.00
161-080-045	COMMON AREA-TRACT 7230	HILLER LN	MARTINEZ	\$4,041.00
234-091-005	GEERING ROBERT J & ROBERTA	RIDGE RD	LAFAYETTE	\$2,388.00
247-131-021	GATES DARREN	CANYON RD	LAFAYETTE	\$3,409.00
248-150-001	EN DEVR INC	VIA ALTA	LAFAYETTE	\$6,277.00
367-180-004	DAYYAT INVESTMENTS LLC	ALHAMBRA VALLEY RD	MARTINEZ	\$3,093.00
370-102-005	DECARVALHO REINALDO	ST MARYS ST	MARTINEZ	\$2,217.00
370-102-007	HENDERSON ARTHUR DAVID	ST MARYS ST	MARTINEZ	\$2,217.00
370-110-007	MARIETTI CHARLES	ST MARYS ST	MARTINEZ	\$2,225.00
372-154-009	JAQUES WILLIAM & MAY	W PARK ST	MARTINEZ	\$3,409.00
372-154-010	CLEAR WESTVIEW LP	W PARK ST	MARTINEZ	\$3,409.00
372-155-007	CLEAR WESTVIEW LP	WARREN ST	MARTINEZ	\$1,633.00
375-012-011	MCHUGH JOHN A TRE	PACHECO BLVD	MARTINEZ	\$1,337.00
376-032-047	SHELTON TIM	2315 WAYNE ST	MARTINEZ	\$3,409.00
376-082-002	MT VIEW IMPROVEMENT ASSN	HOWE RD	MARTINEZ	\$2,225.00
376-102-001	MACALVEY FRANCIS C	VISTA WAY	MARTINEZ	\$1,633.00
403-211-024	BELFORD JAMES H	SAN PABLO AVE	SAN PABLO	\$3,409.00
409-032-013	TETREAUlt JOYCE LAURENE	1303 YORK ST	RICHMOND	\$1,633.00
409-032-015	DALRYMPLE ELIZABETH S	21 SANFORD AVE	RICHMOND	\$1,337.00
409-100-009	JONES NELLY	5TH ST	RICHMOND	\$1,337.00
409-132-002	WILSON FANNY ESTATE OF	616 GROVE AVE	RICHMOND	\$2,980.00
409-261-012	FERRATO C	MARKET AVE	RICHMOND	\$1,633.00
409-261-013	HARMON LEONA M TRE	401 MARKET AVE	RICHMOND	\$1,633.00
409-291-008	RAY JAMES & CORINEA	1920 6TH ST	RICHMOND	\$1,633.00
419-112-020	LAW HAROLD C & HAZEL TRE	ARLINGTON N BLVD	SAN PABLO	\$2,225.00
419-121-002	AIDOO JOHN F TRE	N ARLINGTON BLVD	SAN PABLO	\$6,581.00
419-122-038	REED DENNIS & FAUSTINA	WESTVIEW PL	SAN PABLO	\$2,217.00
420-053-013	BRENTZ VISTA INC	BRENTZ LN	SAN PABLO	\$3,898.00
420-054-001	BRENTZ VISTA INC	BRENTZ LN	SAN PABLO	\$3,735.00
430-090-010	LARSON JOHN S TRE	TRIGGER LN	EL SOBRANTE	\$3,409.00
430-101-007	MCKIM STEPHANIE F	5691 CIRCLE DR	EL SOBRANTE	\$2,225.00
430-121-017	RUN IT LLC	SOBRANTE AVE	EL SOBRANTE	\$2,388.00
433-290-003	KIENOSKI JOHN E	50 TAVASZI TER	EL SOBRANTE	\$3,409.00
COUNT:44			<b>TOTAL</b>	<b>\$127,224.00</b>

Kristin B. Connelly  
Contra Costa  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

---

Public

Finalization No.: 202400118825

Cashier: cpittman

Register: WINDOW10

Date/Time: 12/20/2024 11:20 AM

<u>Description</u>	<u>Fee</u>
--------------------	------------

Basic Recording	
-----------------	--

Document No.:	2024-0136212
---------------	--------------

Recording Time:	11:20 AM
-----------------	----------

---

Total Amount Due:

---

Total Paid

Amount Due: \$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE





# Land Revision

Lic. # : #1075942  
 3702 Petaluma Boulevard North  
 Petaluma, Ca 94952  
 (707) 790-5263  
 landrevision@mail.com  
 landrevision.com

## 372-154-010

**Invoice Number:** INV-1168-54  
 Invoice Date: Oct 8, 2024  
 Payment Due: (set when sent)

### Client

**Joe Ottolini (Contra Costa County)**  
 4005 Port Chicago Hwy Ste.250  
 Concord, CA 94520-1180  
 (925) 941-3300  
 jotto@cccfd.org

### Billing Address

### Project

**P-1168 - Joe Ottolini (Contra Costa County)**  
 4005 Port Chicago Hwy Ste.250  
 Concord, CA 94520-1180

DESCRIPTION	PRICE
Non-Itemized Invoice	\$0.00
<b>Additional Line Items</b>	
HEC HAND MOW	\$2,868.00
THC TRANSPORT	\$316.00
Subtotal	\$3,184.00
Tax	\$0.00
<b>Amount Due</b>	<b>\$3,184.00</b>

### Project Financials as of Oct 8, 2024

Estimated Project Total: \$0.00  
 Previously Invoiced Total: \$78,461.50  
 Estimated Project Balance: \$0.00

029-120-023

Levee Road, Bethel Island



ABATEMENT WORK ORDER

Date: 10/16/2024

Surveyor: Valenzuela, Jose

APN: 029-120-023

Address: Levee Rd, Bethel Rd (No Address)

Parcel Size: 28,314 sq.ft. Abate: 15,889 sq.ft. Type: HEC

Instructions: Shall cut all dried overgrown grasses and weeds to less than 3 inches shown in the areas noted in the provided assessor parcel map. Property Access: Property is a vacant lot with open access from the public right of way. Access off of Willow Rd. Nearest address is 3187 Willow Rd. Special Notes: Weeds need to be abated at the top of the levee on Levee Rd but do not go down the edge near the water. 3187 Willow Rd is also a vacant lot but make to follow the parcel lines and only abate the parcel for this case.

Owner: EQUITY TRUST COMPANY CST

Address: [X] Good [ ] Not Good Phone Number: N/A

Taxes: [X] Paid [ ] Unpaid

Previous Work Order(s):

Cert Card Received: Date: No: X as of: 08/06/2024 USPS Explanation: In Transit

Date Surveyor Submits Work Order: 07/17/2024 Clerk Initials: LW

Work Order Approvals: Captain Ottolini: 08/28/2024

Date Submitted to Contractor: 10/24/2024 Clerk Initials: KM

Date Completed Work Order Returned by Contractor: 11/12/2024

Reinspection Date: 11/13/2024 Status: Satisfactory Surveyor: Valenzuela, Jose

CONTRACTOR

Date: 11/12/2024 Pictures: 6 Invoice #: INV-1168-75

Area: Type: HEC, THC Completion Date: 11/6/2024

Table with 4 columns: Description, # of Employees, Hours Spent, Cost. Rows include 11/6 - HEC HAND MOW, 11/6 - THC TRANSPORT, and Total: \$ 3,184.

4005 Port Chicago Highway, Suite 250 • Concord, CA 94520-1180

Handwritten signature

**Code Enforcement Case**

Topic: **Weed Abatement**  
 Assigned to: **McMahon, Kristen**  
 FHSZ: (Please Select)  
 WO Status: **Complete**

Start Date: 06/12/2024  
 Hearing Date: 07/12/2024  
 Reoccurring Status: (Please Select)

Due Date: 11/13/2024  
 Reminders Date: 07/12/2024  
 Hearing Time:

Initiated by: **Fire**  
 Property Status: **Vacant Lot**

Contractor: (Please Select)  
 Invoice #:

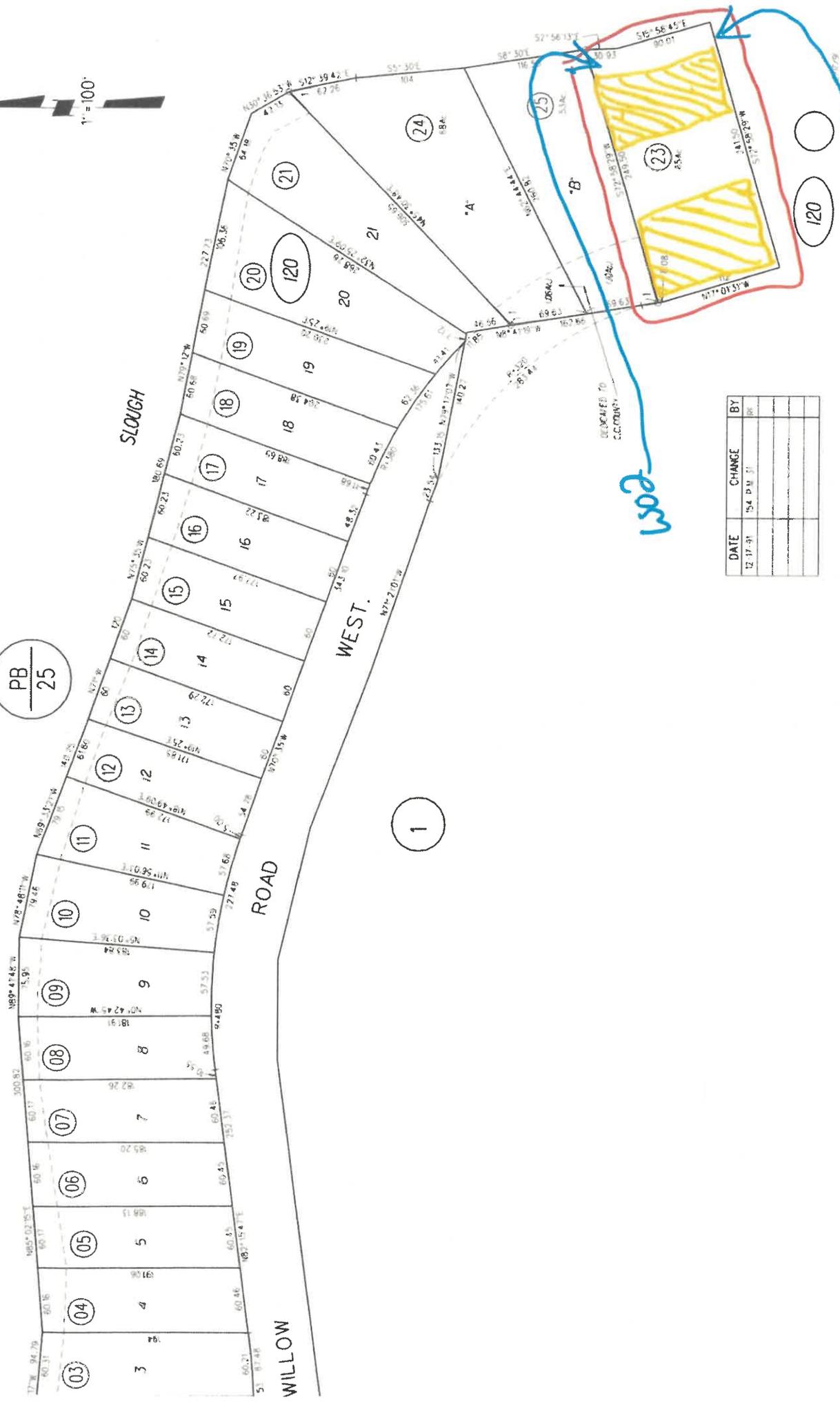
Property Location: (2 other records at address)  
 Occupant Name: [Redacted]  
 Address # [Redacted] Street: **LEVEE RD** Apt/Suite: [Redacted]  
 City: **BETHEL ISLAND** State: **CA** Zip: **94511**  
 Phone: [Redacted] Cell: [Redacted]  
 APN #: **029-120-023** Alert: [Redacted]

Owner Name: **EQUITY TRUST COMPANY CST**  
 Address # & Street: **1 EQUITY WAY**  
 City: **WESTLAKE** State: **OH** Zip: **44145-1050**  
 Phone: [Redacted] Cell: [Redacted]

Action	By	Date	Time	Hours	Note/Observation
Inspection	Derrick Benumen	06/12/2024	11:42 am	0.50	Inspection failed weeds overgrown throughout parcel place on mail list and first notice certified we had difficulties with contacting owner last season.
1st Notice (Printed on 06/12/2024)	Lisa Watson	06/12/2024	12:00 pm	0.00	Send to (Owner), Extra days (1)
Re-Inspection	Derrick Benumen	06/28/2024	10:17 am	0.50	Inspection failed conditions unchanged send final notice and place on mail list send photos 1, 2 and new
Final Notice (Printed on 06/28/2024)	Lisa Watson	06/28/2024	10:40 am	0.00	Send to (Owner), Extra days (3)
Abatement Work Order	Derrick Benumen	07/17/2024	12:48 pm	0.50	WO form, Aon map, wo photos attached
Case Notes	Derrick Benumen	07/17/2024	12:49 pm	0.50	Property went to work order last but wasn't executed because owner stated abatement but never finished, no progress has been made this season.
WA 14 HEARING NTC (Printed on 07/25/2024)	Lisa Watson	07/25/2024	11:36 am	0.00	Send to (Owner), Extra days (1)
Abatement Work Order	Derrick Benumen	08/28/2024	8:10 am	0.50	Abatement WO updated
Abatement Work Order	Lisa Watson	08/28/2024	10:06 am	0.00	Initial clerical review finished. Pending Captain's review. Please see attached WO Packet
Case Notes	Joe Ottolini	08/28/2024	1:17 pm	0.00	WO approved. Abatement estimated to be less than \$5,000
Inspection	Jose Valencuela	10/16/2024	9:38 am	0.00	WO Confirmation: Upon inspection, it was found that some weed abatement efforts were conducted but not per the required standards and previous notices.
Case Notes	Jose Valencuela	10/16/2024	9:38 am	0.00	Property Access: Property is a vacant lot with open access from the public right of way. Access off of Willow Rd. Nearest address is 3187 Willow Rd
Case Notes	Jose Valencuela	10/16/2024	9:38 am	0.00	Special Notes: Weeds need to be abated at the top of the levee on Levee Rd but do not go down the edge near the water. 3187 Willow Rd is also a vacant lot but make to follow the parcel lines and only abate the parcel for this case.
Abatement Work Order	Kristen McMahon	10/24/2024	3:20 pm	0.00	Clerical review finished. Pending contractor completion. Uploaded WO Packet in Google Drive.
Re-Inspection	Jose Valencuela	11/13/2024	11:19 am	0.00	Abatement Verification: Upon inspection, the property was abated according to the requirements provided to the contractor. Abatement complete
Abatement Work Order	Kristen McMahon	11/25/2024	4:38 pm	0.00	WO Complete. Uploaded WO Complete Packet. Moved to District Accepted folder in Google Drive. Submitted on 2025-26 Tax Roll. \$34.09
(Please Select)					

PIPER

PB  
25



Find Address/Parcel (APN)

Assessor's Parcel Map Link: [029-120-023](#)

Property Tax Bill

**Site Address**

LEVEE RD [Bing](#)  
BETHEL ISLAND, CA [Google](#)

**Brief Legal Description**

POR SEC 3 T2N R3E EX MR

**Tax Rate Area** 82006

**Use Code** 18

**Use Code Description** Vacant, 2 or more sites

**Land Value** \$290,033

**Improvement Value** \$0

**Personal Property Value** 0

**Exemption Code**

**Exemption Amount** \$0

[Zoom to](#)

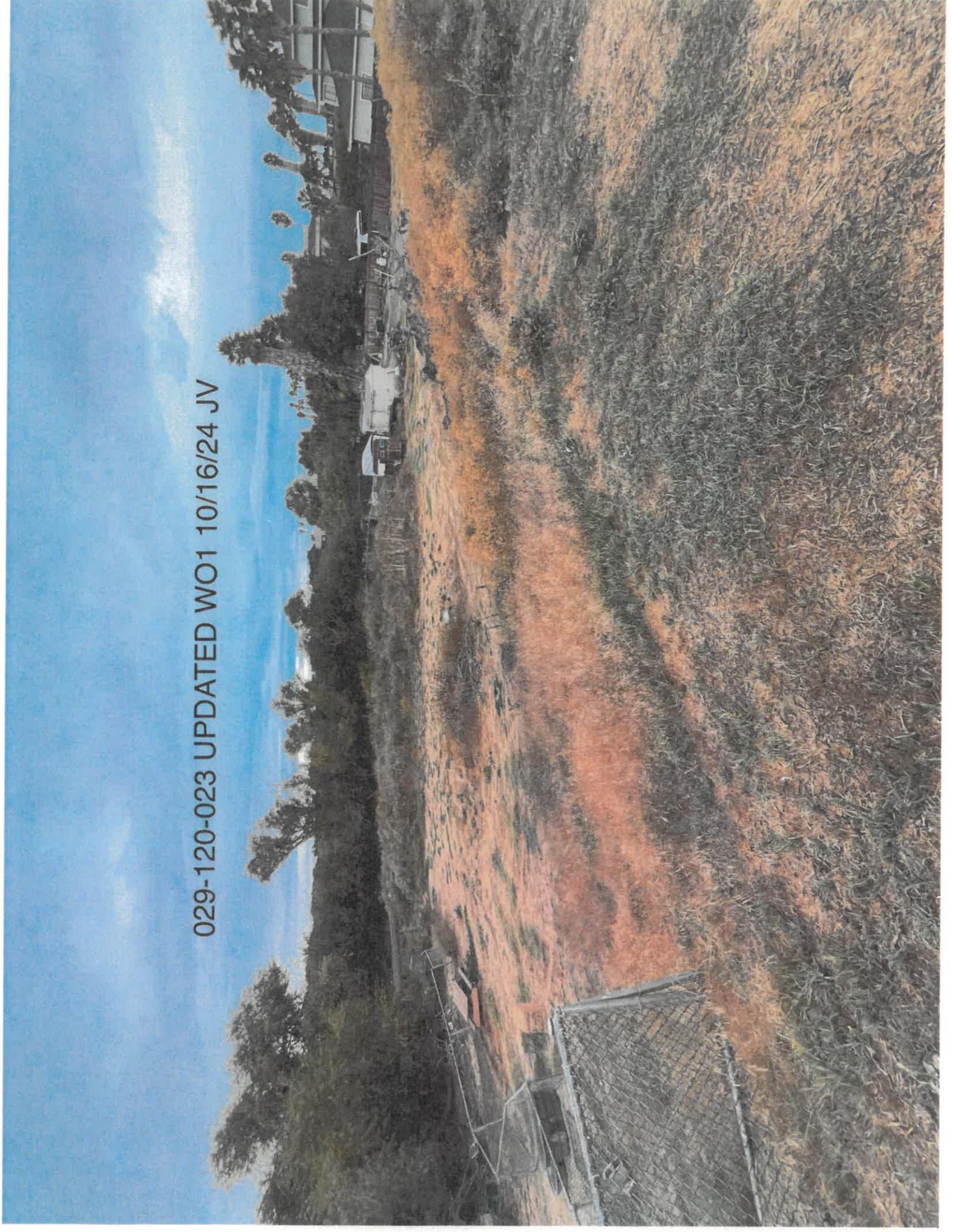
Unincorporated

200ft

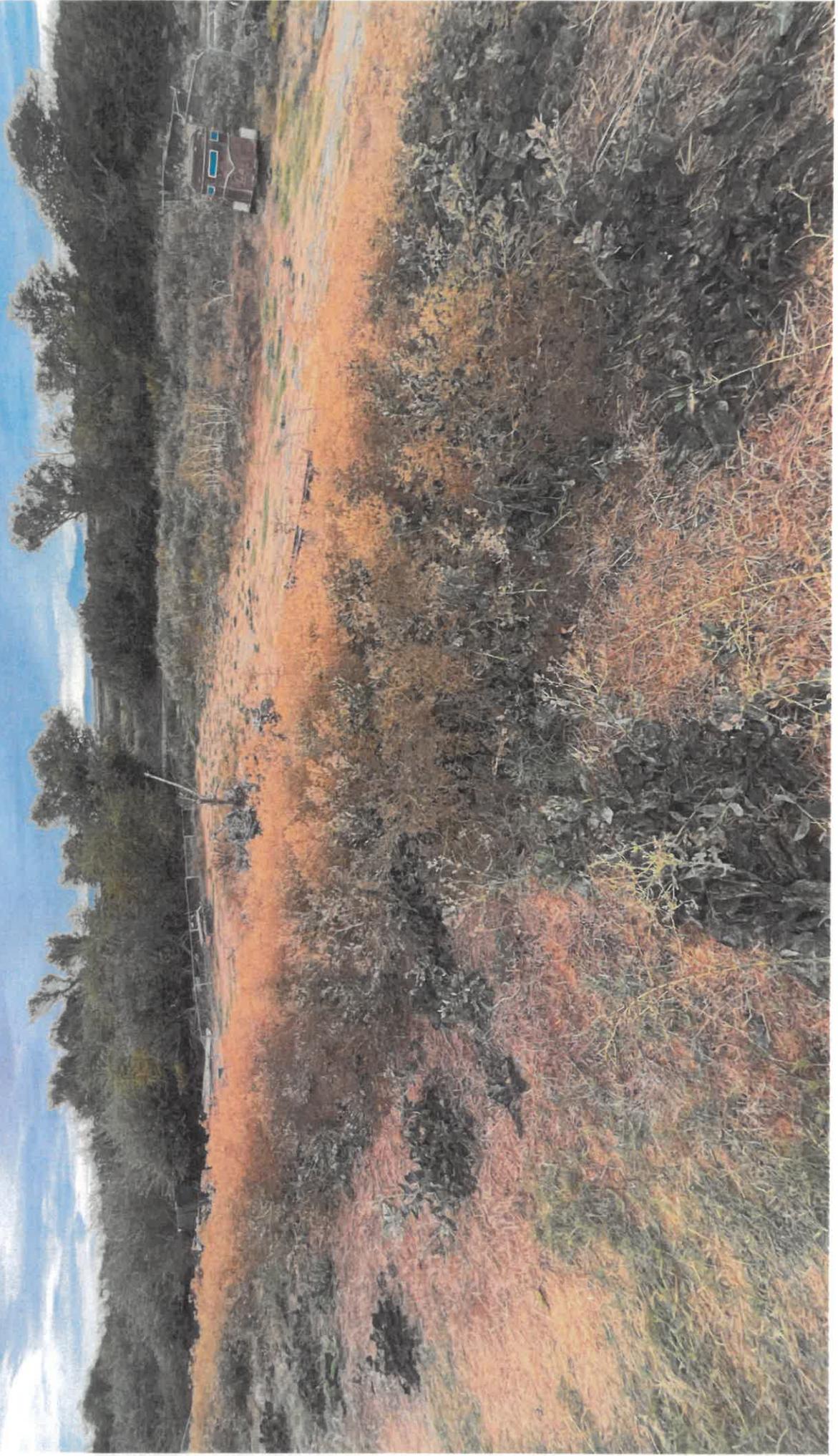
App State

Click to restore the map extent and layers visibility where you left off.

029-120-023 UPDATED WO1 10/16/24 JV

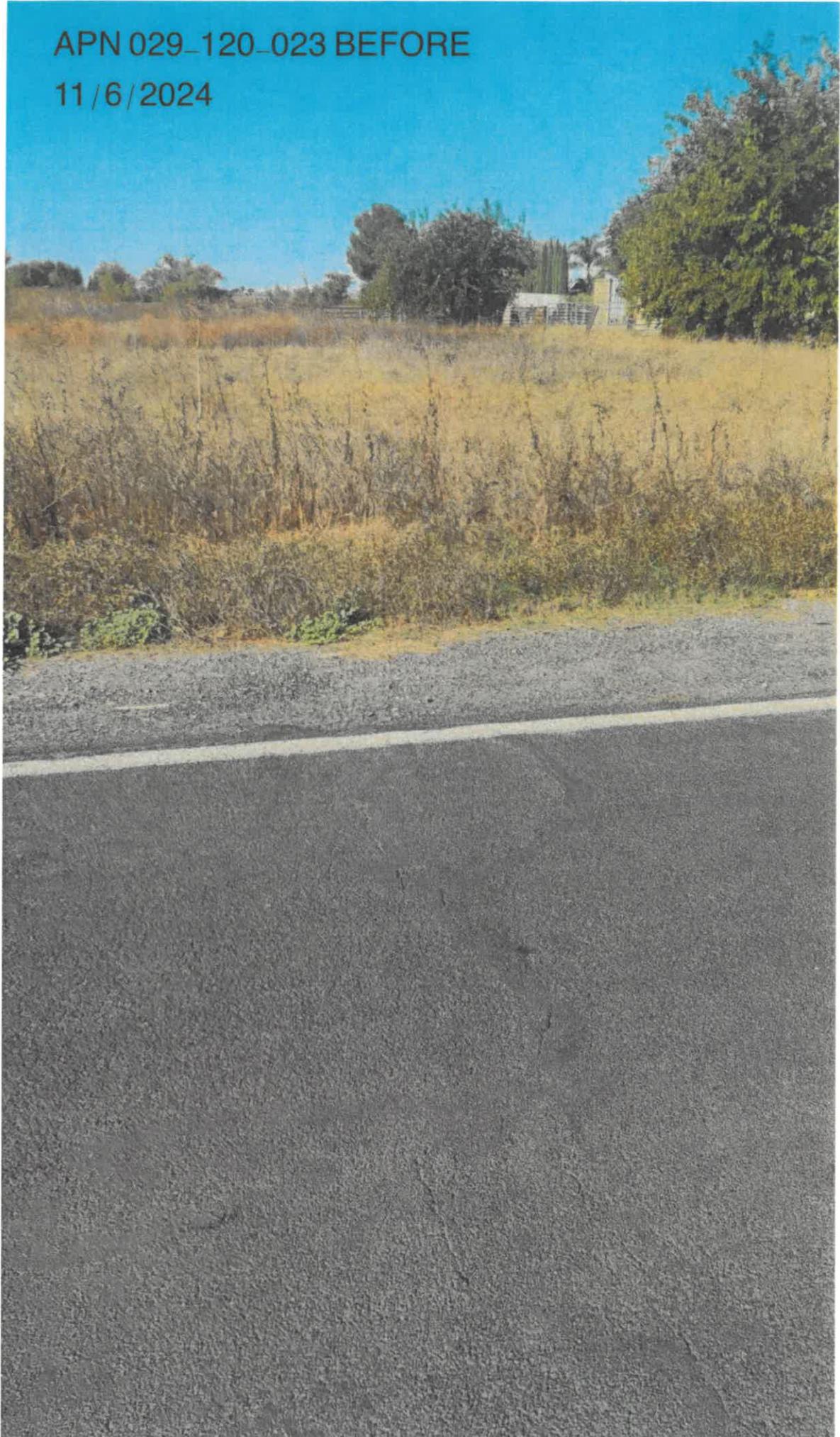


029-120-023 UPDATED WO2 10/16/24 JV



APN 029-120-023 BEFORE

11/6/2024

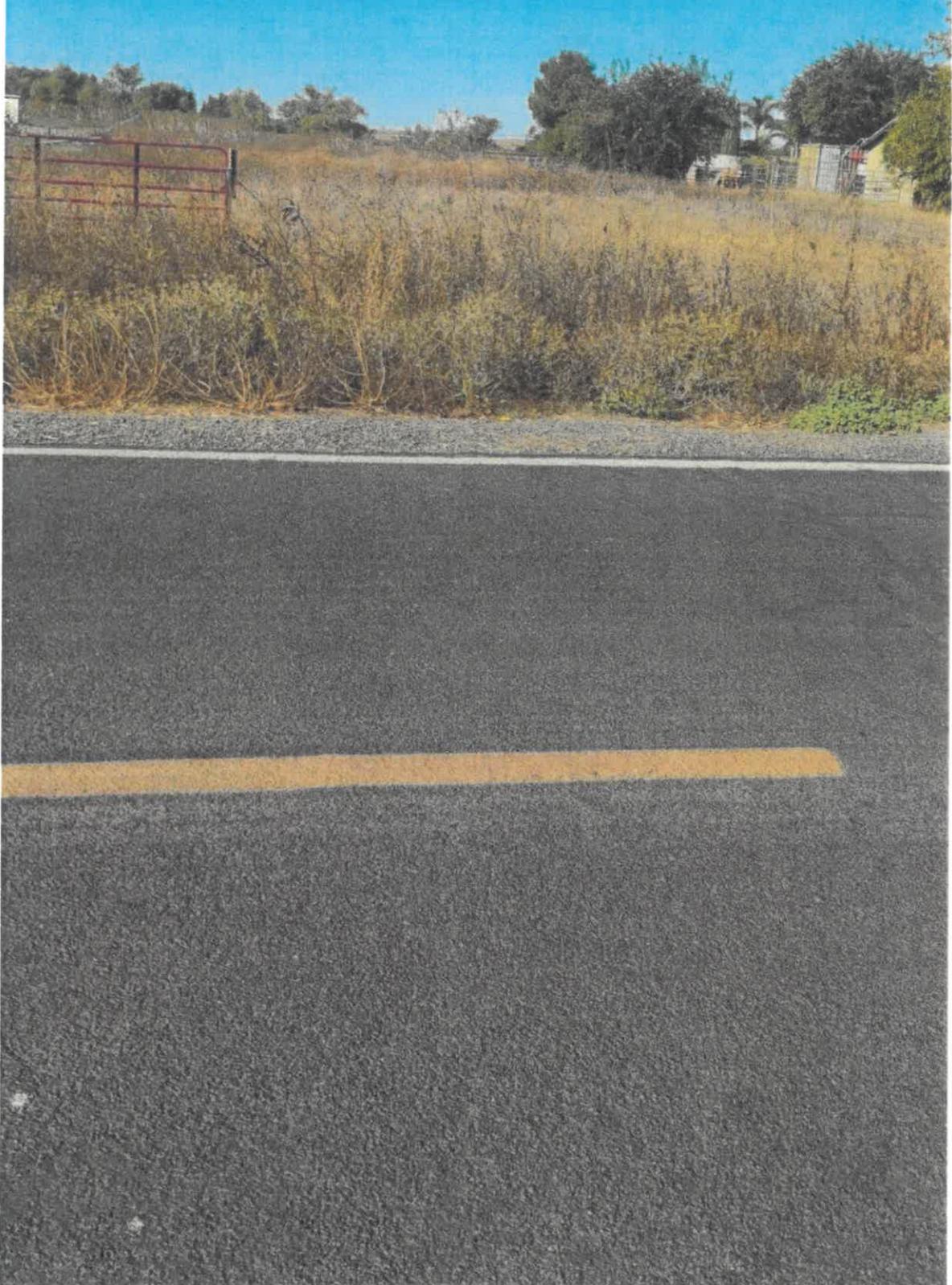


APN 029\_120\_023 BEFORE

11/6/2024



APN 029\_120\_023 BEFORE  
11/6/2024





APN 029\_120\_023  
BEFORE 11/6/2024

APN 029\_120\_023

FINISH 11/6/2024



APN 029\_120\_023 FINISH

11/6/2024



BACK TO DASHBOARD

iMeter™ Apps

Meter Groups



Meter Group  
1137967

Neopost - 1 meter(s)

Meters in 1137967

31222012

My Services

Equipment

Reports

Tracking

Supplies

Profile Print Guide Export

Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter: 31222012 Mailing Date: 07/01/24 08:19 AM  
 Tracking Number: 9489017898203031491828 Sender: F029-120-023  
 Current Status: Processed (processing scan) Recipient:  
 Class of Mail: FC Zip Code: 44145  
 Service: ERR City: CLEVELAND  
 Value: \$0.880 State: OH

Proof of Delivery

Status Details

▼ Status Date

Status Date	Status
Fri, 08/02/24, 05:58:00 AM	Processed (processing scan)
Tue, 07/30/24, 04:13:00 PM	Not delivered: Undelivered
Tue, 07/30/24, 04:11:00 PM	Not delivered: Moved, Left no Address
Sat, 07/20/24, 04:08:00 AM	Package return notice generated
Wed, 07/10/24, 03:48:00 AM	Reminder to schedule redelivery
Fri, 07/05/24, 09:59:00 AM	Arrival at Tracking Pick-up point
Thu, 07/04/24, 10:02:00 PM	Processed (processing scan)
Wed, 07/03/24, 02:52:00 PM	Processed (processing scan)
Wed, 07/03/24, 04:50:00 AM	Processed (processing scan)
Tue, 07/02/24, 09:55:00 PM	Processed (processing scan)
Tue, 07/02/24, 08:40:00 PM	Origin Acceptance
Tue, 07/02/24, 12:34:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

BACK TO DASHBOARD

iMeter™ Apps

Meter Groups



Meter Group  
1137967

Ncpost 1 meter(s)

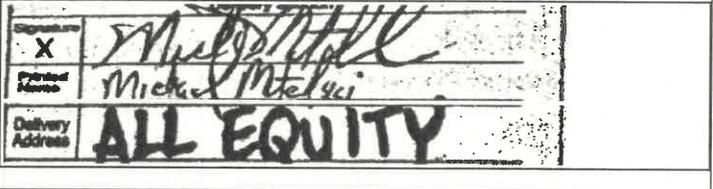
Meters in 1137967  
31222012

Status History ?

**Tracking Number Information**

<b>Meter:</b>	31222012	<b>Mailing Date:</b>	07/26/24 10:12 AM
<b>Tracking Number:</b>	9489017898203017411123	<b>Sender:</b>	H029-120-023
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	44145
<b>Service:</b>	ERR	<b>City:</b>	CLEVELAND
<b>Value</b>	\$0.690	<b>State:</b>	OH

Proof of Delivery



**Status Details**

▼ Status Date	Status
Tue, 07/30/24, 05:31:00 AM	OK : Delivered
Tue, 07/30/24, 05:30:00 AM	Arrival at Unit
Mon, 07/29/24, 10:14:00 PM	Processed (processing scan)
Mon, 07/29/24, 09:21:00 PM	Processed (processing scan)
Mon, 07/29/24, 09:22:00 AM	Processed (processing scan)
Sat, 07/27/24, 08:19:00 PM	Processed (processing scan)
Sat, 07/27/24, 07:04:00 PM	Origin Acceptance
Fri, 07/26/24, 07:21:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.



# Land Revision

Lic. # : #1075942  
 3702 Petaluma Boulevard North  
 Petaluma, Ca 94952  
 (707) 790-5263  
 landrevision@mail.com  
 landrevision.com

# 029-120-023

**Invoice Number:** INV-1168-77  
**Invoice Date:** Nov 12, 2024  
**Payment Due:** (set when sent)

## Client

**Joe Ottolini (Contra Costa County)**  
 4005 Port Chicago Hwy Ste.250  
 Concord, CA 94520-1180  
 (925) 941-3300  
 jotto@cccfd.org

## Project

**P-1168 - Joe Ottolini (Contra Costa County)**  
 4005 Port Chicago Hwy Ste.250  
 Concord, CA 94520-1180

DESCRIPTION	PRICE
-------------	-------

Non-Itemized Invoice	\$0.00
----------------------	--------

### Additional Line Items

HEC HAND MOW	\$2,868.00
--------------	------------

THC TRANSPORT	\$316.00
---------------	----------

Subtotal	\$3,184.00
----------	------------

Tax	\$0.00
-----	--------

**Amount Due \$3,184.00**

### Project Financials as of Nov 12, 2024

Estimated Project Total:  
 \$0.00

Previously Invoiced  
 Total: \$171,675.50

Estimated Project  
Balance: \$0.00



# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

---

## MINUTES

December 8, 2025

The Advisory Fire Commission met at a regular meeting on Monday, December 8, 2025. Chair Thompson called the meeting to order at 7:00 p.m. and led the salute to the flag.

### ROLL CALL

**Present:** Commissioners: Randall Henderson – District I  
Matthew Guichard – District II  
Susanna Thompson – District III  
Don Mayo – District IV  
Richard Nakano – District V  
Brian Oftedal – At Large #2  
Mark DeMarce – At Large Alternate #1  
Mario DiPrisco – At Large Alternate #2

Fire Chief: Lewis Broschard

**Absent:** None

**Arrived After Roll Call:** Mike Egan – At Large #1  
Commissioner Egan arrived after roll call: therefore, did not participate in any action taken.

### PUBLIC COMMENTS

None

### PUBLIC HEARINGS

#### A. December 3, 2025 Report on the Cost of Abatement

Chair Thompson opened the public hearing on the December 3, 2025, Report on the Cost of Abatement. Hearing no objections or protests to the December 3, 2025 Abatement Report, the hearing was closed. Chair Thompson then asked for a motion to adopt the Resolution of Confirmation confirming the December 3, 2025 Abatement Report in the amount of \$1,971.13. Commissioner Guichard moved that the Commission adopt the Resolution of Confirmation confirming the Abatement Report, seconded by Commissioner Henderson. Motion passed (AYES: Henderson, Guichard, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco)

Chair Thompson asked for an additional motion to order District staff to adjust or modify any charges found to be incorrect because the charge was entered more than once, through clerical error, through the error or mistake of a material fact, or illegally. Commissioner DeMarce made a motion to accept the order. Motion seconded by Commissioner Nakano. Motion passed (AYES: Henderson, Guichard, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco)

## **CONSENT ITEMS**

### A. October 13, 2025 Meeting Minutes

Commissioner Oftedal made a motion to accept and file the October 13, 2025, minutes. Motion seconded by Commissioner DeMarce. Motion passed (AYES: Henderson, Guichard, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco)

### B. Accept and File Reports:

#### 1. Personnel Report

#### 2. Fire Prevention Reports

Commissioner Oftedal made a motion to accept and file the October 13, 2025, minutes. Motion seconded by Commissioner DeMarce. Motion passed (AYES: Henderson, Guichard, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco)

## **DISCUSSION ITEMS**

### A. 2025 Annual Report

Commissioner Nakano made a motion to approve the 2025 Annual Report to the Board of Supervisors. Motion seconded by Commissioner DeMarce. Motion passed (AYES: Henderson, Guichard, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco)

### B. Proposed 2026 Meeting Schedule

Commissioner Nakano made a motion to approve the proposed 2026 Meeting Schedule of the Advisory Fire Commission. Motion seconded by Commissioner DeMarce. Motion passed (AYES: Henderson, Guichard, Thompson, Mayo, Nakano, Oftedal, DeMarce, DiPrisco)

## **FIRE CHIEF'S REPORT**

Reviewed/Discussed the November 4, 2025, Fire Chief's report.

## **COMMISSIONERS' COMMENTS / ITEMS FOR FUTURE AGENDAS**

Commissioner Egan inquired about the process for firefighters returning to the District as rehires. Chief Broschard explained that the reintegration process depends on the length of time the employee has been separated from the District. He further noted that the District will be conducting a fifteen (15)-person lateral academy beginning in January. The District anticipates approximately ten (10) retirements in March, and the lateral academy is expected to help offset the resulting personnel reductions.

Commissioner Oftedal inquired about the need for additional fire stations in East County. Chief Broschard stated that the only stations currently anticipated are Stations 90 and 94 in Brentwood. He further noted that a future station planned near Kaiser Antioch is expected to help address additional service needs in the area.

Commissioner DeMarce inquired about the appeal process for citizens seeking relief from fees and fines. Chief Broschard advised that the matter would need to be placed on a future agenda to allow time for the District to create a staff report for the Commission to review the relevant documentation and render a decision on the request.

Commissioner Thompson inquired whether the District has plans to install evacuation signage or similar signs in high fire hazard areas. Chief Broschard stated that the District does not currently have plans to install this type of signage within its jurisdiction.

## **NEXT MEETING DATE AND TIME**

The next Regular Meeting is scheduled for February 9, 2026, at 7:00 p.m.

Meeting adjourned at 8:24 p.m.

---

Emily Cooper, Recording Secretary



## CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

---

TO: Advisory Fire Commission

FROM: Lewis Broschard, Fire Chief

SUBJECT: Personnel Report

DATE: February 9, 2026

---

### PROMOTIONS

Sam Nichols	Assistant Fire Chief	01-01-2026
Brian Nannini	Battalion Chief	01-01-2026
Antonio Mengual Lopez	Firefighter	01-05-2026

### NEW HIRES

Austin de Lambert	Firefighter	01-05-2026
Connor Blair	Firefighter	01-05-2026
Daron Baker	Firefighter	01-05-2026
Felix Johansson	Firefighter	01-05-2026
Jeremy Johnson	Firefighter	01-05-2026
Jerry DiFilippi	Firefighter	01-05-2026
Jonghyun Oh	Firefighter	01-05-2026
Joseph Collins	Firefighter	01-05-2026
Justin Pels	Firefighter	01-05-2026
Micah Johnson	Firefighter	01-05-2026
Michael Curran	Firefighter	01-05-2026
Pierre Swanson	Firefighter	01-05-2026
Robert Diaz	Firefighter	01-05-2026
Trent Zurflueh	Firefighter	01-05-2026
Timothy Tomas	Equipment Mechanic	01-05-2026
Kasey Frost	Fire District Dispatcher	03-09-2026

## RETIREMENT

Brian Helmick	Deputy Fire Chief	11-02-2002	01-22-2026
Robert Gelhaus	Fire Engineer	06-17-2003	01-30-2026
Cole Smith	Fire Engineer	11-16-2002	02-27-2026
Thomas Waller III	Fire Captain	11-17-2003	03-28-2026
Lewis Broschard	Fire Chief	10-22-2007	03-30-2026

## SUPPRESSION STAFFING VACANCIES

	Minimum Staffing	Current Staffing	Vacancies
Fire Captain (Station)	123	111	12
Fire Captain (Safety Officers)	6	6	0
Fire Engineer	123	127	(4)
Firefighter	156	190	(34)
Total	408	434	(26)

### NOTES

1. District is now staffing 41 fire companies – some with three-person crews and some with four-person crews.
2. The District has a total of six (6) Shift Training Captains (Safety Officers).
3. Negative numbers represent a surplus over minimum staffing. Surplus staff at the Firefighter rank will eventually fill vacancies created through attrition and internal promotions.
4. Rodeo Hercules annexation effective 7/1/25-added 6 station Captains, 6 Fire Engineers and 6 Firefighters





# FIRE PREVENTION BUREAU January 2026



**CE**

	MONTH	YTD
RESIDENTIAL INSP.	1437	1437
EDUCATIONAL INSP., HIGH-RISE & I-3 INSP.	0	0

**17%**

COMPLIANCE FOR STATE MANDATED INSPECTIONS

**MISC. INSPECTIONS**

	MONTH	YTD
RE-INSPECTIONS COMPLETED	215	215
COMPLETED 850 INSPECTIONS	25	25
SPECIAL EVENT INSPECTIONS	0	0

**E**

	MONTH	YTD
INSPECTIONS	277	277
PLAN REVIEWS	224	224

**WP**

	MONTH	YTD
PUBLIC EDUCATION EVENTS/SCHOOLS	5	5
TOTAL EDUCATED/ SCHOOL PROGRAMS	20	20
AB-38 INSPECTIONS	26	26
HET ACTIVITIES / BURN PERMITS	8/8	8/8
DEFENSIBLE SPACE INSPECTIONS	1060	1060
FIREWISE COMMUNITIES	0	0
WEED ABATEMENT ACTIVITIES (INSPECTIONS/NOTICES SENT)	NA	0

**FIU**

	MONTH	YTD
FIRE INVESTIGATIONS	40	40
ARRESTS	1	1
INJURIES FROM FIRE	6	6
FATALITIES FROM FIRE	0	0

**MX**

WILDFIRE MITIGATION

	MONTH	YTD
CHIPPING DAYS	0	0
EVACUATION ROUTE CLEANUP	0	0
VEG. MGMT. / FUEL REDUCTION	1	1
DEAD TREE REMOVAL	0	0
FIREWISE STRATEGIC PLAN PROJECTS	0	0
Low-Income Exterior Hazard	0	0

**CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT  
SURPLUS EQUIPMENT**

**{2/3/26}**

**CONDITION:**

- A= Obsolete
- B= Worn out
- C= Beyond economical repair
- D= Damaged/wrecked beyond repair

	COUNTY #	QUANTITY	DESCRIPTION	ESTIMATED VALUE	CONDITION
1.		1	Box Flashlight	\$0	C
2.		2	Bags of old style apartment packs and old style wildland packs	\$100	A
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					

**CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT  
SURPLUS EQUIPMENT**

DATE 2/3/2026

A= Obsolete  
B= Worn Out

C= Beyond economical Repair  
D= Wrecked beyond repair/Major Mechanical

PAGE 1 OF \_\_\_\_

	COUNTY #	QUANTITY	DESCRIPTION	ESTIMATED VALUE	CONDITION
1.	130023	1	2001 International 4800 4x4	15,000	C
2.	129700	1	2000 International 4800 4x4	15,000	C
3.	130027	1	2000 International 4800 4x4	5,000	C
4.	134010	1	2008 Ford E250	1,000	C
5.	134011	1	2008 Ford Ranger	1,000	C
6.	134007	1	2008 Ford F150	5,000	C
7.	116209	1	1988 GMC 3500	5,000	C
8.	121310	1	1995 Ford Bronco	3,000	C
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					



# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

---

January 20, 2026

TO: Board of Directors

FROM: Lewis Broschard, Fire Chief

RE: Fire Chief's Report

---

## Operations Section Update

- Electric Vehicle (EV) Fires. With the increase in EV fires occurring throughout the District, we evaluated specialized tools to assist us in enhancing our operational equipment to improve firefighter safety and emergency response capabilities. The consistent challenge our firefighters face with EV fires is the inability to penetrate the sealed battery enclosure to extinguish the fire.

Two Cold Cut Cobra systems are planned for purchase with a total cost of \$200,000 and will be used as a specialized EV and lithium-ion battery fire suppression tool. It penetrates sealed battery enclosures and delivers high-pressure water mist combined with an abrasive aggregate directly to overheated or burning battery cells, enabling firefighters to interrupt thermal runaway, reduce reignition risk, and limit hazardous vapor release. This capability is essential for safely managing EV fires, battery energy storage system incidents, and other high-energy lithium-ion hazards that conventional hose streams cannot effectively control.



### Emergency Medical Services (EMS) Division

- Ambulance Transport System Performance in 2025. The emergency ambulance transport program performed at a 94.7% compliance rate for response time performance across all geographic zones and all call priority types for 2025. The total number of transports increased by a little more than 1% for a total of 85,680 transports in 2025.
- Nurse Navigation We expanded the type and quantity of calls where this program will engage in an effort to continue our effort to decompress the emergency ambulance transport demand. We will continue to evaluate the effectiveness of the program with the expanded scope of calls.
- Ambulance Patient Offload Times (APOT) APOT appears to be trending down when looking at the previous 12 months. In early November, EMS Division staff participated in a weeklong improvement event, called a Kaizen, at John Muir Walnut Creek focused on reducing APOT in the Walnut Creek Emergency Department (ED). These efforts have resulted in significant reductions of ED offload times. The offload time improvement is illustrated in the APOT report that is attached. Overall, APOT in the county appears to be improving and we are thankful to each receiving facility for the effort they are taking to recognize and mitigate the impacts contributing to patient offload times. EMS Division staff have scheduled ongoing collaboration meetings with John Muir Health every two weeks moving forward.
- Emergency Ambulance Contract Extension The two year contract extension with Contra Costa County and all other ambulance transport-related contracts and agreements with vendors were extended in the November and December board actions. These agreements were extended through December 31, 2027.

### Training & Safety

- Academy 62. Academy 62 with 15 lateral firefighters commenced on January 5th. The 15 firefighters are intended to provide replacements for current and anticipated vacancies due to retirements upcoming in March, 2026.
- Annual Training Hours. The District logged just under 110,000 hours of fire based training for the year. This is in addition to EMS training for our field personnel.
- NERIS (National Emergency Response Information System) Implementation. The Training & Safety Division has been focused on the NERIS roll out. Significant effort was made to ensure the system was workable and the division delivered 15 training sessions to personnel. The District is online and compliant with the new national reporting standard.

**Community Risk Reduction Section**

**Fire Prevention Bureau**

- **State Mandated Inspections.** The Code Enforcement Unit ended 2025 by completing 100% of the State Mandated Inspections just before the holidays. The statistics and required SB 1205 report will be submitted to the board next month for approval.
- **Code Adoptions.** January 1, 2026 was the start date for the 2025 California Fire Code and 2025 California Wildland Urban Interface Code. After the board approved the two ordinances with local amendments, the Fire Marshal and Deputy Fire Marshal attended local city council meetings to assist in the adoption process and answer any questions from the public, elected officials and city staff.
- **Wildfire Mitigation Work** continues in the off-season with Crew 12, Civicorps and our contractor, Powers Forestry. Phase II of the Windy Flats mitigation in San Pablo started on Monday January 11. In order to reduce the overgrown vegetation on this project, approximately 40 unhoused people were relocated. This project could not have occurred without the collaboration from County Health, CORE, H3, City of San Pablo, the Fire District, San Pablo Police Department, Cal Trans, and San Pablo Public Works. This work should dramatically reduce the fire hazard that has existed in this location for the last several years, with multiple wildland fires occurring each year.

**Legislation & Grants**

- **SB 828.** Deputy Fire Marshal Aubert provided testimony in support of SB 828 on January 13 before the Senate Governmental Organizations Committee and on January 14 before the Senate Local Government Committee, on behalf of the District and the California Fire Chiefs Association. SB 828 strengthens California's fireworks licensing and storage laws by closing regulatory gaps that have allowed unsafe operations to go undetected.
- **Zone 0 and Home Hardening Regulations.** (no significant update) The State Board of Forestry continues to hold committee meetings on this subject, with the next committee meeting scheduled for April, 2026.

## **Administration Section Update**

### **Support Services Division**

- **Assistant Fire Chief Appointment.** Battalion Chief Sam Nichols was appointed to the Assistant Fire Chief position leading the Support Services Division. Chief Nichols has demonstrated his leadership in a variety of Operations and Training positions. He has jumped in with both feet and his sharp attention to detail, analytical mindset, and servant leadership perspective will serve him well in his new role.
- **New Fire Equipment Mechanic.** We are excited to welcome Timothy Tomas, who has joined the District as an Equipment Mechanic to support the Shop's work on our light fleet vehicles. His primary responsibilities include the "upfitting" installation of Code 3 lights and sirens on District vehicles.
- **Fire Station 86 Storm Drain Repair.** The storm drain system at Fire Station 86 in BayPoint sustained significant damage due to a fire in the underground pipe over the summer. The District replaced the damaged piping, ensuring the storm drain system will function properly this winter.
- **New Wildland Engines.** Two new Type 6 engines were placed into service in December. One was assigned to Station 73 (E-673) in Pinole, which allowed the District to strategically move a Type 3 engine to Station 74 (E-374) in Pinole. The second Type 6 engine was placed in service at Station 92 (E-692) in Brentwood. These additions have significantly increased the capacity and versatility of our wildland apparatus fleet, enhancing our response capabilities during fire season.
- **Personal Protective Equipment (PPE).** The District is currently concluding its 2025 annual PPE inspection program, a mandatory safety program for all personnel issued protective gear. Since beginning in July 2025, the District has successfully processed 793 sets of PPE, which include the systematic inspection and rotation of both primary and secondary sets for each firefighter. The PPE undergoes advanced cleaning and repairs as needed by a verified Independent Service Provider (ISP) compliant with NFPA 1851 standards to ensure safety. We are on track to complete the final rotations and will initiate the 2026 inspection cycle this coming July.
- **New Dual Use PPE.** In addition to our structural firefighting PPE maintenance, the District is finalizing the rollout of our new VersaPro Plus dual-certified PPE. These specialized garments are dual-certified to NFPA 1951 (Technical Rescue) and NFPA 1977 (Wildland Firefighting) standards. This lightweight, breathable gear is designed for technical rescues, motor vehicle accidents, and medical incidents, helping us reduce heat stress and limit personnel exposure to contaminants often found on structural turnout gear.

### **Communications Division**

- **Computer Aided Dispatch (CAD) Rebuild.** The CAD rebuild continues to progress and is tentatively set for implementation early April 2026 after completion of the new 911 communications center and data/server room projects.

- County HazMat Move. The District and our IT consultant continue to assist County Hazmat with their early move to 4005 Port Chicago Highway, Concord, and the pending July 1, 2026 transition into the Fire District.

### New Fire Stations / Major Facilities Construction

- Fire Station 90 (Brentwood) The fire station's architectural team is working with the County's architectural team on the youth center. Together, the site plan is coming into alignment with how the two projects fit together. CEQA studies are underway for areas including noise, traffic, air quality, and cultural resources. District Staff will present the Fire Station project to the community and the City Council in an informational item on January 13th, 2025.
- Fire Station 9 (Pacheco) The District received seven responses to the Request for Qualifications for a Design-Build Entity for Fire Station 9 in Pacheco. The responses are currently under review and the top three teams will advance to the Request for Proposals phase. CEQA studies continue. Once the CEQA studies are complete, the project application will be completed and filed with County Planning. Design work on the temporary Fire Station 9 at Buchanan Field will begin this month.
- Contra Costa County Regional Fire Communication Center (CCRFCC) (Pleasant Hill) The communications center remodel continues to progress with some significant milestones over the last few weeks. All electrical switch gear has been installed and PG&E primary power is now present in the building. Finish work throughout the building continues and is approximately 95% complete. The data center/server room is almost complete. After final completion of the data center/server room, the District and our IT consultant will begin installation of all the equipment and servers in the IT racks. There are still numerous major milestones to accomplish prior to opening the new center. The latest projected date to occupy the center is mid to late March 2026.
- Fire Station 94 (Downtown Brentwood) Construction remains in progress. The building is "vertical" with the steel beams affixed to the footings. Much of the underground utility work is complete. With vertical construction bow in progress, the building will begin to take shape in the coming months.

### Public Information Office

- This year the Fire District embarked on a new program to collect toys for families in need. Through the generosity of the community, more than 1,500 toys were donated at fire stations throughout the District. This year, Contra Costa Fire hosted toy drive events at Fire Station 10 in Concord, Fire Station 82 in Antioch, Fire Station 92 in Brentwood, and Fire Station 76 in Hercules. These events also welcomed community members to meet Santa and our firefighters.

The toy drives were organized by Firefighter Rene Arevalo, in partnership with Local 1230, and with support from Fire Prevention Specialist Julie Ormerod. The Fire District partnered with the Brentwood Regional Community Chest, Antioch Police Department, and with Contra Costa County Child Support Services to distribute the donated toys within the County.

- Fire Station 95, which included Captain Michael Dunham, Engineer Jared Gavard, and Firefighters Scott Barger and Caden Jones, also participated in two long-standing holiday events, the Bethel Island Children's Support Christmas Party, which saw more than 300 people and Bethel Island's Annual Santa's Stack Toy and Food Delivery, where firefighters personally delivered gifts and meals alongside other community volunteers.

### **Rodeo-Hercules FPD (RHEFPD) Annexation**

- The District continues to work with the City of Hercules on transfer of ownership of Fire Station 76, including potential lot line adjustments.

### **Contra Costa County Hazardous Materials Programs Transition**

- Drafts of job descriptions were completed and submitted to County HR and Labor Relations for review for the positions that will be transferred and transitioned to new Fire District positions represented by IAFF Local 1230.
- Draft Cal EPA application information is being reviewed by County Counsel.
- Planning meetings with staff from the District and County HazMat were increased to weekly effective with the new year to keep pace with the upcoming transition date of July 1, 2026.
- District staff are working with County Health Haz-Mat to support their early move to 4005 Port Chicago Highway in Concord. The group will be located on the first floor of the Fire District Administration building in early February.



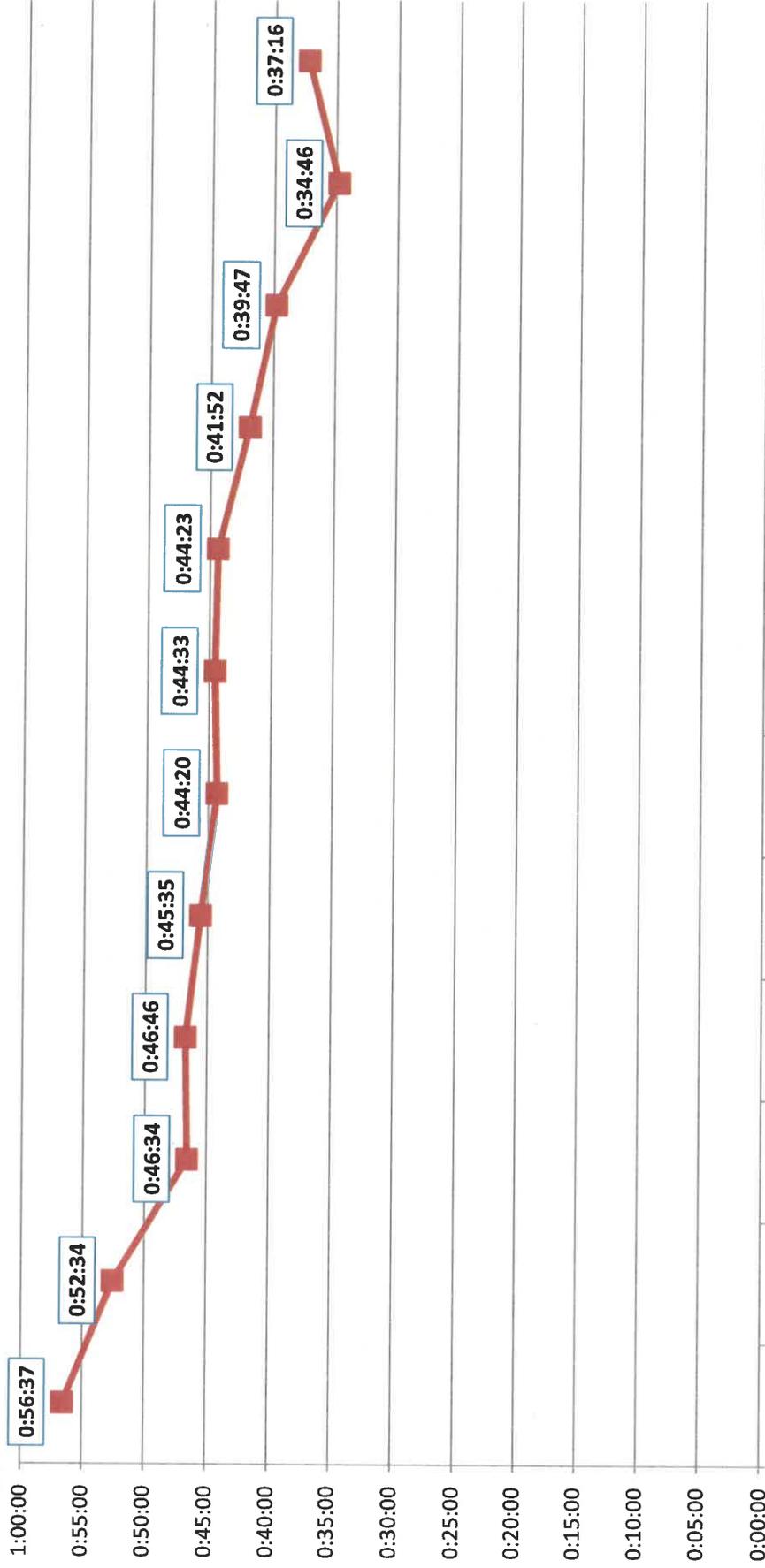
# Patient Transfer of Care Times by Facility

## 90th PERCENTILE OF ALL FACILITIES

January 2025 - December 2025

78,779 Transports (6,565 per Month)

Source: AMR MEDS (ePCR Database)



Month & AMR Transport Volume

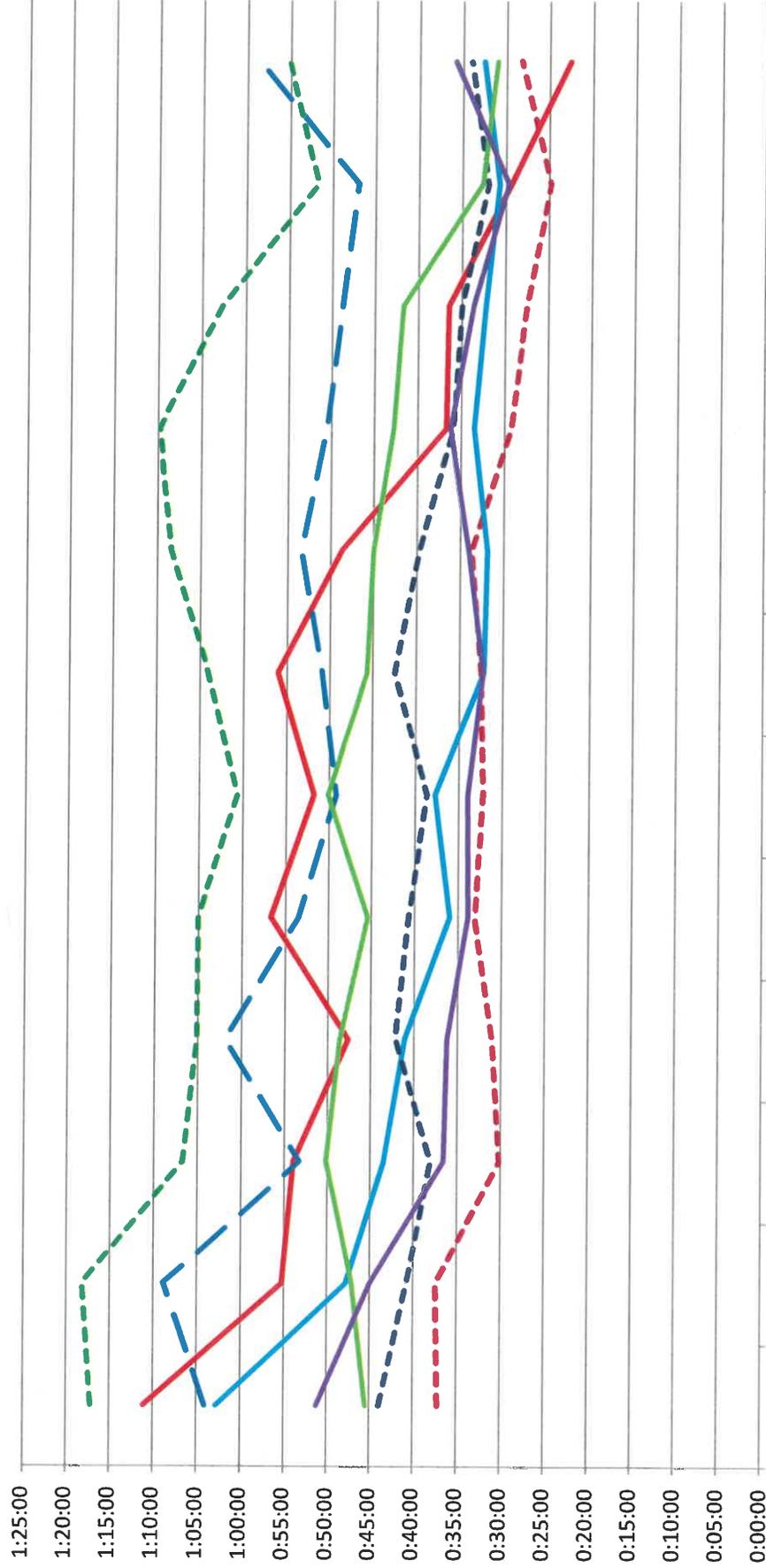


# Patient Transfer of Care Times by Facility (90th Percentile)

January 2025 - December 2025

Source: AMR MEDS (ePCR Database)

- John Muir - Concord
- Kaiser Hospital - Richmond
- Sutter Delta Medical Center
- John Muir - Walnut Creek
- Kaiser Hospital - Walnut Creek
- PES - Contra Costa Regional Medical Center
- Kaiser Hospital - Antioch
- Contra Costa Regional Medical Center



Month & AMR Transport Volume

Month	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25
Volume	7,129	6,461	6,708	6,436	6,740	6,421	6,666	6,917	6,445	5,311	5,311	6,983



# Patient Transfer of Care Times by Facility (90th Percentile)

## John Muir - Walnut Creek

### January 2025 - December 2025

12,072 Total Transports (1006 per Month)

Source: AMR MEDS (ePCR Database)





# Patient Transfer of Care Times by Facility (90th Percentile)

## John Muir - Concord

January 2025 - December 2025

12,936 Total Transports (1078 per Month)

Source: AMR MEDS (ePCR Database)





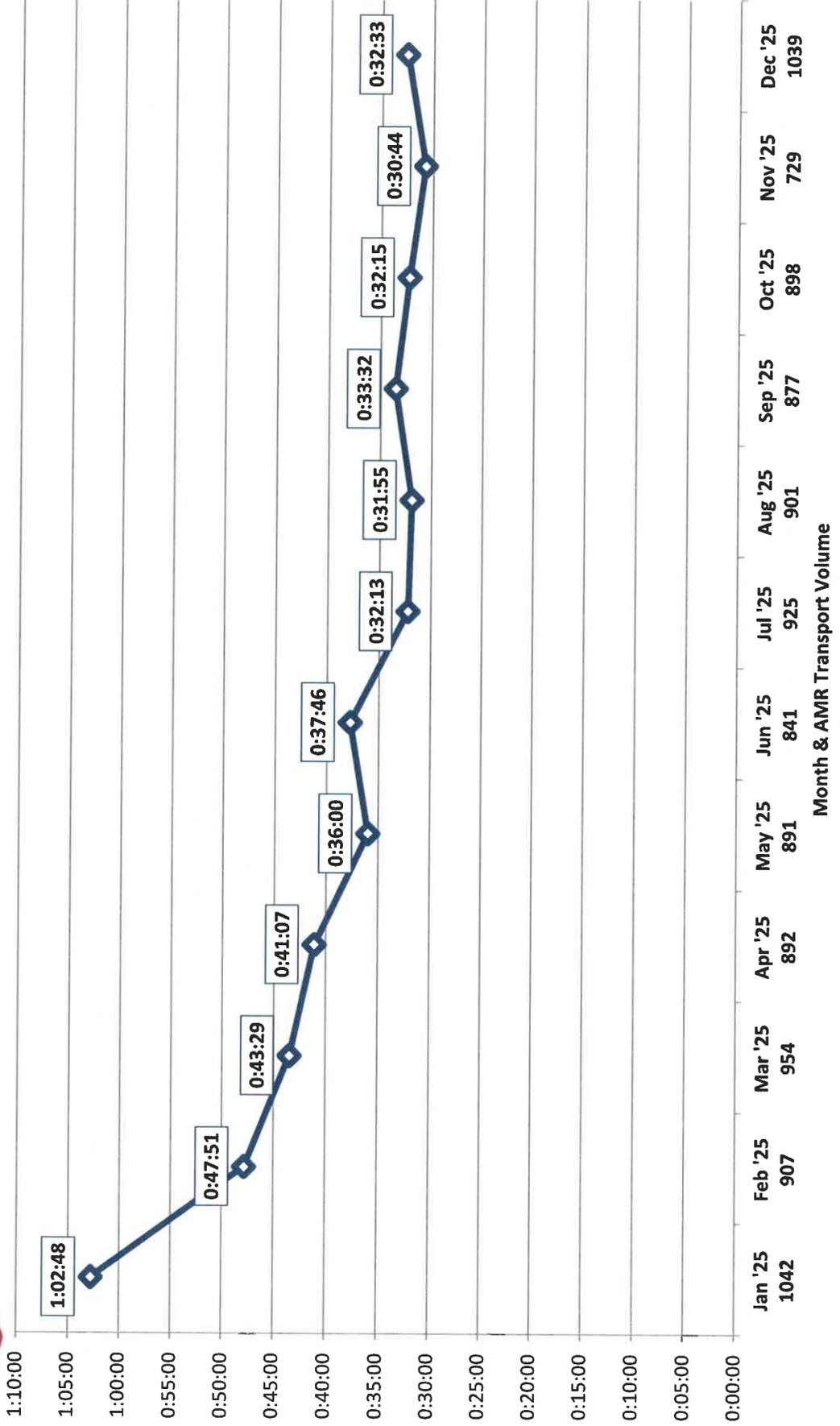
# Patient Transfer of Care Times by Facility (90th Percentile)

## Kaiser - Antioch

January 2025 - December 2025

10,896 Total Transports (908 per Month)

Source: AMR MEDS (ePCR Database)





# Patient Transfer of Care Times by Facility (90th Percentile)

## Kaiser - Richmond

### January 2025 - December 2025

12,626 Total Transports (1,052 per Month)

Source: AMR MEDS (ePCR Database)





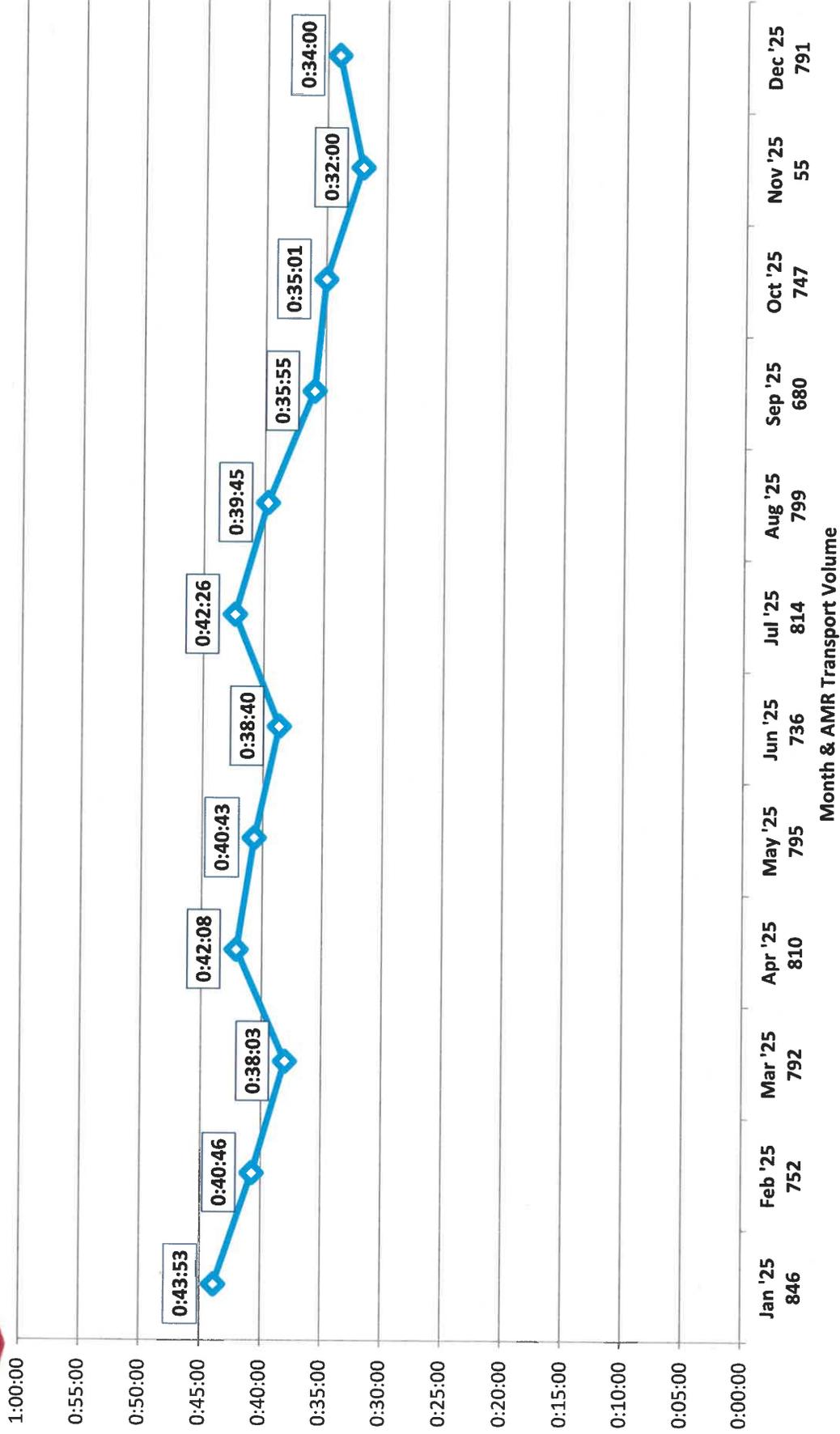
# Patient Transfer of Care Times by Facility (90th Percentile)

## Kaiser - Walnut Creek

January 2025 - December 2025

8,617 Total Transports (718 per Month)

Source: AMR MEDS (ePCR Database)





# Patient Transfer of Care Times by Facility (90th Percentile) Contra Costa Regional Medical Center

January 2025 - December 2025  
4,306 Total Transports (359 per Month)  
Source: AMR MEDS (ePCR Database)





# Patient Transfer of Care Times by Facility (90th Percentile)

## Sutter Delta Medical Center January 2025 - December 2025

12,791 Total Transports (1066 per Month)  
Source: AMR MEDS (ePCR Database)





# Patient Transfer of Care Times by Facility (90th Percentile)

## CCRMC - PES

January 2025 - December 2025

4,535 Total Transports (378 per Month)

Source: AMR MEDS (ePCR Database)

