



AGENCY COMMENT REQUEST

Date _____

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

| <i>DISTRIBUTION</i> | | <i>Please submit your comments to:</i> |
|--|--|--|
| INTERNAL | | |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Grading Inspection | Project Planner _____ |
| <input type="checkbox"/> Advance Planning | <input type="checkbox"/> Housing Programs | Phone # _____ |
| <input type="checkbox"/> Trans. Planning | <input type="checkbox"/> Telecom Planner | E-mail _____ |
| <input type="checkbox"/> ALUC Staff | <input type="checkbox"/> HCP/NCCP Staff | County File # _____ |
| <input type="checkbox"/> APC PW Staff | <input type="checkbox"/> County Geologist | |
| HEALTH SERVICES DEPARTMENT | | |
| <input type="checkbox"/> Environmental Health | <input type="checkbox"/> Hazardous Materials | Prior to _____ * * * * * |
| PUBLIC WORKS DEPARTMENT | | |
| <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) | | <input type="checkbox"/> Active Fault Zone (Alquist-Priolo) LIQUEFACTION |
| <input type="checkbox"/> Traffic | | <input type="checkbox"/> Flood Hazard Area, Panel # _____ |
| <input type="checkbox"/> Flood Control (Full-size) | <input type="checkbox"/> Special Districts | <input type="checkbox"/> 60-dBA Noise Control |
| LOCAL | | <input type="checkbox"/> CA EPA Hazardous Waste Site |
| <input type="checkbox"/> Fire District _____ | | High or Very High FHSZ * * * * * |
| <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov | | |
| <input type="checkbox"/> Consolidated – (email) fire@cccfpd.org | | |
| <input type="checkbox"/> East CCC – (email) brodriguez@eccfpd.org | | |
| <input type="checkbox"/> Sanitary District _____ | | |
| <input type="checkbox"/> Water District _____ | | |
| <input type="checkbox"/> City of _____ | | |
| <input type="checkbox"/> School District(s) _____ | | |
| <input type="checkbox"/> LAFCO | | |
| <input type="checkbox"/> Reclamation District # _____ | | |
| <input type="checkbox"/> East Bay Regional Park District | | |
| <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD | | |
| <input type="checkbox"/> MAC/TAC _____ | | |
| <input type="checkbox"/> Improvement/Community Association | | |
| <input type="checkbox"/> CC Mosquito & Vector Control Dist (email) | | |
| OTHERS/NON-LOCAL | | |
| <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) | | |
| <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta | | |
| <input type="checkbox"/> Native American Tribes | | |
| ADDITIONAL RECIPIENTS | | |
| <hr/> <hr/> | | |
| Print Name _____ | | |
| Signature _____ | | DATE _____ |
| Agency phone # _____ | | |



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR24-01035

File Date: 7/30/2024

Applicant:

Garry Baker GLB architects
18029 Riverside Drive
Sonoma, CA 95476

glb@glbarchitects.com
(707) 938-8844

Property Owner:

LUCAS JONES
PO BOX 1355 7255 Piper Road
BETHEL ISLAND, CA 94511

lucas@incomplianceservices.com
(925) 852-9827

Project Description:

The applicant requests a Variance for a 12 ft. setback, where 20 ft. secondary front setback is required, for a new 30-foot by 120-foot metal agricultural building on a substandard lot, building to be used for storage and minor maintenance of equipment.

Project Location: (Address: 7255 PIPER RD, BETHEL ISLAND, CA 945110827), (APN: 029072004)

Additional APNs:

General Plan Designation(s): SL

Zoning District(s): "A-2, -FH"

Flood Hazard Areas: AE

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

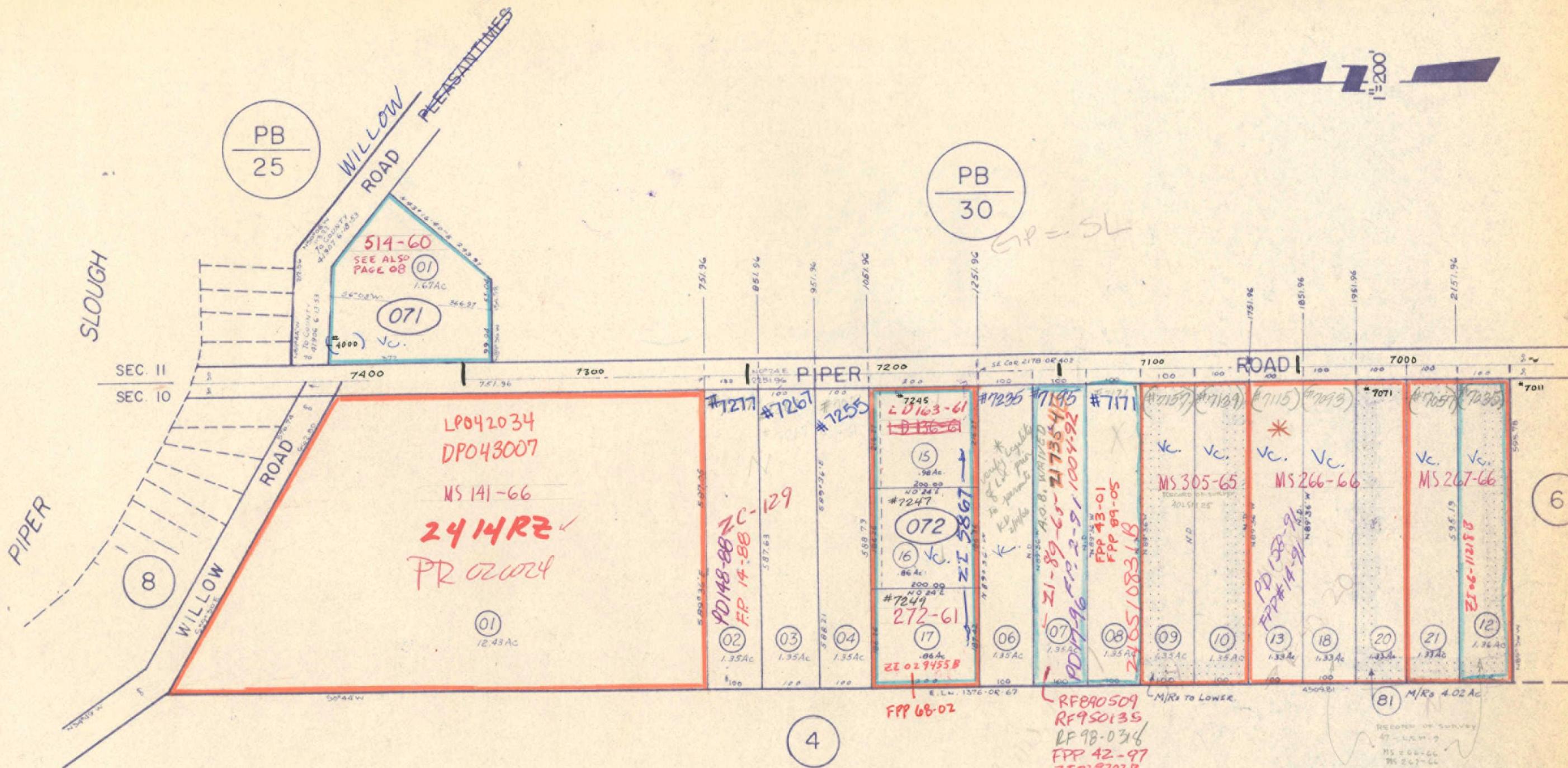
Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site:

Fees:

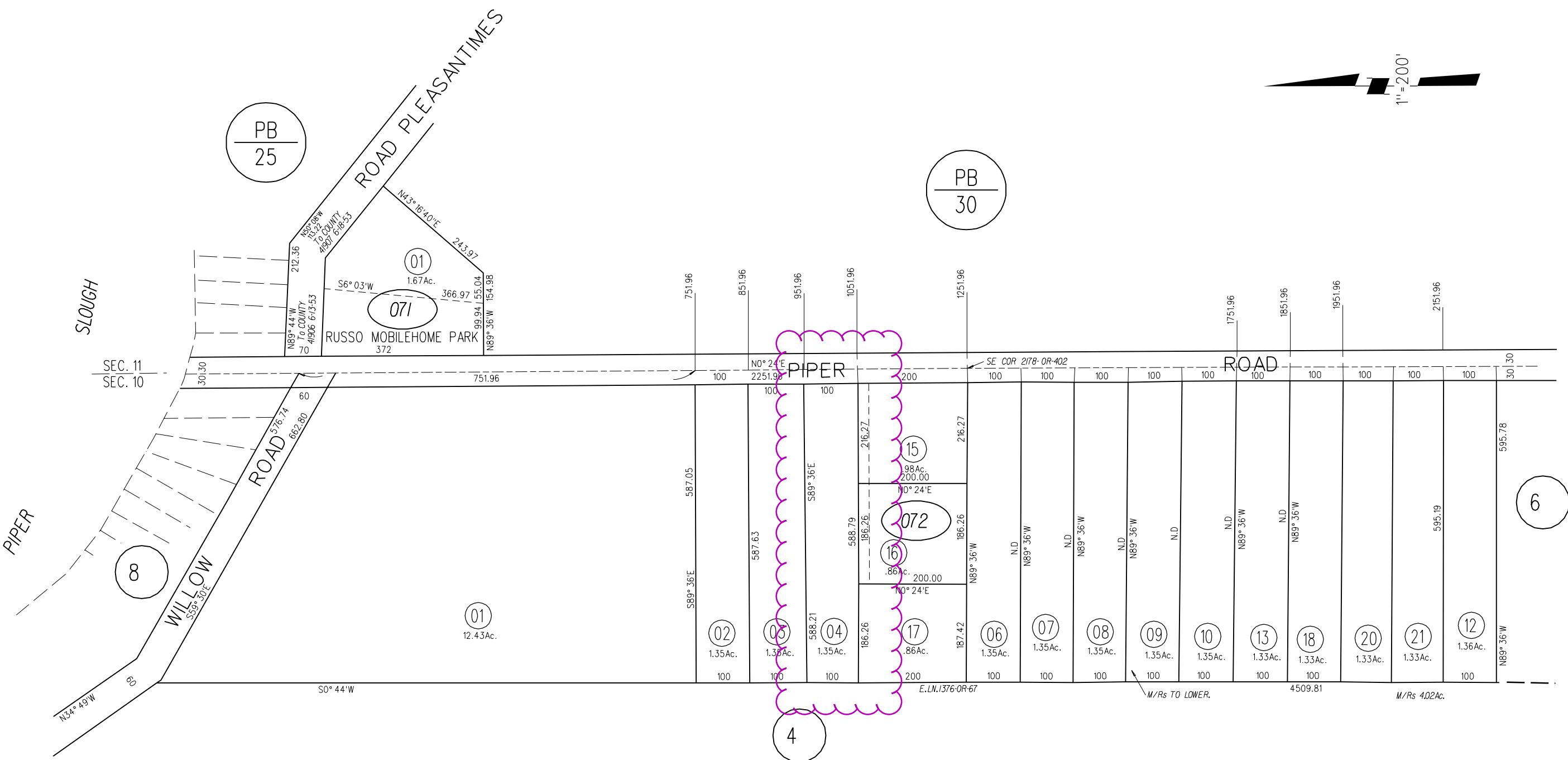
| Fee Item | Description | Account Code | Total Fee | Paid |
|---------------|---------------------------------|-----------------------------------|----------------|----------------|
| 048F | Fish & Wildlife Fee (\$75) | 002606-9660-REV-000-5B048F | 75.00 | 75.00 |
| 052B | Notification Fee (\$30) | 002606-9660-REV-000-5B052B | 30.00 | 30.00 |
| HSDR | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR \$5.00 | 57.00 | 57.00 |
| VRS0044 | Zone Variance - DCD | 002606-9660-REV-000-5B0044 | 3250.00 | 3250.00 |
| Total: | | | 3412.00 | 3412.00 |



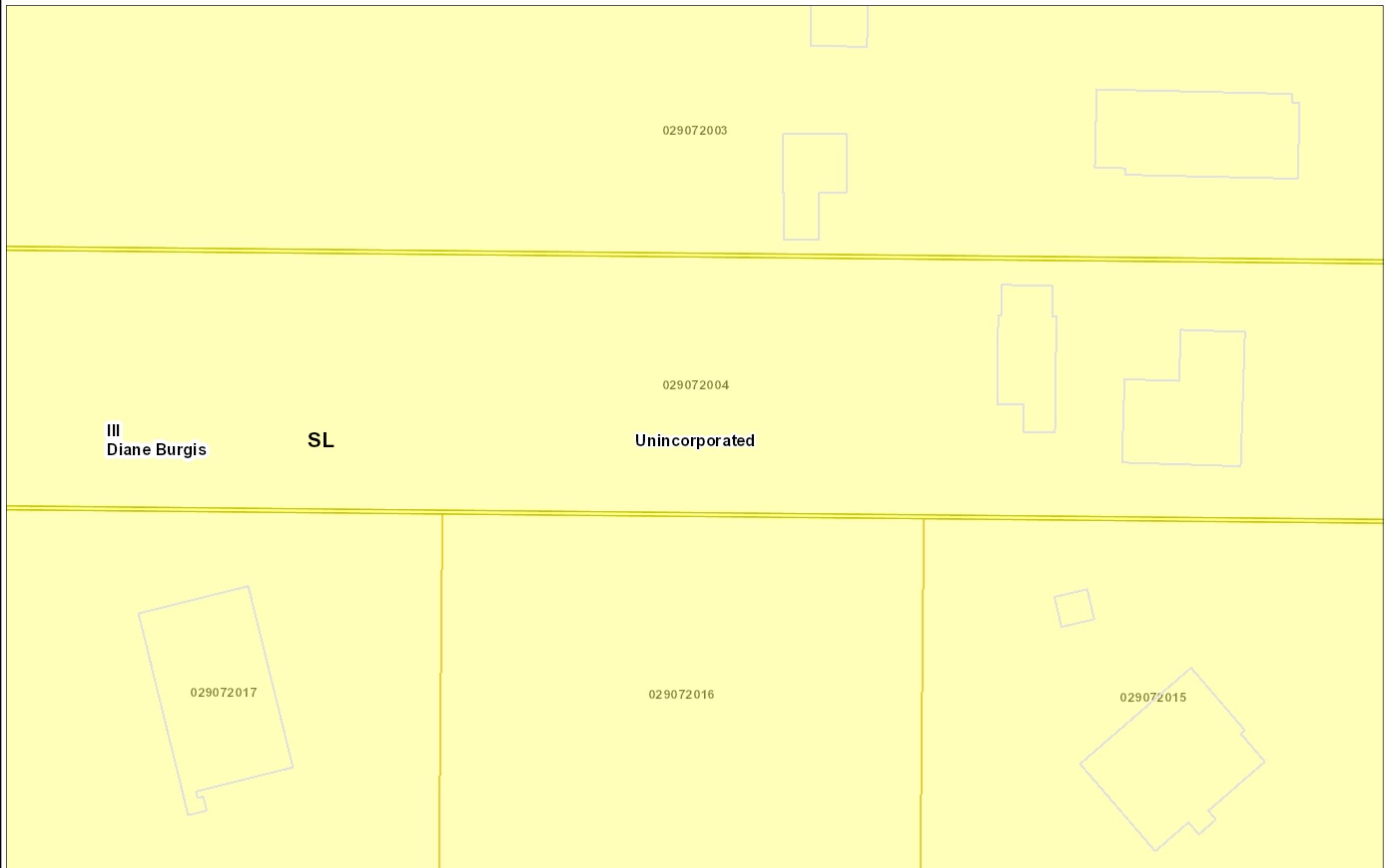
RD-FEE I JERSEY 69

JERSEY 6493
30HL 4273

13-410 1961 ROLL
ASSESSOR'S MAP
BOOK 29 PAGE 07
ONTRA COSTA COUNTY, CAL



1961 ROLL
ASSESSOR'S MAP
BOOK 29 PAGE 07
107-8 CONTRA COSTA COUNTY, CALIF.



1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
 Contra Costa County -DOIT GIS

Zoning: A-2, -FH



Legend

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

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984/Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

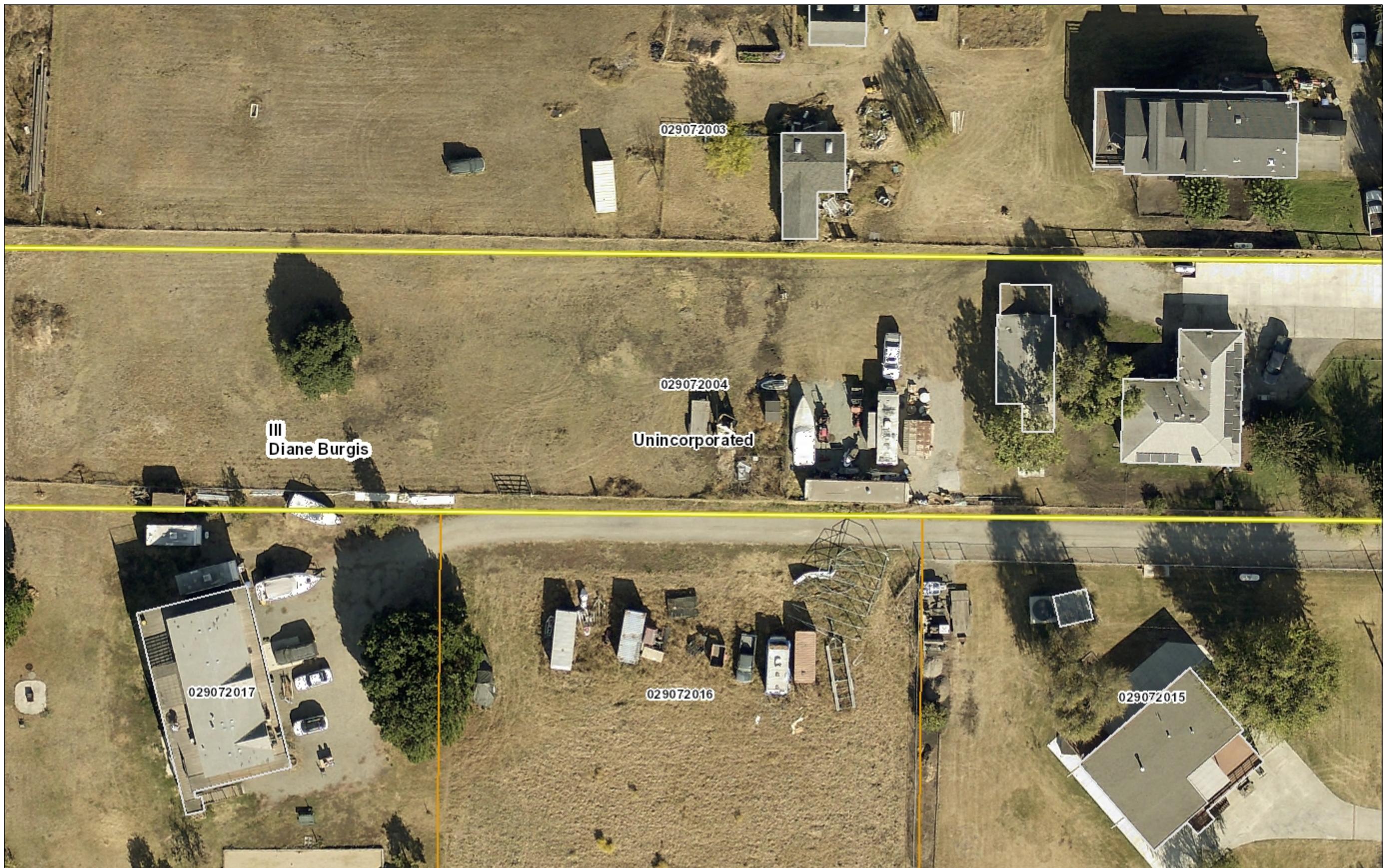
Contra Costa County -DOIT GIS

Aerial



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Board of Supervisors' Districts
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



1: 564

0.0 0 0.01 0.0 Miles
WGS_1984/Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Contra Costa County -DOIT GIS

RECEIVED on 7/30/2024 CDVR24-01035
By Contra Costa County
Department of Conservation and Development

JONES AGRICULTURAL BARN

7255 PIPER ROAD, BETHEL ISLAND

LUCAS JONES
AGRICULTURAL BARN

7255 PIPER ROAD
BETHEL ISLAND, CA, 94511

029-072-004-4

ABBREVIATIONS

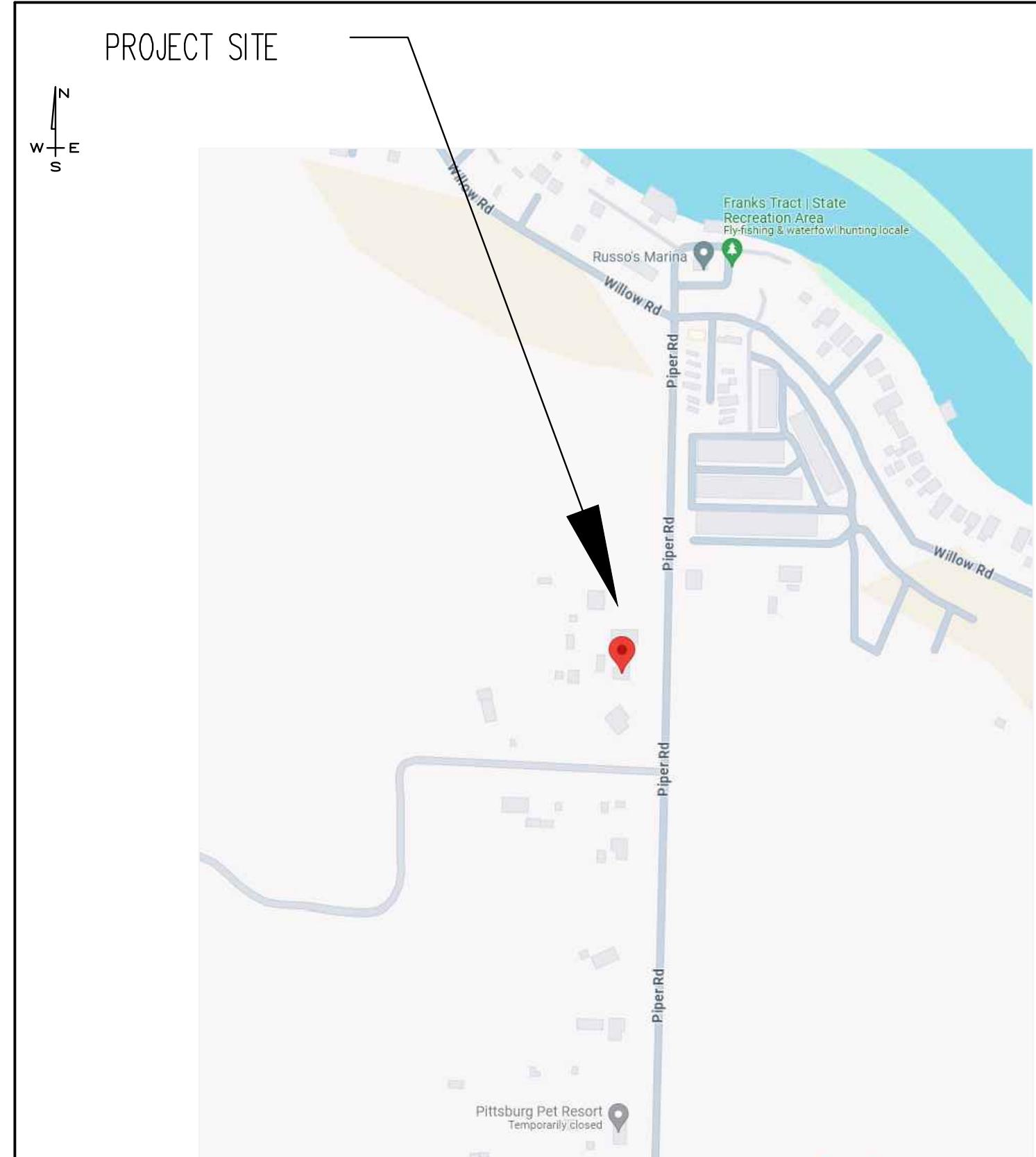
| | | | | | |
|---------------|--------------------|-------------------------|---|---------|------------------------|
| & | AND | DWR. | DRAWER | P.TN. | PARTITION |
| @ | ANGLE | (e) | EXISTING | P.G. | PAINT GRADE |
| AT | CENTER LINE | ELEV. | EACH | RAD. | RADIUS |
| ROUND | ROUND | EA. | ELECTRICAL | REF. | REFERENCE |
| PERPENDICULAR | PERPENDICULAR | F.E.C. | FIRE EXTINGUISHER CABINET | REFR. | REFRIGERATOR |
| NUMBER | NUMBER | F.H.C. | FIRE HOSE CABINET | REINF. | REINFORCE |
| ALUM. | ALUMINUM | FIN. | FINISH | REQ'D. | REQUIRED |
| A.C. | AIR CONDITIONING | FLR. | FLOOR | REQ'MT. | REQUIREMENT |
| ACOUS. | ACOUSTICAL | FLUOR. | FLUORESCENT | REV. | REVISION |
| ADJ. | ADJUSTABLE | F.O.C. | FACE OF CONCRETE | R.M. | ROOM |
| A.F.F. | ABOVE FINISH FLOOR | F.O.F. | FACE OF FINISH | R.O. | ROUGH OPENING |
| APPROX. | APPROXIMATE | F.O.S. | FACE OF STUDS | S. | SOUTH |
| BOARD | BOARD | FT. | FOOT OR FEET | S.C. | SOLID CORE |
| BLDG. | BUILDING | FURR. | FURRING | SCHED. | SCHEDULE |
| BLK. | BLOCK | FUT. | FUTURE | SECT. | SECTION |
| BLKG. | BLOCKING | GA. | GAUGE | SHT. | SHEET |
| BRKT. | BRACKET | G.B. | GRAB BAR | SIM. | SIMILAR |
| B.U. | BUILT-UP | G.D. | GARBAGE DISPOSAL | SL. | SLIDING |
| CAB. | CABINET | G.F.I. | GROUND FAULT INTERRUPTER | SPEC. | SPECIFICATION |
| CEM. | CEMENT | GL. | GLASS | SQ. | SQUARE |
| CER. | CERAMIC | GND. | GROUND | STD. | STANDARD |
| C.G. | CORNER GUIDE | GYP. | GYPSUM | STL. | STEEL |
| CLG. | CEILING | H.C. | HOLLOW CORE | STOR. | STORAGE |
| CLKG. | CAULKING | HDR. | HEADER | SUSP. | SUSPENDED |
| CLO. | CLOSET | HWDR. | HARDWARE | T.O.S. | TOP OF STEEL |
| CLR. | CLEAR | H.V.A.C. | HEATING, VENTILATION, & AIR CONDITIONING | T.O.F. | TOP OF FINISH |
| CNTR. | COUNTER | HGT. | HEIGHT | TEL. | TELEPHONE |
| COL. | COLUMN | H.M. | HOLLOW METAL | THK. | THICK |
| CONC. | CONCRETE | HR. | HOUR | TYP. | TYPICAL |
| CONN. | CONNECTION | JAN. | JANITOR | U.O.N. | UNLESS OTHERWISE NOTED |
| CONSTR. | CONSTRUCTION | KIT. | KITCHEN | W/ | WITH |
| CONT. | CONTINUOUS | LAM. | LAMINATE | WD. | WOOD |
| CORR. | CORRIDOR | LAV. | LAVATORY | | |
| CTR. | CENTER | LT. | LIGHT | | |
| DBL. | DOUBLE | MAX. | MAXIMUM | | |
| DEPT. | DEPARTMENT | MTL. | METAL | | |
| DET. | DETAIL | MECH. | MECHANICAL | | |
| D.F. | DRINKING FOUNTAIN | (N) | NEW | | |
| DIA. | DIAMETER | N.I.C. | NOT IN CONTRACT | | |
| DIM. | DIMENSION | O.C. | ON CENTER | | |
| DN. | DOWN | P.B.O. | PROVIDED BY OWNER | | |
| DR. | DOOR | INSTALLED BY CONTRACTOR | PAIR | | |
| D.W. | DISH WASHER | PR. | POINT | | |
| DWG. | DRAWING | PT. | | | |

SHEET INDEX

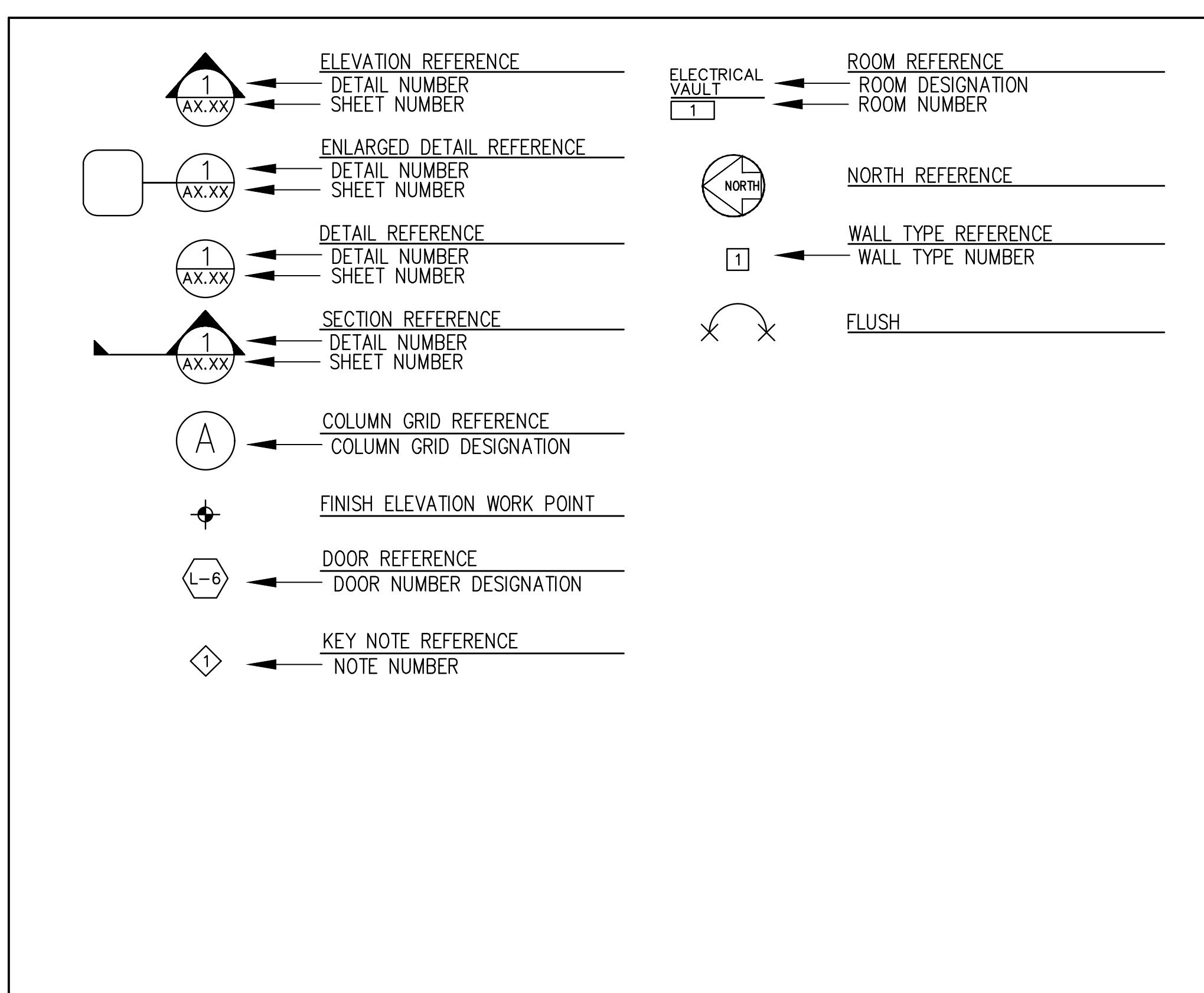
| ARCHITECTURAL | |
|---------------|------------------------|
| A0 | COVER SHEET |
| A2.1 | SITE PLANS |
| A2.2 | FLOOR PLANS |
| A2.3 | ELEVATIONS, POWER PLAN |

STRUCTURAL

AREA MAP



REFERENCE SYMBOLS LEGEND



1. ALL CONSTRUCTION SHALL CONFORM TO THE CONTRA COSTA COUNTY CODE AS WELL AS THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, THE 2022 PLUMBING CODE, 2022 ELECTRICAL CODE, 2022 MECHANICAL CODE, AND 2022 TITLE 24 ENERGY EFFICIENCY STANDARDS AS WELL AS THE 2022 EDITION OF THE CALIFORNIA FIRE CODE AND THE 2022 CCR TITLE 24 BUILDING STANDARDS CODE. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. MECHANICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CMC. PLUMBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CPC. ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND
3. VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
5. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED FOR A COMPLETELY FINISHED PROJECT.
7. INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE IBC REPORTS. FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
8. DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.
9. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

GENERAL NOTES

10. NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
12. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL PER THE CALIFORNIA BUILDING CODE.
13. REMOVE EXISTING GYP. WALL BOARD AS NECESSARY AND REPLACE WITH FIRECODE TYPE X AS REQUIRED TO PROVIDE ONE HOUR RATED CONSTRUCTION.
14. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR UNDERGROUND UTILITIES NOR FOR THE EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY & PROVIDE UTILITY LOCATION SERVICES AS REQUIRED TO OBTAIN THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF THE UTILITY LINES, CONDUITS, PIPING, ETC. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE NECESSARY PROBES, AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH THE PROPOSED WORK.
15. CONFLICTS IN THE CONTRACT DOCUMENTS: IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT.



NO. DATE ISSUES AND REVISIONS BY
1 7/16/24 PLAN CHECK GLB

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER 2024-09

PROJECT NAME JONES BARN

DESCRIPTION

TITLE PAGE

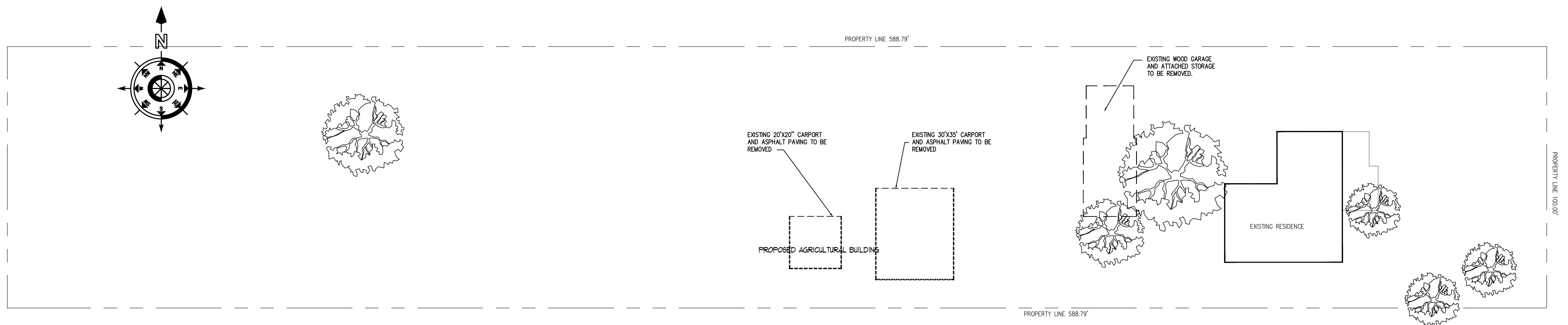
SHEET NUMBER

A0

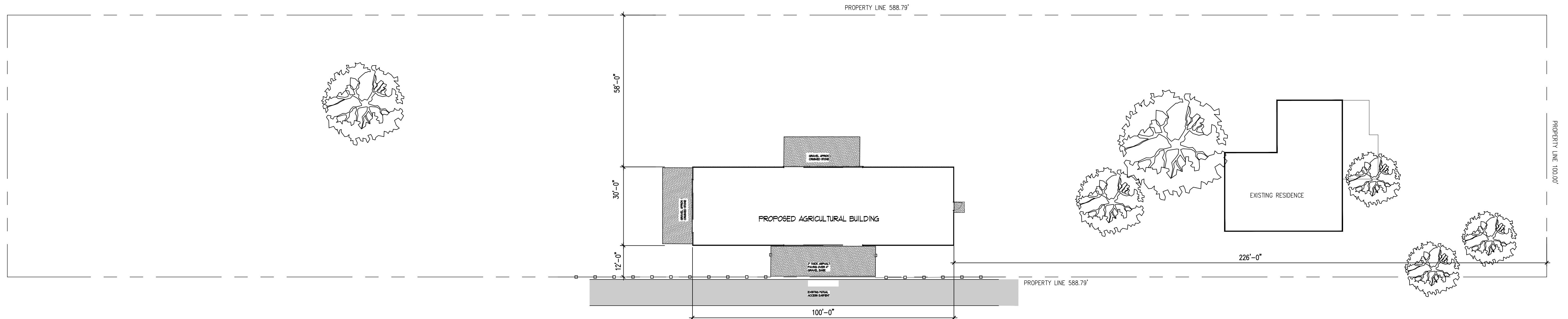
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF THE ARCHITECT

LUCAS JONES

AGRICULTURAL BARN

7255 PIPER ROAD
BETHEL ISLAND, CA, 94511GLB
architects18029 Riverside Drive
Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com

① EXISTING SITE PLAN



② PROPOSED SITE PLAN

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER 2024-09

PROJECT NAME JONES BARN

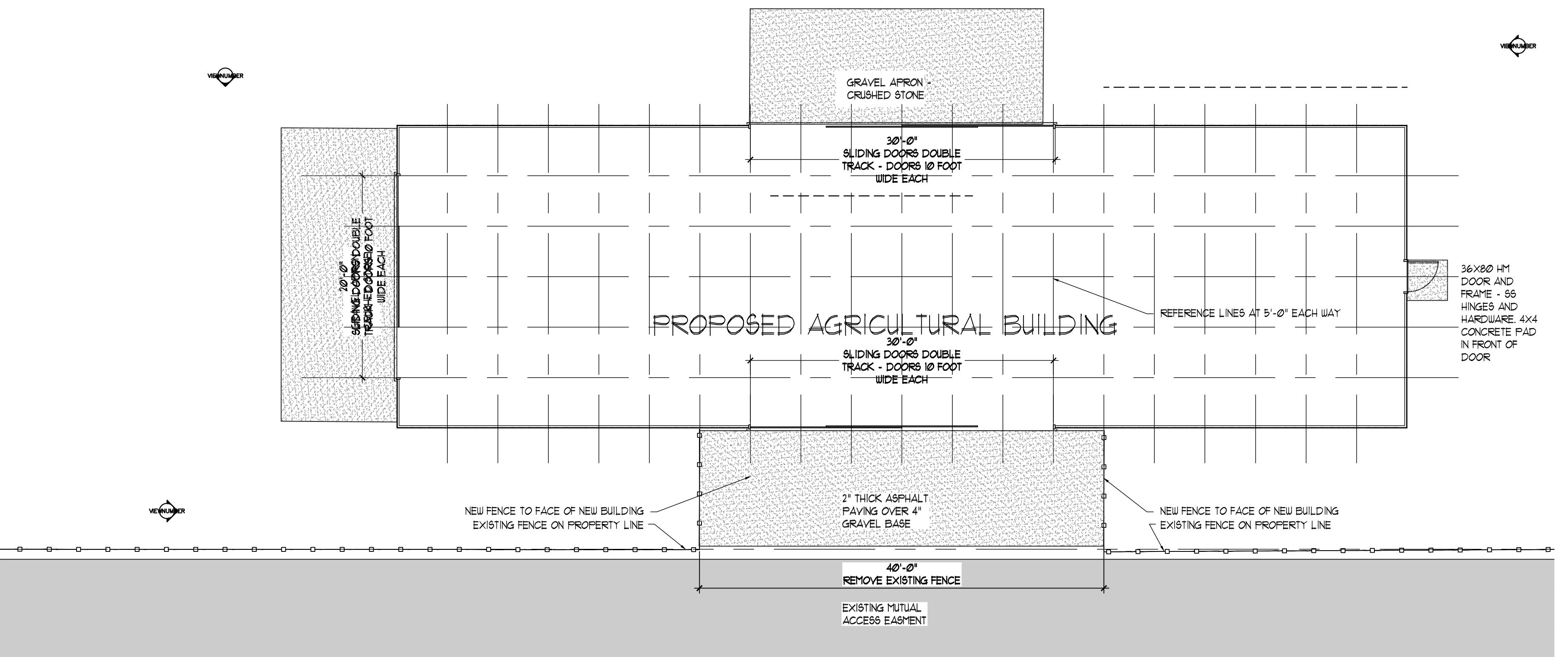
DESCRIPTION PROPOSED SITE PLAN
EXISTING SITE PLAN

SHEET NUMBER

A2.1

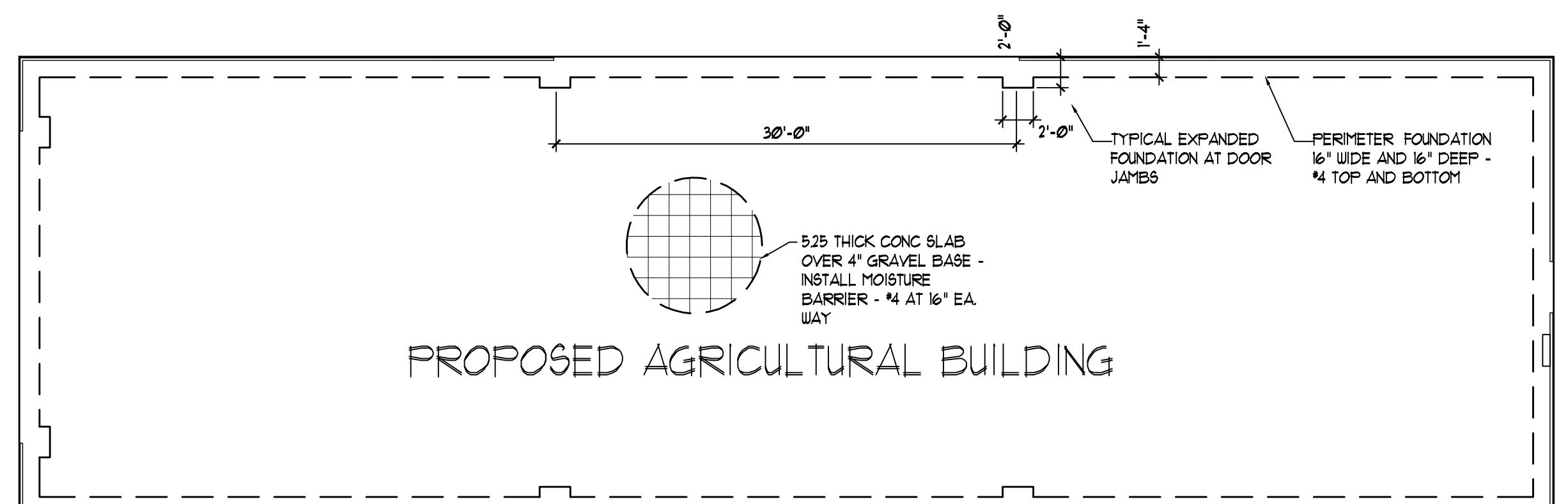
LUCAS JONES

AGRICULTURAL BARN

7255 PIPER ROAD
BETHEL ISLAND, CA, 94511GLB
architects18029 Riverside Drive
Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com

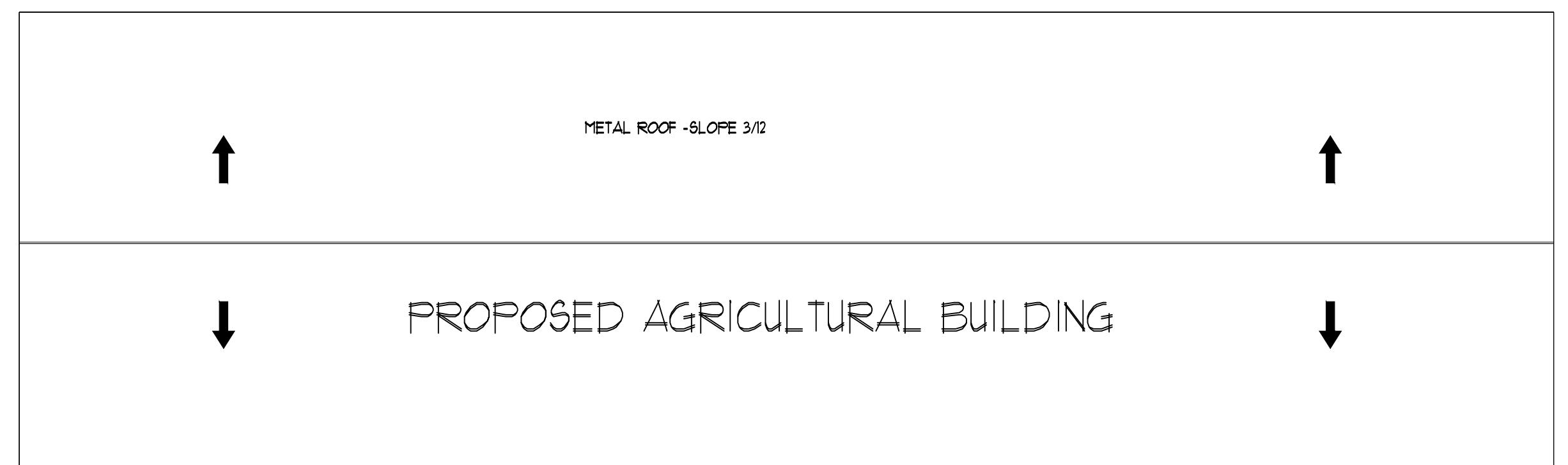
1 FLOOR PLAN

SCALE: 1'-0" x 1'-0"

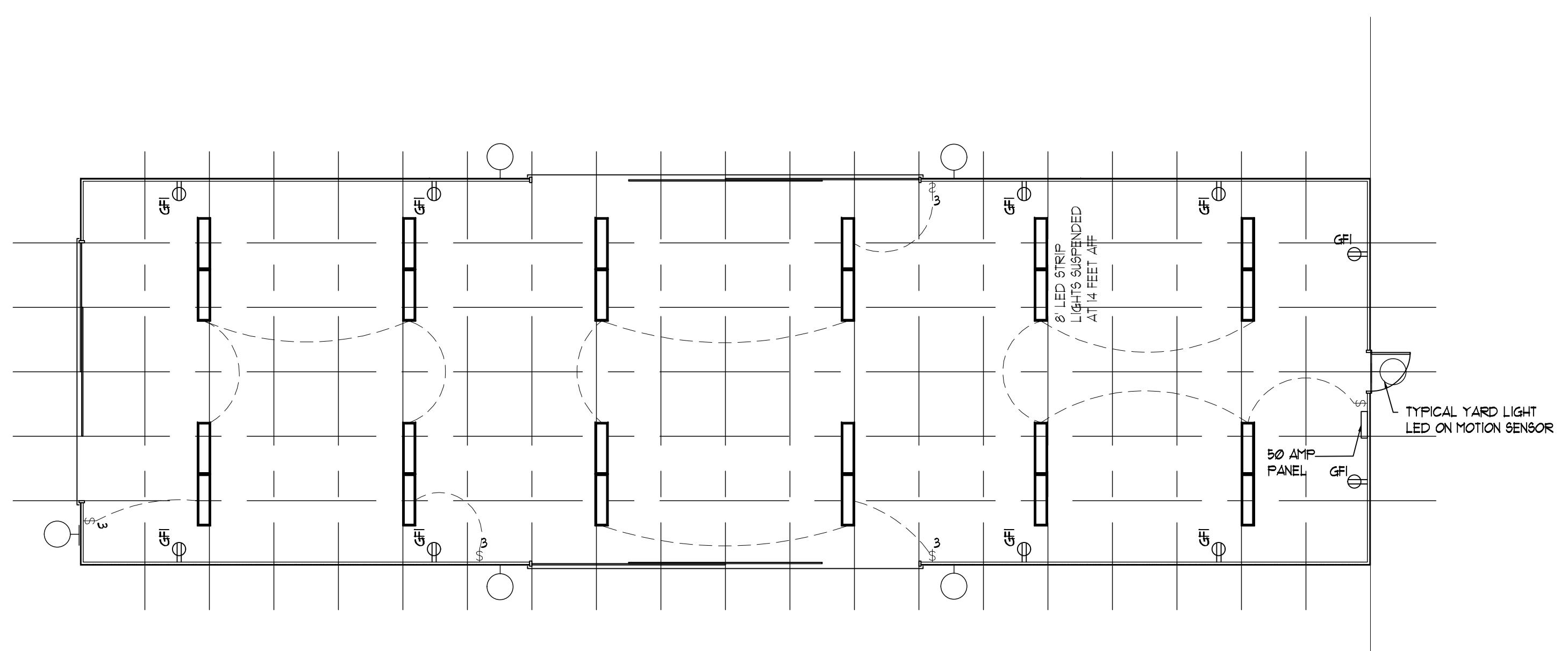
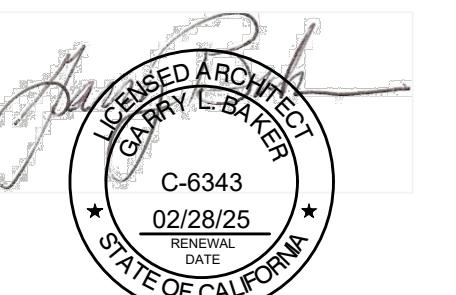
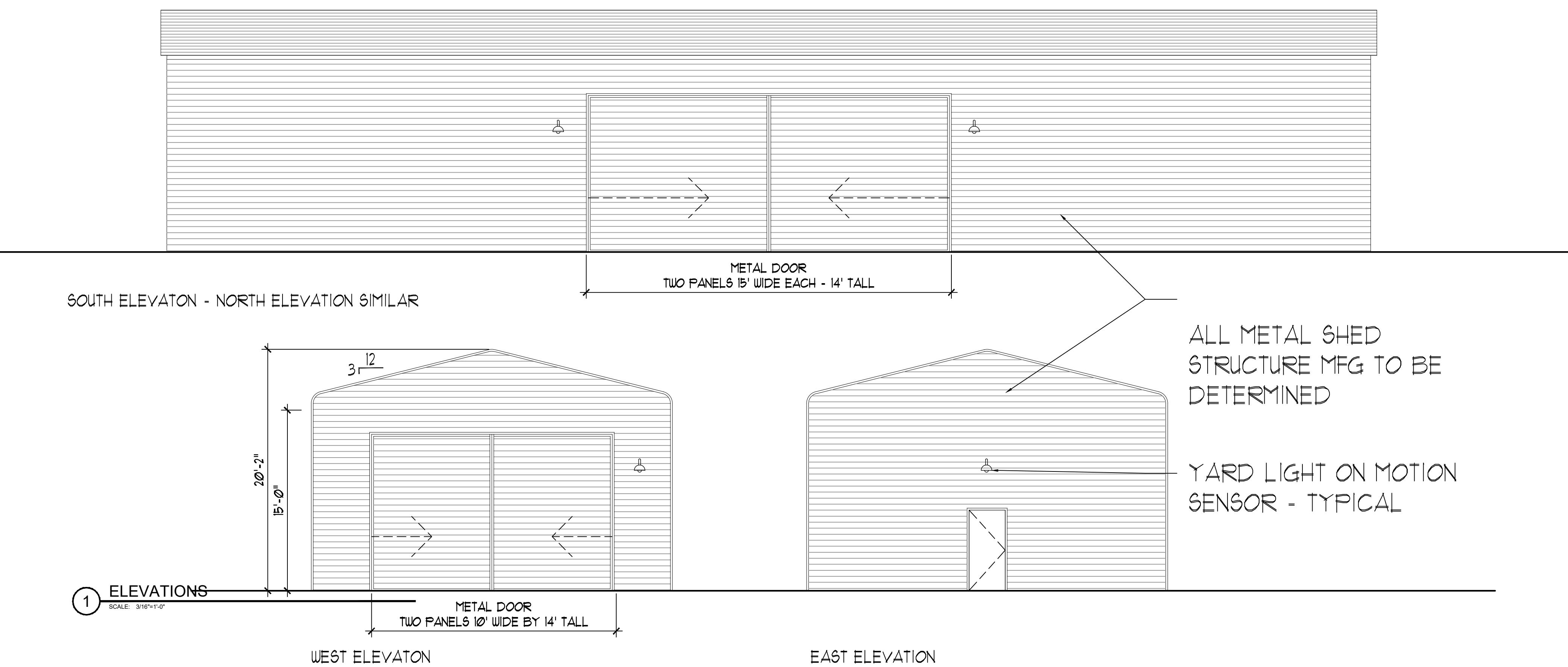


2 FOUNDATION PLAN

SCALE: 1'-0" x 1'-0"



3 ROOF PLAN

7255 PIPER ROAD
BETHEL ISLAND, CA, 94511GLB
architects18029 Riverside Drive
Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com

(2) POWER AND LIGHTING

SCALE: 1/8"=1'-0"

NO. DATE ISSUES AND REVISIONS BY

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER 2024-09

PROJECT NAME JONES BARN

DESCRIPTION POWER PLAN
ELEVATIONS

SHEET NUMBER

A2.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF THE ARCHITECT