CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

a required value comments regarding the etteched appli	Date		
e request your comments regarding the attached appli			
DISTRIBUTION INTERNAL	Please submit your comments to:		
Building Inspection Grading Inspection	Project Planner		
Advance Planning Housing Programs	Phone #		
Trans. Planning Telecom Planner	E-mail		
ALUC Staff HCP/NCCP Staff	County File #		
APC PW Staff County Geologist	Prior to		
HEALTH SERVICES DEPARTMENT	* * * *		
Environmental Health Hazardous Materials	We have found the following special programs apply to this application:		
PUBLIC WORKS DEPARTMENT	Active Fault Zone (Alquist-Priolo) LIQUEFACTION		
Engineering Services (1 Full-size + 3 email Contacts)			
Traffic	Flood Hazard Area, Panel # 60-dBA Noise Control		
Flood Control (Full-size) Special Districts	CA EPA Hazardous Waste Site		
<u>LOCAL</u>	High or Very High FHSZ		
Fire District	* * * * *		
San Ramon Valley – (email) <u>rwendel@srvfire.ca.gov</u>	AGENCIES: Please indicate the applicable code		
Consolidated – (email) <u>fire@cccfpd.org</u> East CCC – (email) <u>brodriguez@eccfpd.org</u>	section for any recommendation required by law or		
Last coco - (email) <u>brounguez @ eccipo.org</u> Sanitary District	ordinance. Please send copies of your response to the Applicant and Owner.		
Water District	Comments: None Below Attached		
City of	Comments None Below Attached		
School District(s)			
LAFCO			
Reclamation District #			
East Bay Regional Park District			
Diablo/Discovery Bay/Crockett CSD			
MAC/TAC			
Improvement/Community Association			
CC Mosquito & Vector Control Dist (email)			
OTHERS/NON-LOCAL			
CHRIS (email only: nwic@sonoma.edu)			
CA Fish and Wildlife, Region 3 – Bay Delta	Print Name		
Native American Tribes	0.000		
ADDITIONAL RECIPIENTS	Signature DATE		
	Agency phone #		



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:

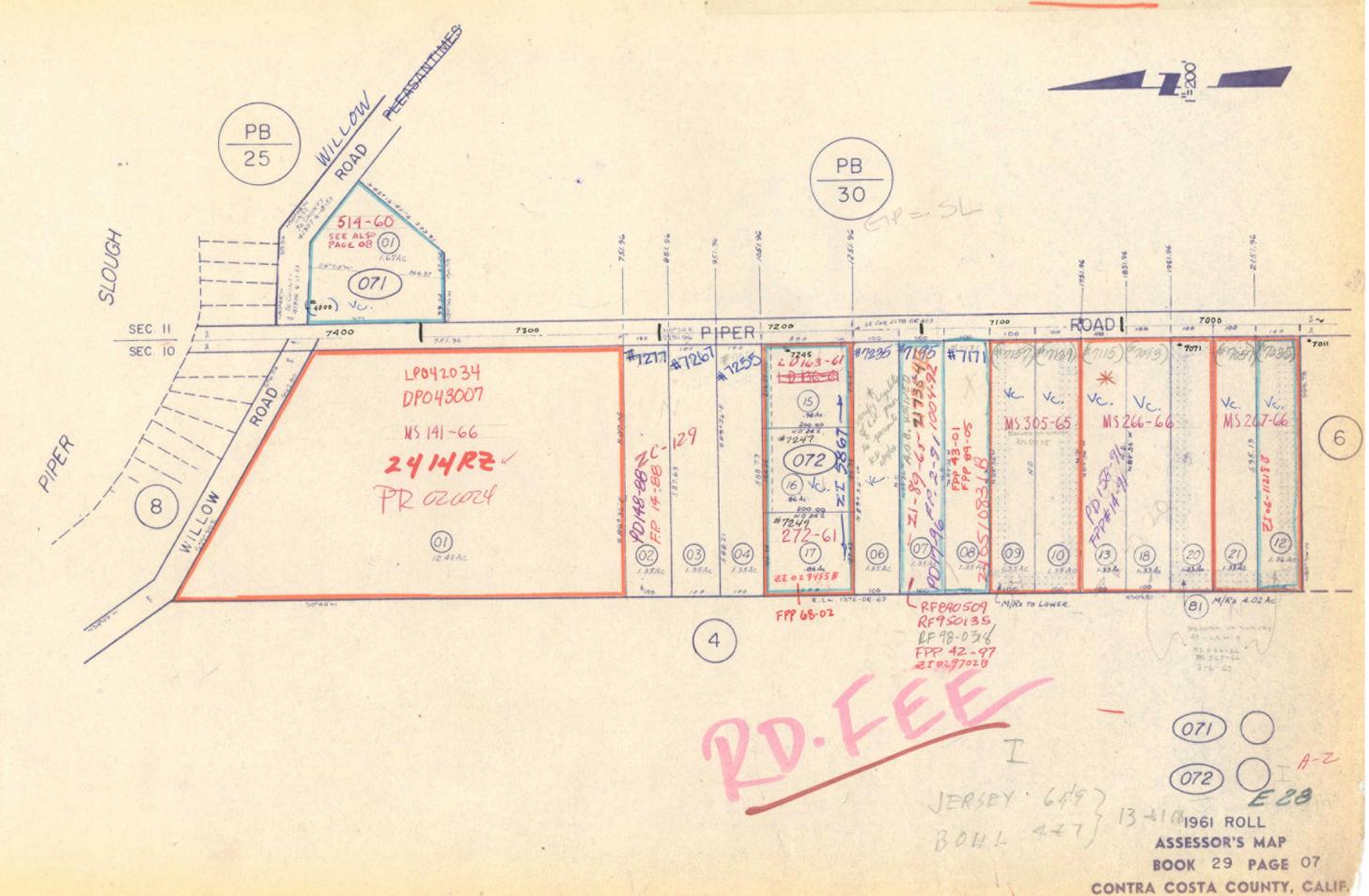
60-dBA Noise Control: MAC/TAC:

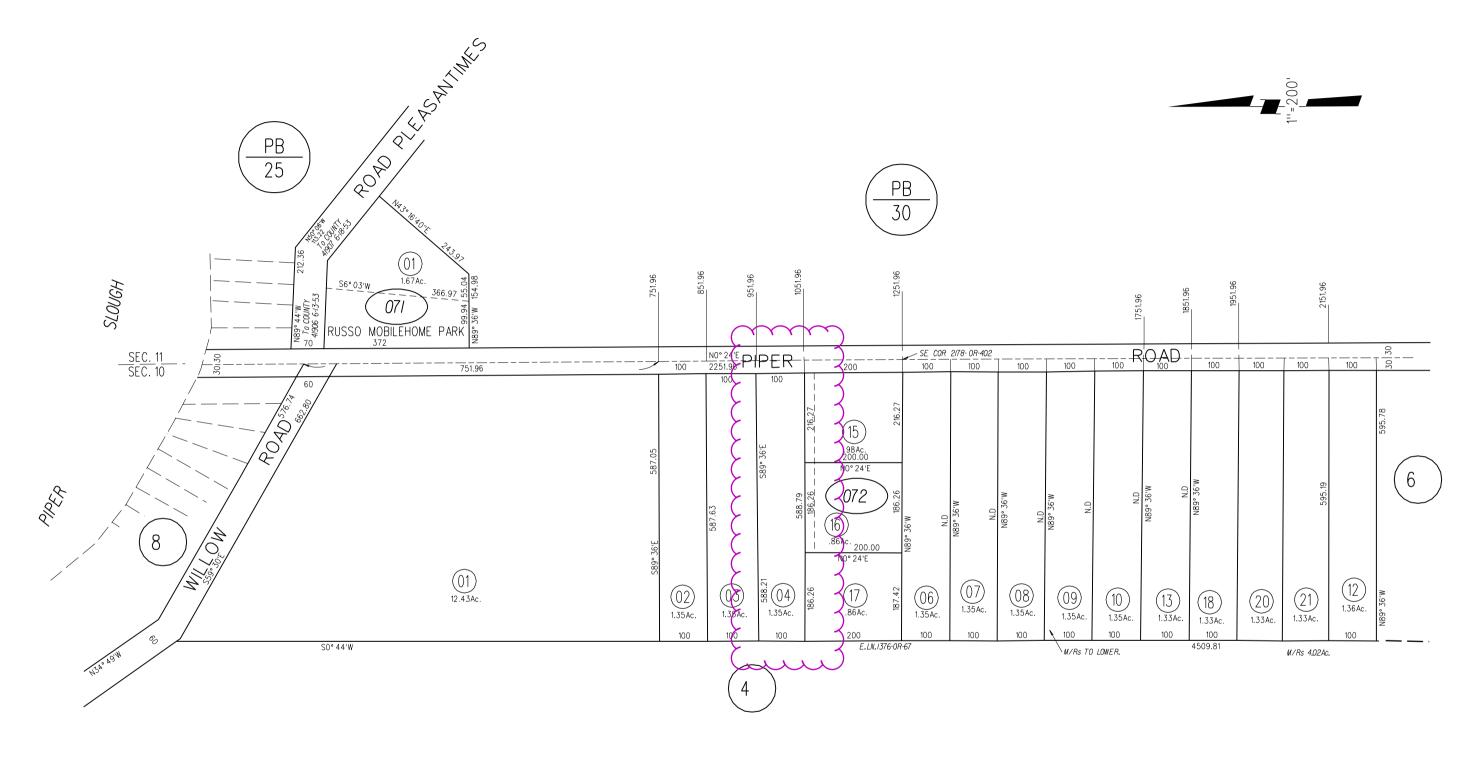
Sphere of Influence: Fire District: CONSOLIDATED FIRE Former ECC

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

107-8





071

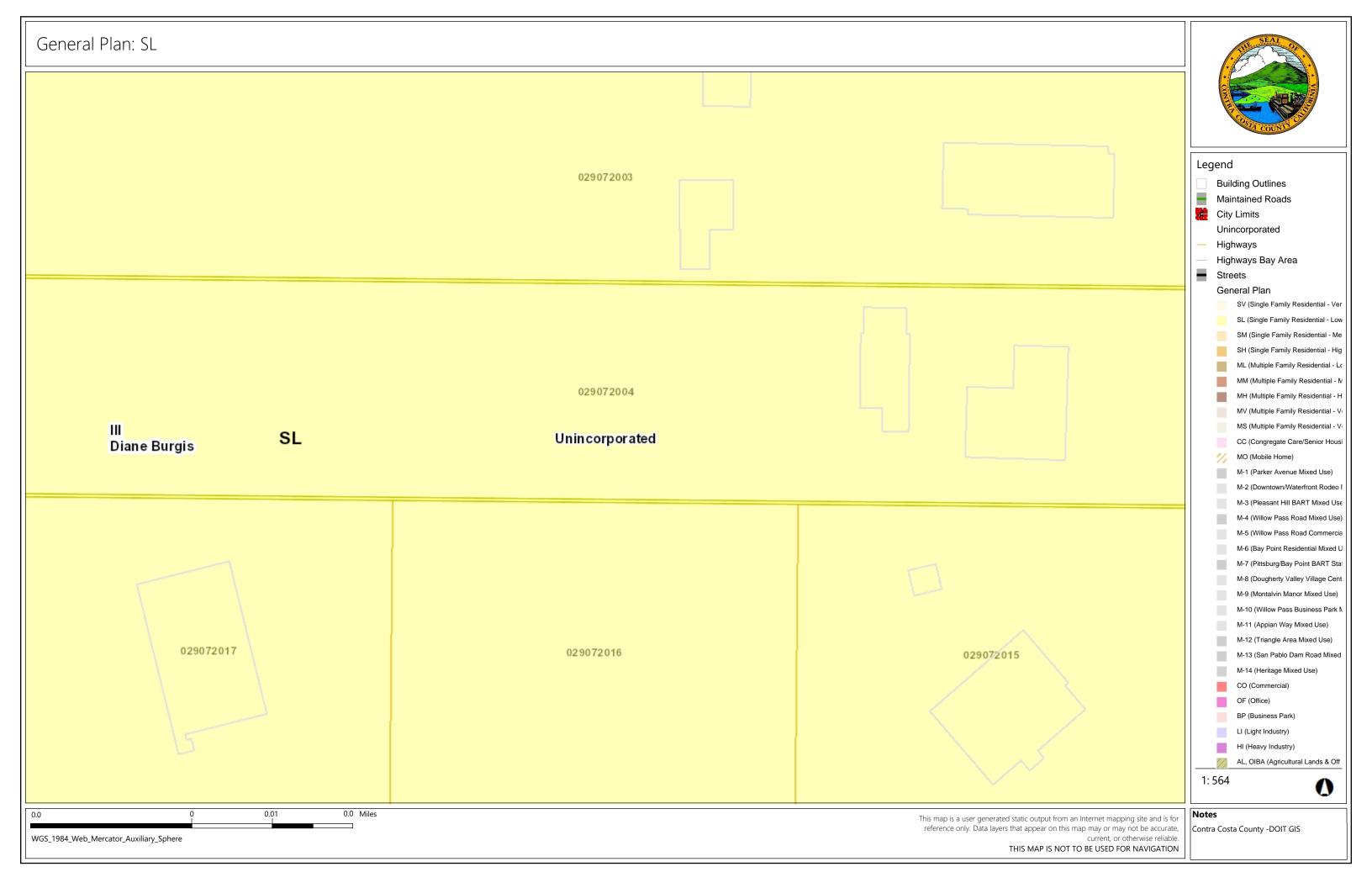
(072)

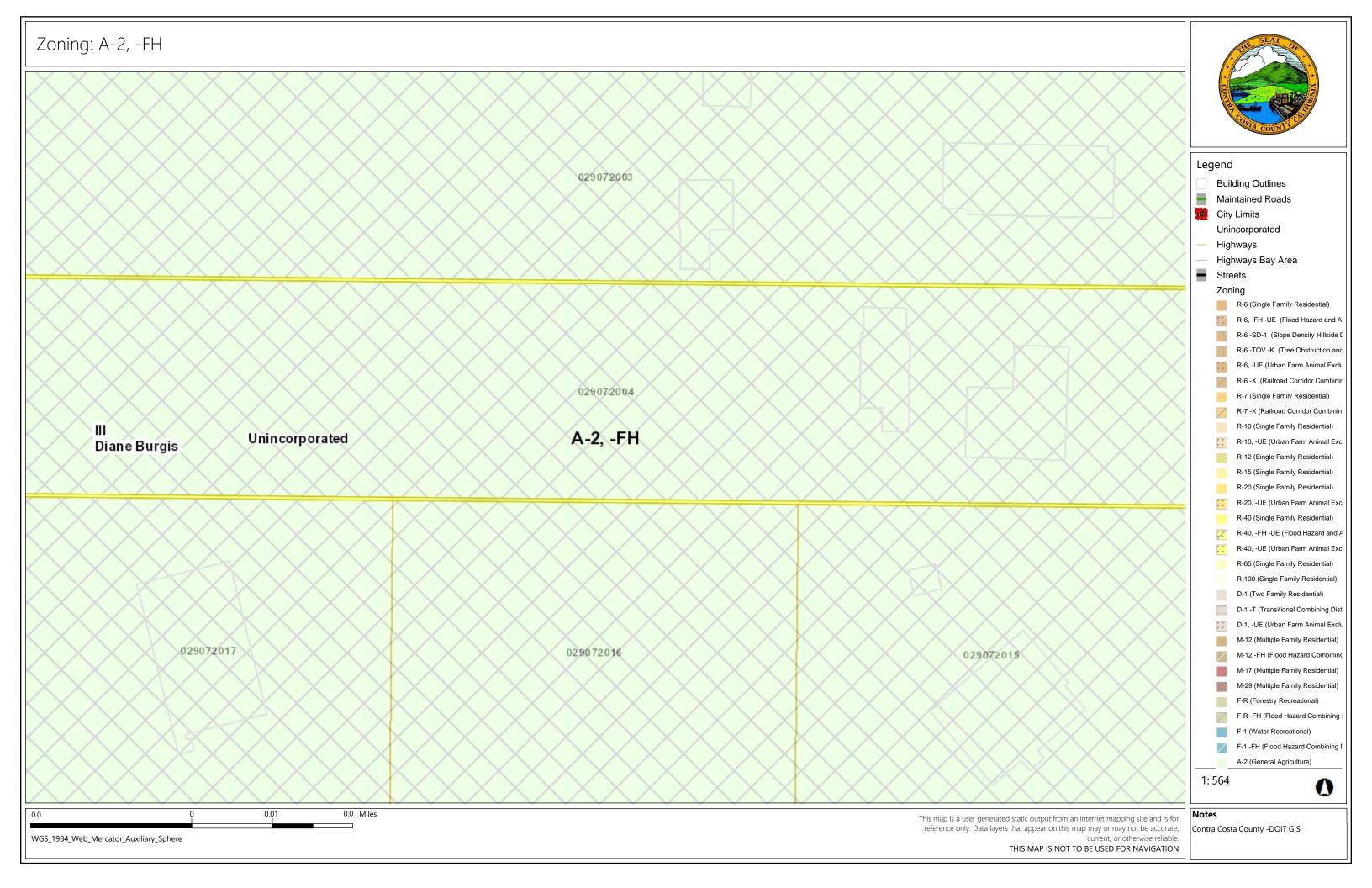
1961 ROLL

ASSESSOR'S MAP

BOOK 29 **PAGE** 07

107-8 CONTRA COSTA COUNTY, CALIF.





Aerial

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

Contra Costa County -DOIT GIS

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Building Outlines

Unincorporated Highways

Highways Bay Area

Maintained Roads

Water Bodies County Boundary Bay Area Counties Assessor Parcels Aerials 2019

Red: Band_1 Green: Band_2

Blue: Band_3

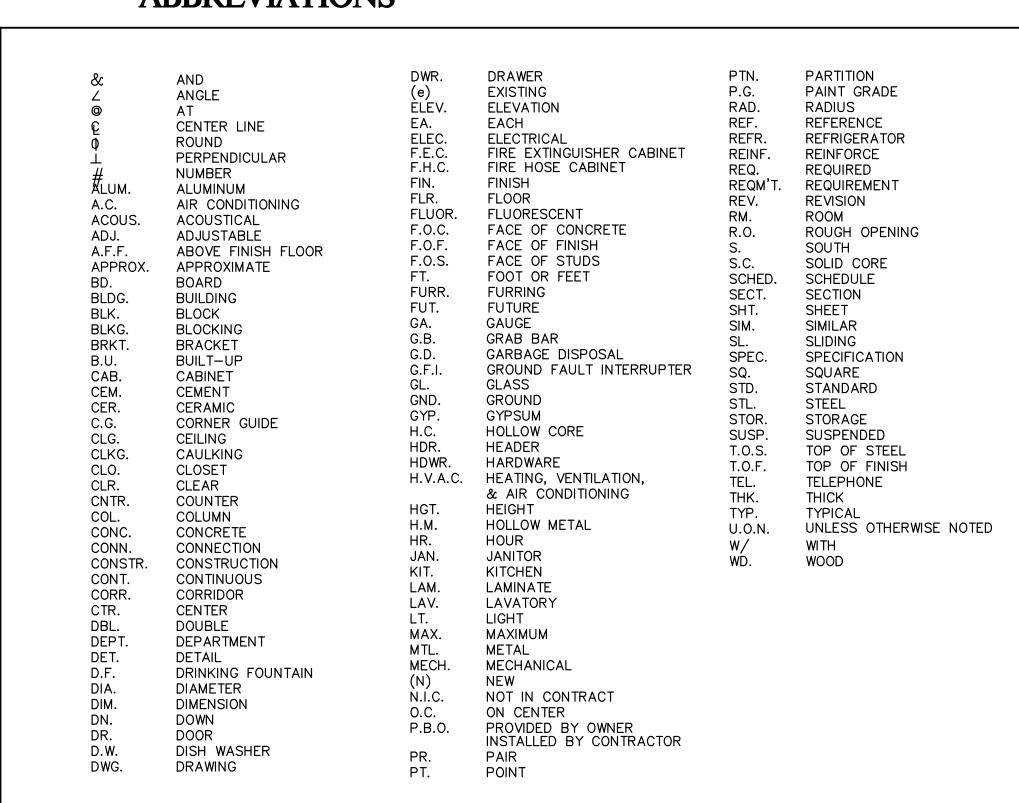
World Imagery

Citations

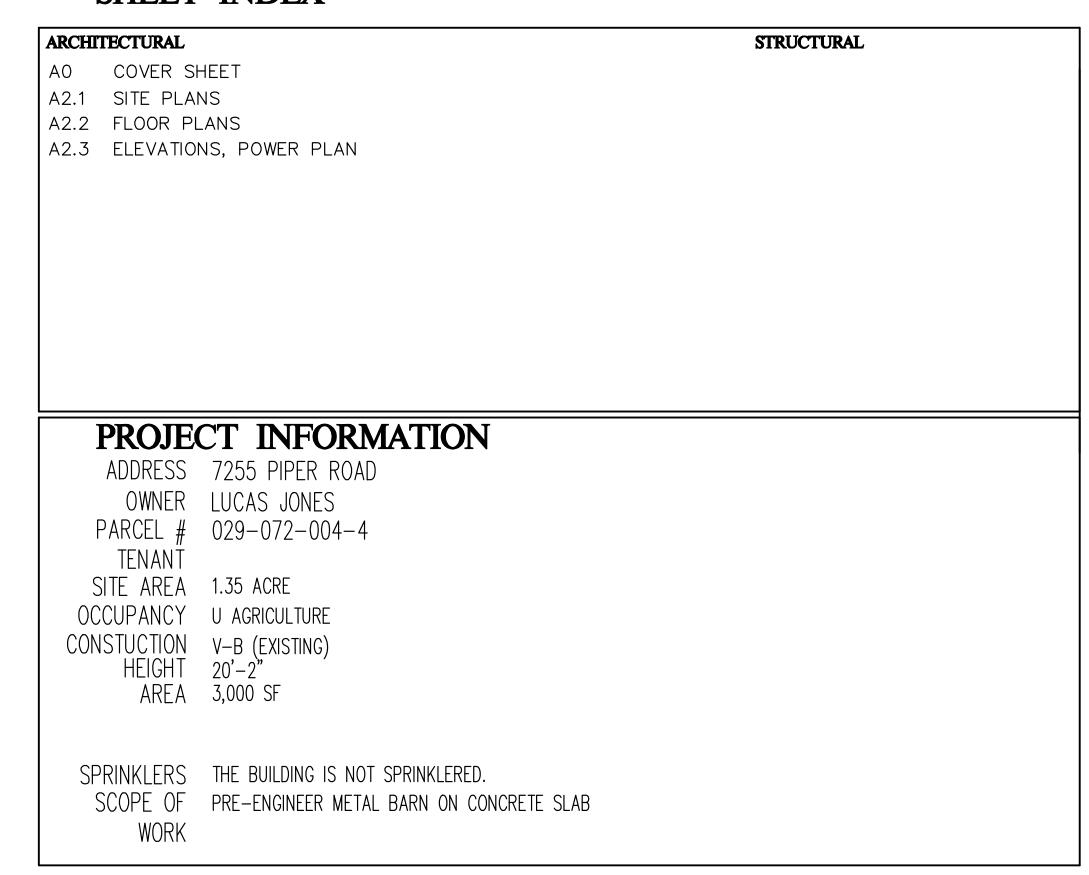
Low Resolution 15m Imagery High Resolution 60cm Imagery High Resolution 30cm Imagery

JONES AGRICULTURAL BARN 7255 PIPER ROAD, BETHEL ISLAND

ABBREVIATIONS

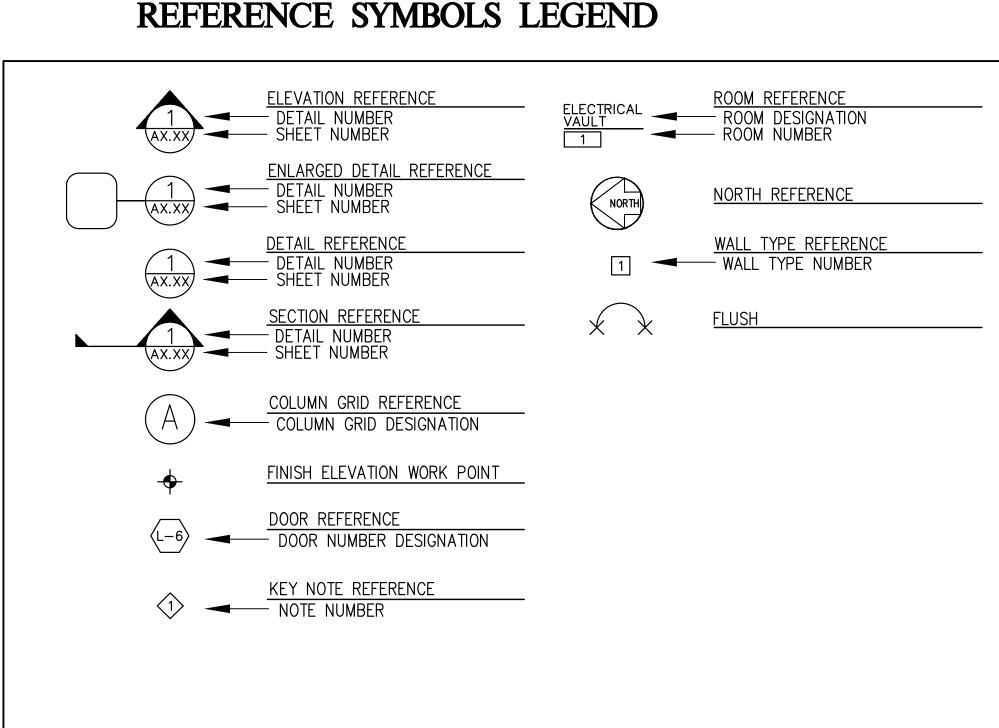


SHEET INDEX



AREA MAP





GENERAL NOTES

- . 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.
- 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.
- INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE ICBO 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.

- 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.

16. PROVIDE MATERIALS AND SERVICES AS SPECIFIED. ANY AND ALL DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS MUST REVIEW WITH THE ARCHITECT PRIOR TO COMMENCING THAT PART OF THE WORK.

DEFERRED SUBMITTAL ITEMS: (IF NEEDED)

DESIGN DOCUMENTS (PLANS, DETAILS, CALCULATIONS, ETC.) FOR ALL DEFERRED ITEMS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO FABRICATION AND ERECTIONS OF THE ITEMS. IN ADDITION, THE PROJECT DESIGNER, ARCHITECT OR ENGINEER OF RECORD SHALL PROVIDE SIGNED CONFIRMATION THAT THE DOCUMENTS FOR THE DEFERRED ITEMS HAVE BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE PROJECT DESIGN INTENT.

ENGINEERING AND ASSEMBLY DETAILS AND SPECIFICATION FOR BARN

LUCAS JONES

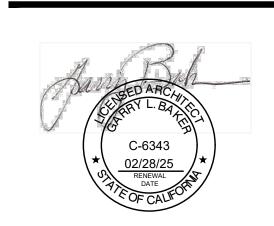
AGRICULTURAL BARN

7255 PIPER ROAD BETHEL ISLAND, CA, 94511

029-072-004-4

architects

18029 RIVERSIDE DRIVE Sonoma, CA 95476-429 707938 2586 voice 707996 5185 fax glb@glbarchitects.com



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

DATE: 07.15.24 AS NOTED SCALE: 2024-09 PROJECT NUMBER

PROJECT NAME

DESCRIPTION

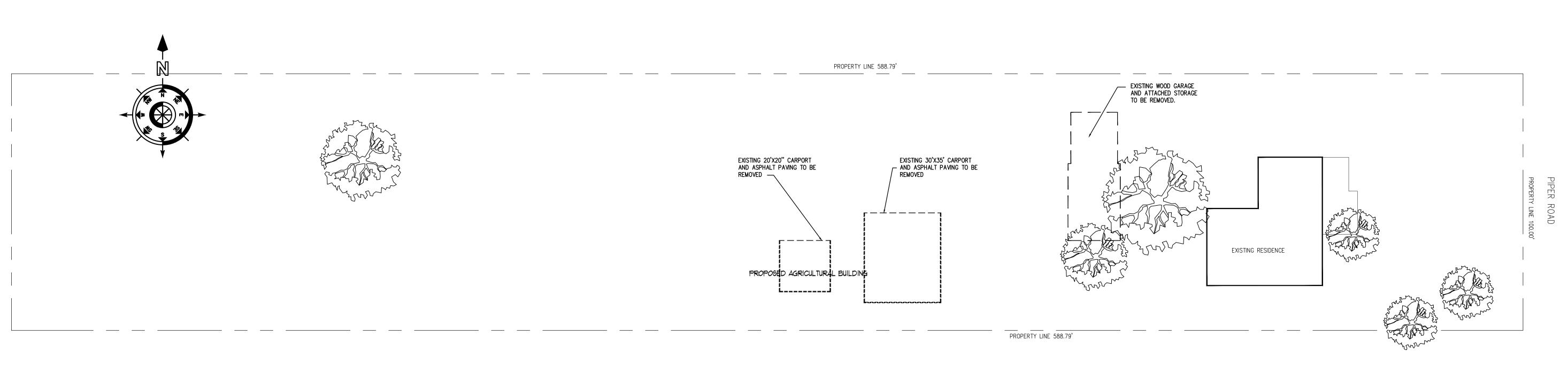
TITLE PAGE

SHEET NUMBER

A0

JONES BARN

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EXISTING SITE PLAN

CERTIAL NO N

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PROJECT NAME

LUCAS JONES
AGRICULTURAL BARN

7255 PIPER ROAD BETHEL ISLAND, CA, 94511

GLB architects

18029 Riverside Drive Sonoma, CA 95476-4291 707 938 8844 voice 707 996 5185 fax glb@glbarchitects.com

NO. DATE ISSUES AND REVISIONS BY

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER 2024-09

PROJECT NAME JONES BARN

PROPOSED SITE PLAN
EXISTING SITE PLAN

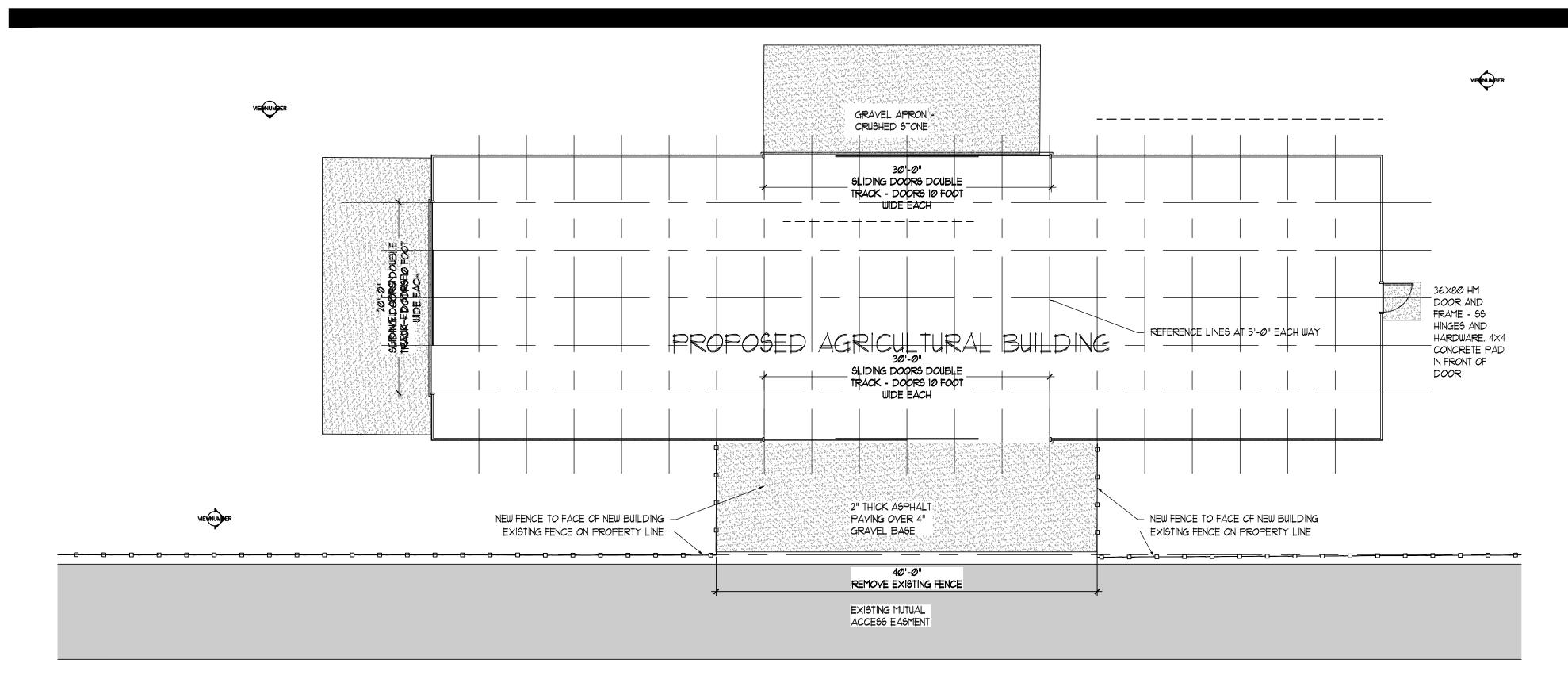
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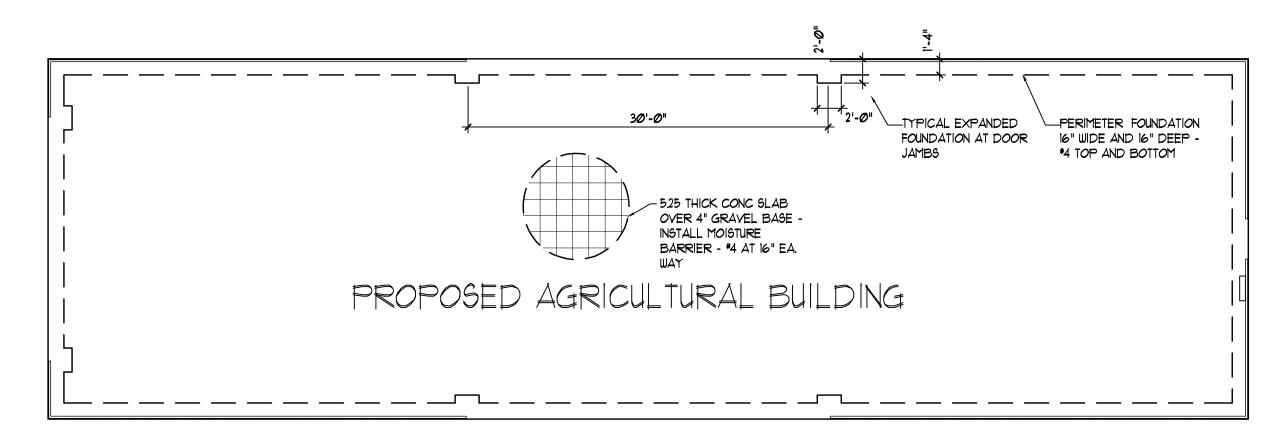
PROPOSED SITE PLAN

SCALE: 1"=20"



FLOOR PLAN

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



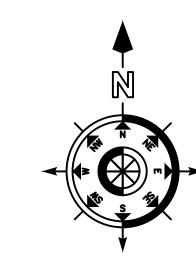
POUNDATION PLAN

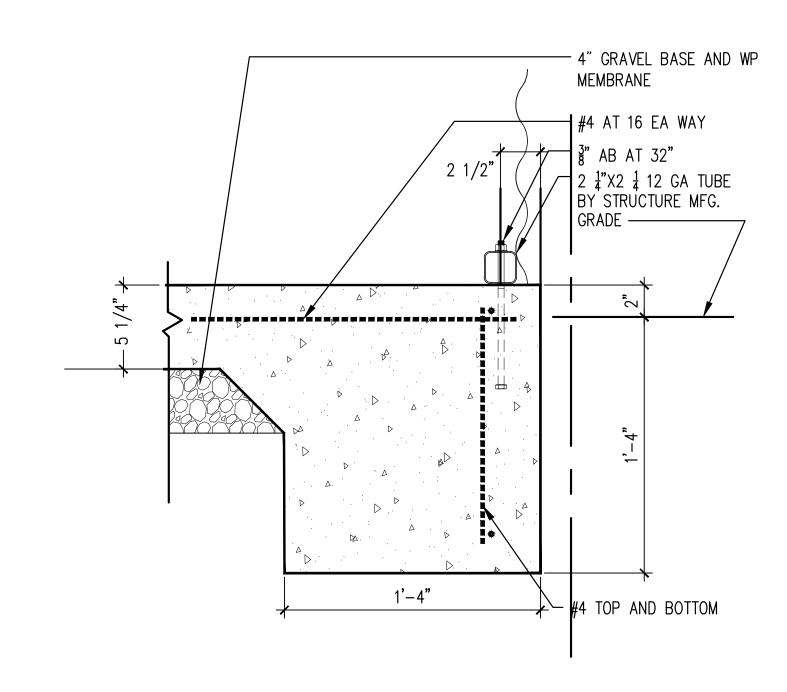
SCALE: 1/8"=1'-0"



ROOF PLAN

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





P:\ACADLIBRARY\MCAA13\DETAIL\DT-1-1-2

SLAB EDGE

SCALE: 3"=1'-0"

PROJECT NAME

LUCAS JONES

AGRICULTURAL BARN

7255 PIPER ROAD BETHEL ISLAND, CA, 94511

GLB architects

18029 Riverside Drive Sonoma, CA 95476-4291 707 938 8844 voice 707 996 5185 fax glb@glbarchitects.com

NO. DATE ISSUES AND REVISIONS BY

DATE: 07.15.24

SCALE: AS NOTED

PROJECT NUMBER 2024-09

PROJECT NAME

JONES BARN

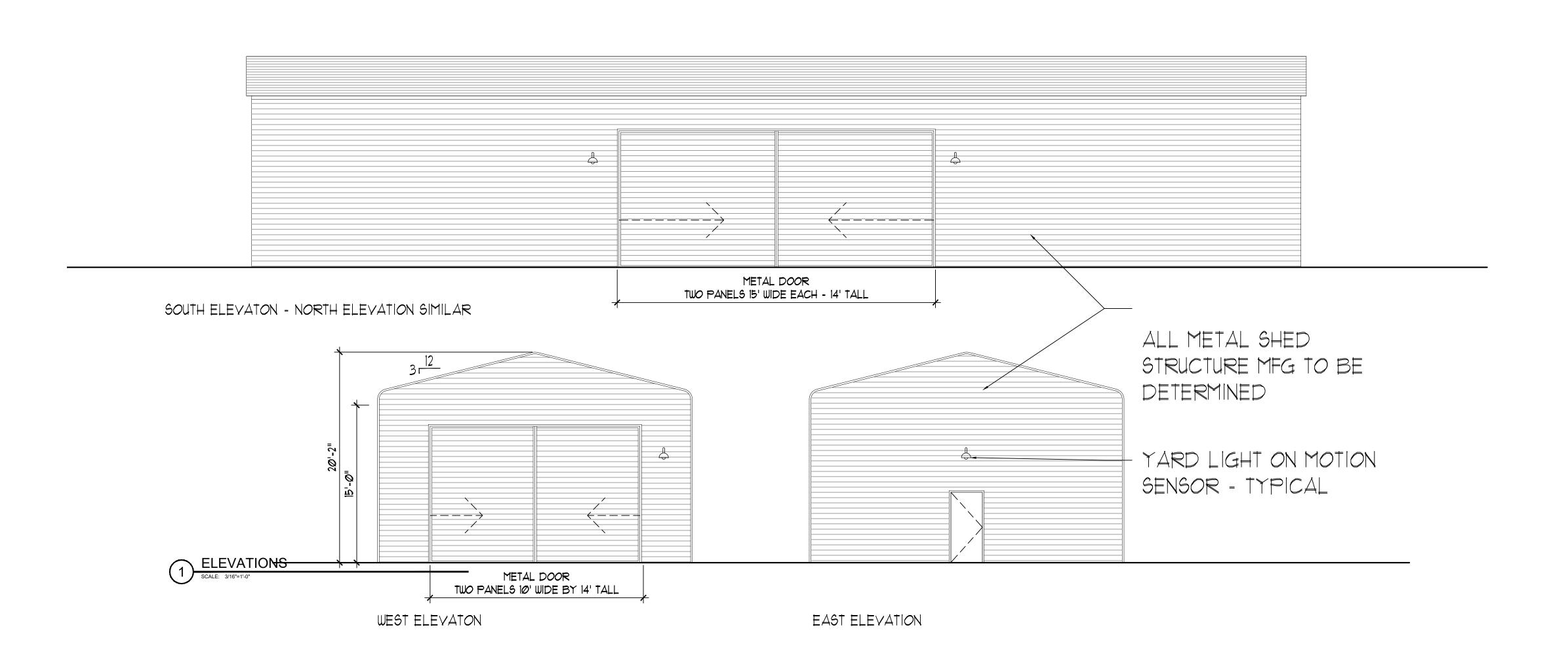
DESCRIPTION

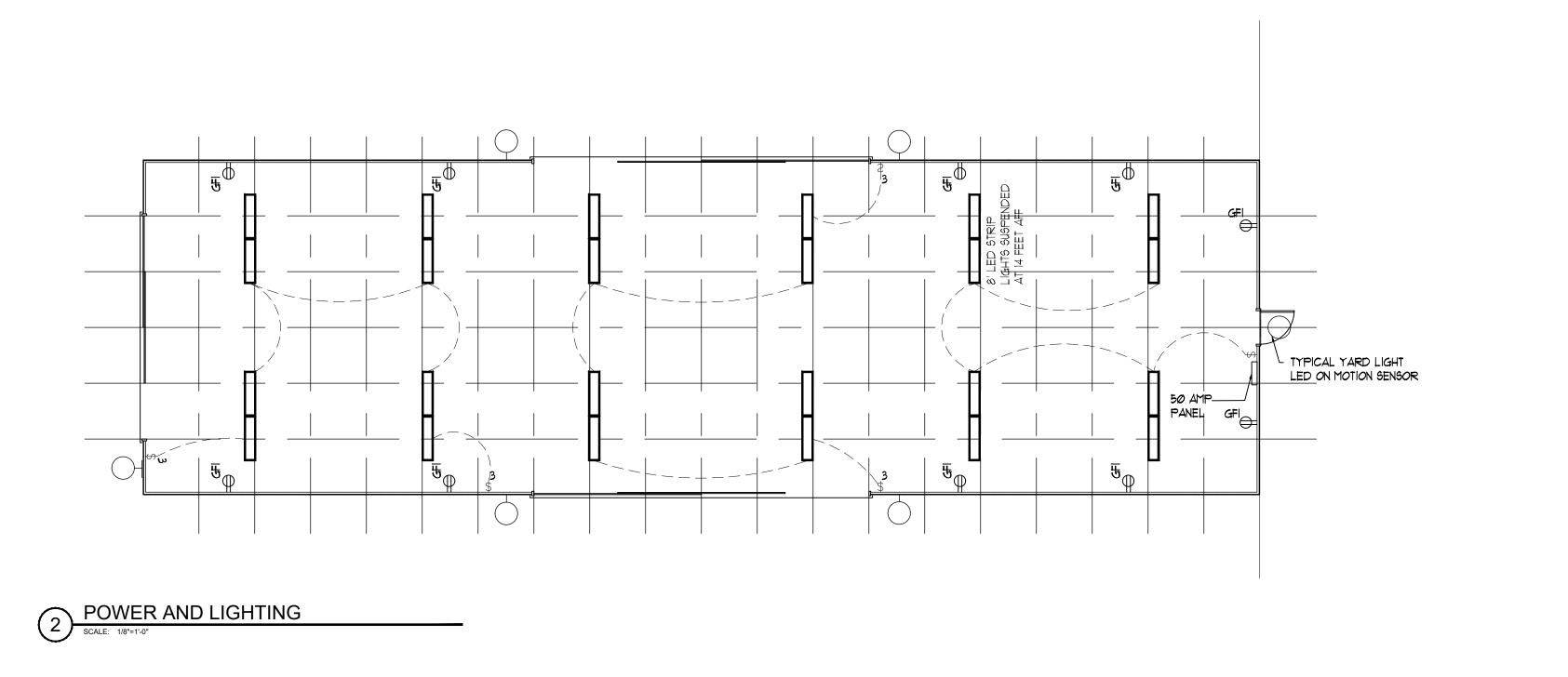
FLOOR PLAN FOUNDATION-ROOF PLAN

SHEET NUMBER

A2.

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PROJECT NAME

LUCAS JONES

AGRICULTURAL BARN

7255 PIPER ROAD BETHEL ISLAND, CA, 94511

GLB architects

18029 Riverside Drive Sonoma, CA 95476-4291 707 938 8844 voice 707 996 5185 fax glb@glbarchitects.com



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

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