



AGENCY COMMENT REQUEST

Date 08/28/2025

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services Special Districts
Traffic
☒ Flood Control (Full-size)

LOCAL

☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Ironhouse Sanitary District

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

☒ MAC/TAC Bethel Island MAC
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

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

ADDITIONAL RECIPIENTS

BIMID

ABC/Historic Planner - D. Vogelpohl

Please submit your comments to:

Project Planner Joseph Lawlor
Phone # 925-655-2872
E-mail joseph.lawlor@dcd.cccounty.us
County File # CDLP25-02028
Prior to 09/26/2025

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

Landslide Active Fault Zone (A-P)
☒ Liquefaction ☒ Flood Hazard Area - **AE**
☒ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

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

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02028

File Date: 8/27/2025

Applicant:

Debra Fromme Choice Plans and Permit
Services
1021 Vineyard Drive
Oakley, CA 94561

choicepps@yahoo.com
(925) 783-1858

Property Owner:

VERA TRE CORT
757 3RD AVE
SAN FRANCISCO, CA 941183908

cortproperty@gmail.com
(415) 573-7443

Project Description:

The applicant seeks approval of a Land Use / Development Plan combination to establish a restaurant/bar. Scope of work includes both internal and external changes to existing building.

Project Location: (Address: 6201 BETHEL ISLAND RD, BETHEL ISLAND, CA 94511), (APN: 031031020)

Additional APNs:

General Plan Designation(s): CO

Zoning District(s): "R-B, -CE -FH"

Flood Hazard Areas: AE

AP Fault Zone: n/a

60-dBA Noise Control: X

MAC/TAC: Bethel Island MAC

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

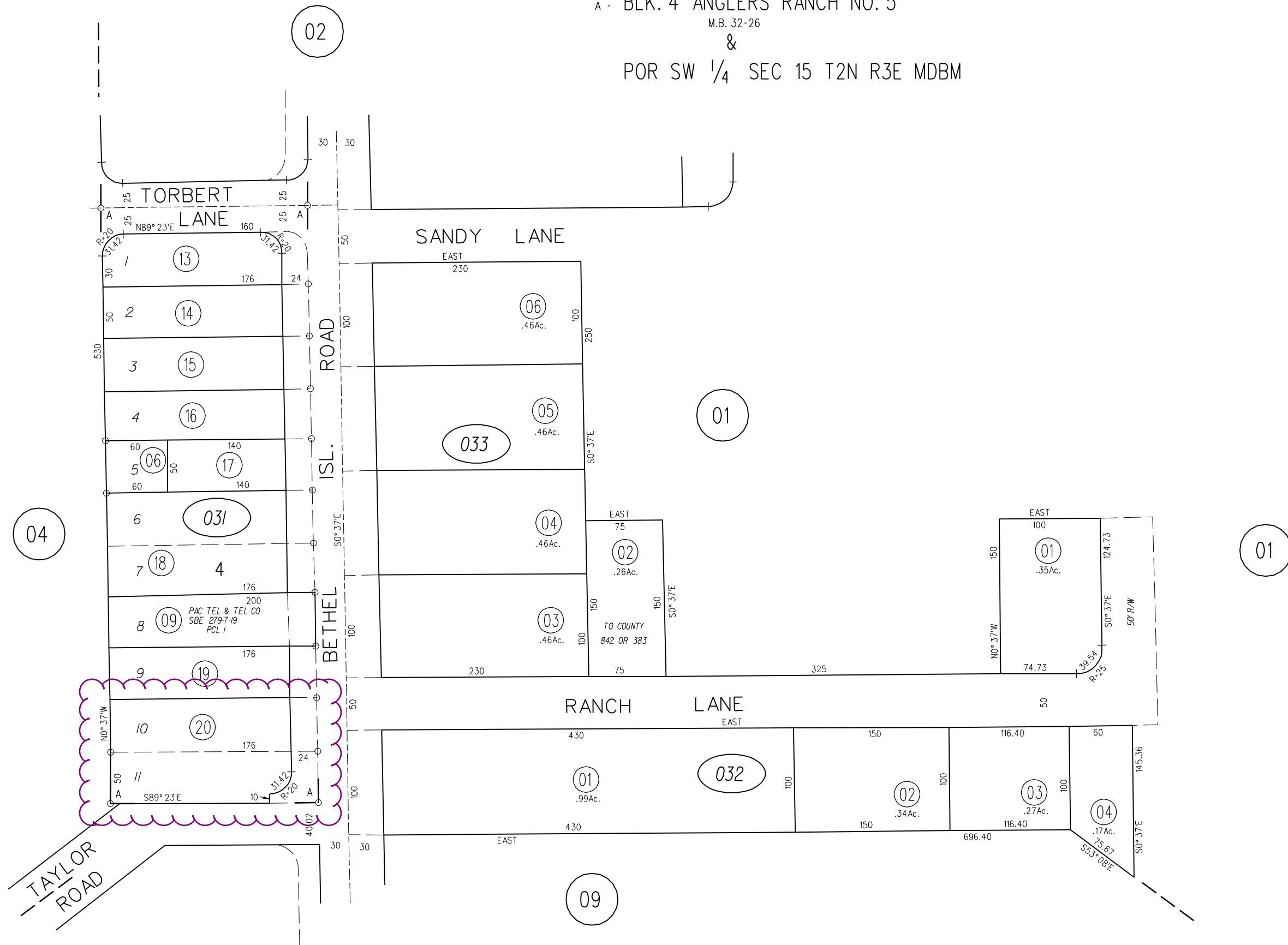
Housing Inventory Site: NO

Specific Plan:

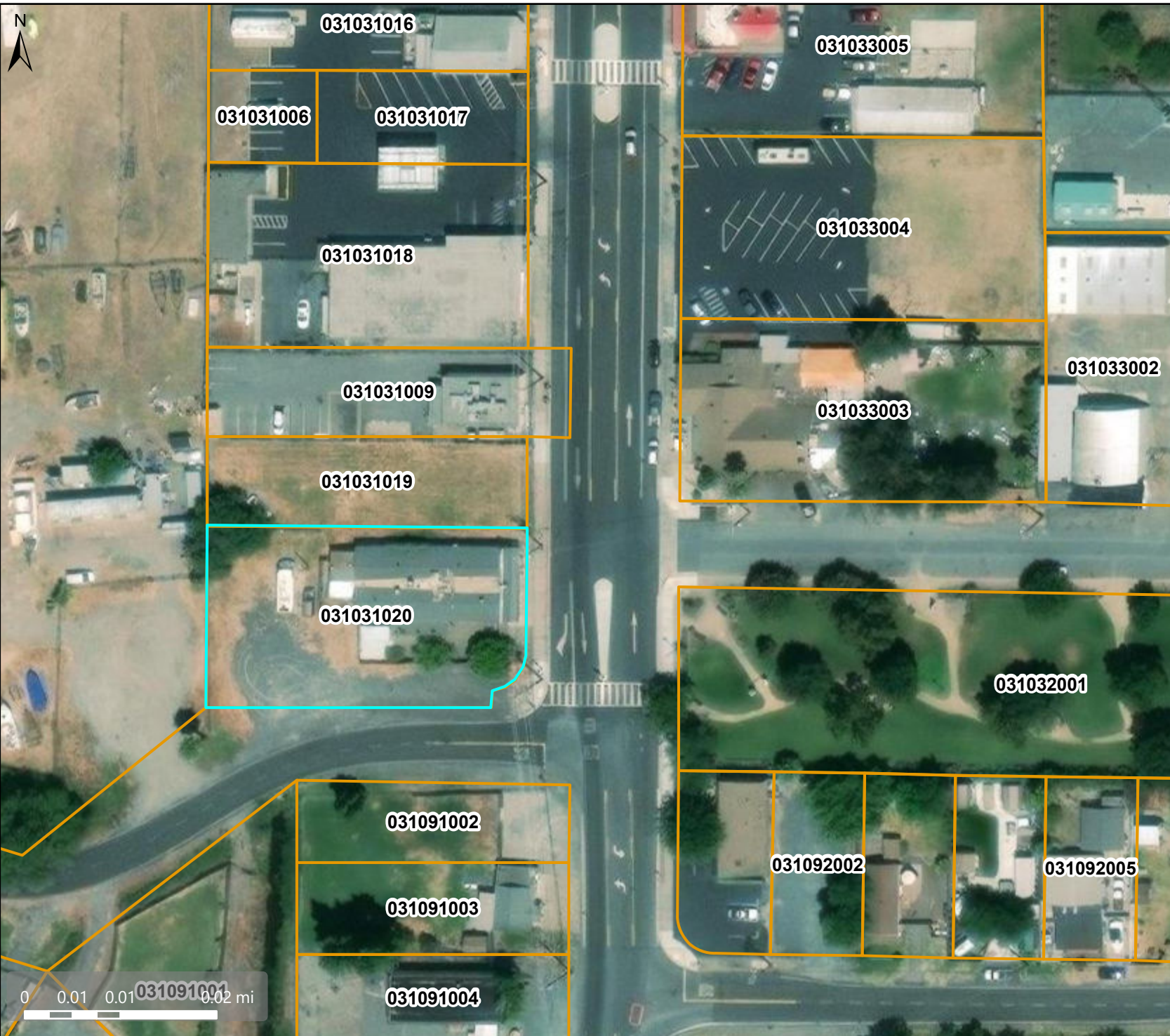
Fees:

| 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 |
| LPS0016 | Development Plan Rvw-Administrative | 002606-9660-REV-000-5B0016 | 3000.00 | 3000.00 |
| LPS028A | LUP/DP Combo | 002606-9660-REV-000-5B028A | 6000.00 | 6000.00 |
| Total: | | | 9162.00 | 9162.00 |

A - BLK. 4 ANGLERS RANCH NO. 5
M.B. 32-26
&
POR SW 1/4 SEC 15 T2N R3E MDBM



Aerial



Map Legend

- County Border
- Assessment
- Parcels

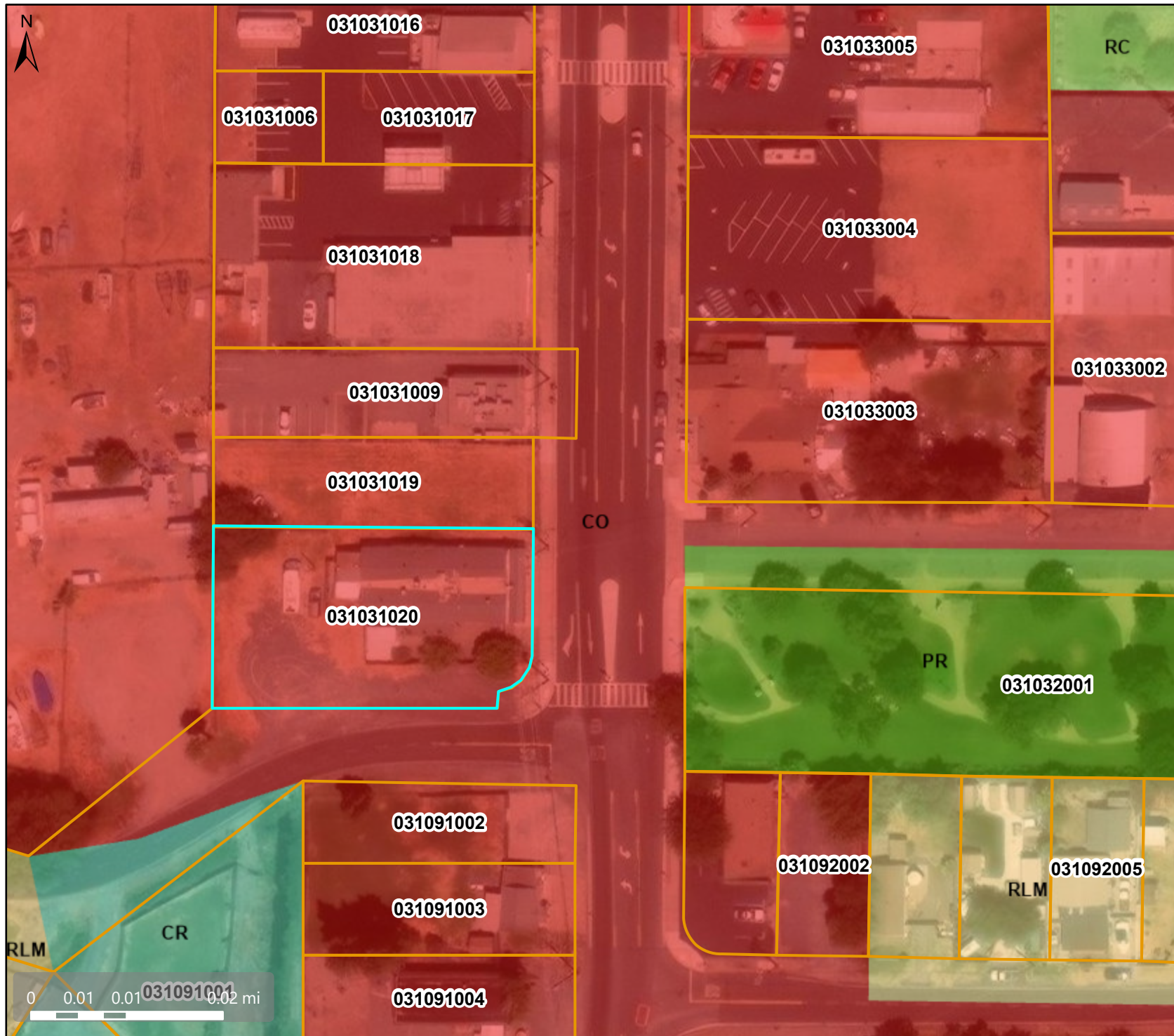
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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

General Plan



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

- RLM
(Residential Low-Medium Density) (3-7 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)

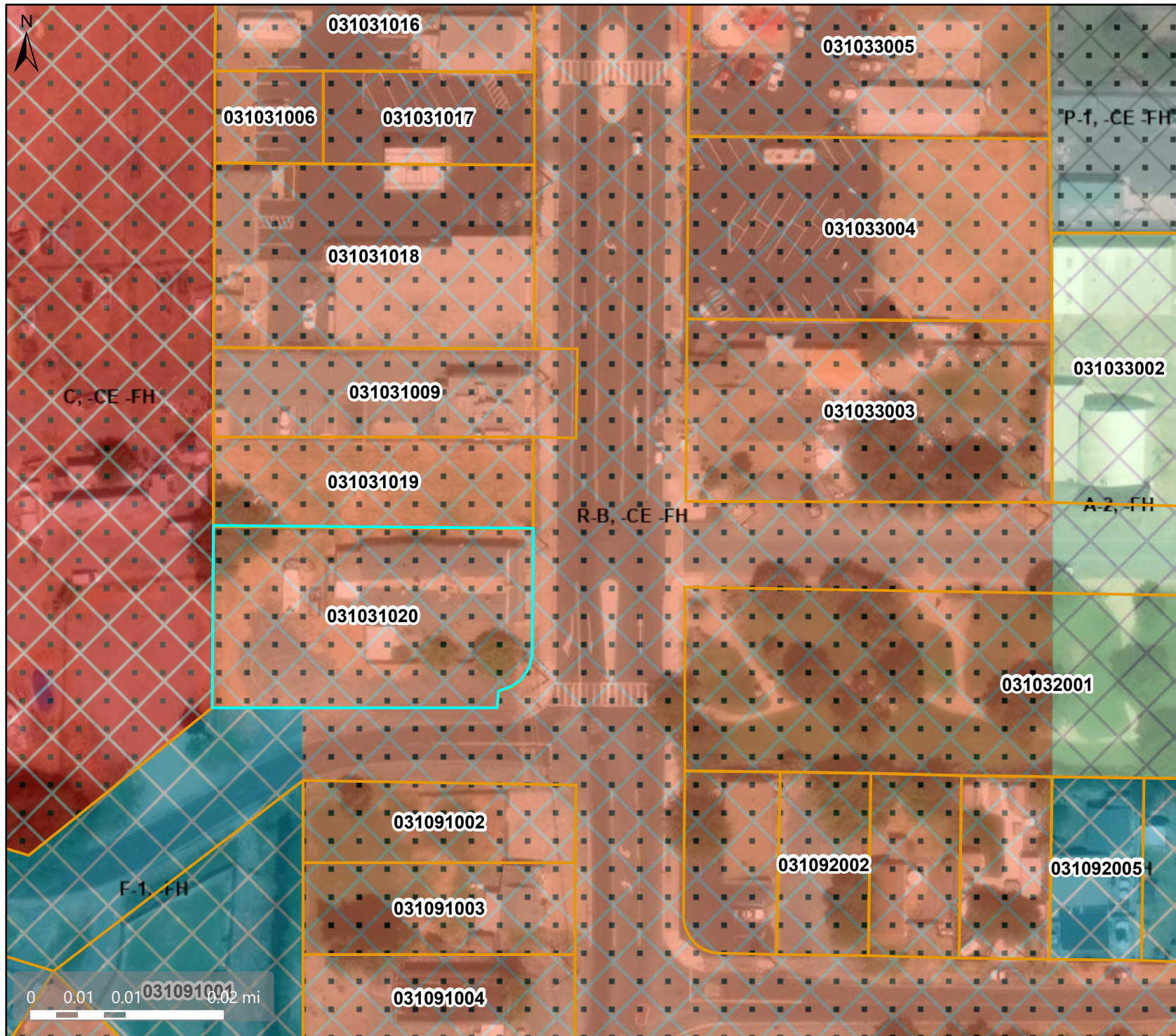
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 Datum: WGS 1984

Zoning



Map Legend

County Border

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

F-1 -FH (Flood
Hazard
Combining
District)

A-2 -FH (Flood
Hazard
Combining
District)

R-B -CE -FH
(Cannabis
Exclusion and
Flood Hazard)

C -CE -FH
(Cannabis
Exclusion and
Flood Hazard)

P-1, -CE -FH
(Cannabis
Exclusion and
Flood Hazard)

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

GENERAL NOTES

- GENERAL NOTES
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.E.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATION IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.
2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.
3. DETAILS ARE USUALLY KEYED ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.
4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.
6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.
7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION. SHOP DRAWINGS ARE REQUIRED FOR ALL CUSTOM OR SEMI-CUSTOM ASSEMBLIES, U.N.O.
8. ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH THE APPLICABLE CODE.
9. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.
10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.
11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.
13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.
14. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND ROM THE SITE. HE SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.
16. ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE. U.N.O.
17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREBIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
18. DIMENSIONING STANDARDS:
- A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O.
- B. DIMENSIONS NOTED AS CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS.
- C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-.
- D. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O.
- E. DIMENSIONS MARKED AS "A.F.F.:" ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.
- F. DO NOT SCALE DRAWINGS, IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.
19. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.
20. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.
21. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT, PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.
22. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
23. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.
24. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR REVIEW PRIOR TO PURCHASING ANY EQUIPMENT, FIXTURES, OR FINISH MATERIALS, UNO.

VICINITY MAP



ABBREVIATIONS

| | | | | | |
|--------|---|----------------------|--------|---|------------------------|
| # | - | NUMBER OR POUND | INSUL | - | INSULATION |
| & | - | AND | INT | - | INTERIOR |
| (E) | - | EXISTING | ISO | - | ISOLATION |
| @ | - | AT | JAN | - | JANITOR |
| +/- | - | PLUS OR MINUS | JB | - | JUNCTION BOX |
| < | - | LESS THAN | JST | - | JOIST |
| > | - | GREATER THAN | JO | - | JOINT |
| AB | - | ANCHOR BOLT | LAV | - | LAVATORY |
| ABV | - | ABOVE | LB | - | POUND |
| AC | - | ASPHALTED CONCRETE | LBS | - | POUNDS (WEIGHT) |
| ACF | - | ACOUSTICAL CLIG TILE | LINEAR | - | LINEAR |
| AD | - | AREA DRAIN | LOC | - | LOCATION OR LOCATE |
| ADD | - | ADDENDUM | LT | - | LIGHT |
| AD | - | ADDITIONAL | LTG | - | LIGHTING |
| ADJ | - | ADJUSTABLE | M | - | MIDDLE |
| ADJ | - | ADJACENT | MAN | - | MANUAL |
| ADMIN | - | ADMINISTRATION | MATL | - | MATERIAL |
| AFT | - | ABOVE FINISH FLOOR | MAX | - | MAXIMUM |
| ALT | - | ALTERNATE | MECH | - | MECHANICAL |
| ALUM | - | ALUMINUM | MEMB | - | MEMBRANE |
| AMEND | - | AMENDMENT | MEZZ | - | MEZZANINE |
| AP | - | ACCESS PANEL | MFR | - | MANUFACTURER |
| APPROX | - | APPROXIMATE | MIN | - | MINIMUM |
| ARCH | - | ARCHITECT | MISC | - | MISCELLANEOUS |
| AUTO | - | AUTOMATIC | MONO | - | MONOULTHIC |
| BFE | - | BOTTOM FOOTING ELEV | MTD | - | MOUNTED |
| BIT | - | BITUMINIOUS | MTL | - | METAL |
| BRK | - | BRACKET | MULL | - | MULLION |
| BLDG | - | BUILDING | NA | - | NOT APPLICABLE |
| BLKG | - | BLOCKING | NIC | - | NOT IN CONTRACT |
| BLW | - | BELOW | NO | - | NUMBER |
| BM | - | BEAM | NOM | - | NOMINAL |
| BO | - | BY OWNER | NRC | - | NOISE REDUCTION COEF. |
| BOT | - | BOTTOM | NT | - | NOTE |
| BSMT | - | BASEMENT | NTS | - | NOT TO SCALE |
| BWN | - | BETWEEN | OC | - | ON CENTER |
| CAB | - | CABINET | OD | - | OUTSIDE DIAMETER |
| CANTIL | - | CANTILEVER | OFF | - | OFFICE |
| CCTV | - | CLOSED CIRCUIT TV | OH | - | OVERHEAD |
| CJT | - | CONTROL JOINT | OPP | - | OPPOSITE |
| CL | - | CENTER LINE | PART | - | PARTITION |
| CLG | - | CEILING | PED | - | PEDESTAL |
| CLR | - | CLEAR | PL | - | PROPERTY LINE |
| CO | - | CASED OPENING | PLAM | - | PLASTIC LAMINATE |
| COL | - | COLUMN | PLT | - | PLATE |
| CONC | - | CONCRETE | PLWD | - | PLYWOOD |
| CONF | - | CONFERENCE | PRELIM | - | PRELIMINARY |
| CONST | - | CONSTRUCTION | PRESS | - | PRESSURE |
| CONT | - | CONTINUE/OUS | PT | - | PAIN |
| CONTR | - | CONTRACTOR | PVC | - | POLYVINYL CHLORIDE |
| COORD | - | COORDINATE | R | - | RADIUS |
| CPT | - | CARPET | REC | - | RECESSED |
| CT | - | CERAMIC TILE | REF | - | REFERENCE |
| CTR | - | CENTER | REFR | - | REFRIGERATOR |
| CISK | - | COUNTER-SUNK/SINK | REG | - | REGISTER |
| CW | - | COLD WATER | REINF | - | REINFORCE/ED-/ING |
| D | - | DEPTH OR DEEP | REM | - | REMOVE |
| DEG | - | DEGREE(S) | REQD | - | REQUIRED |
| DEMO | - | DEMOLITION | RET | - | RETAINING |
| DEPT | - | DEPARTMENT | REV | - | REVISE/ REVISION |
| DF | - | DRINKING FOUNTAIN | RH | - | ROOF HATCH |
| DIA | - | DIAMETER | RM | - | ROOM |
| DIAG | - | DIAGONAL | RO | - | ROUGH OPENING |
| DIM | - | DIMENSION | RS | - | RISER |
| DIST | - | DISTRIBUTION | RWL | - | RAIN WATER LEADER |
| DN | - | DOWN | SCHED | - | SCHEDULE |
| DR | - | DOOR | SD | - | SHOWER DRAIN |
| DS | - | DOWNSPOUT | SECT | - | SECTION |
| DW | - | DISHWASHER | SECY | - | SECRETARY |
| DWG | - | DRAWING | SF | - | SQUARE FOOT |
| EA | - | EACH | SHT | - | SHEET |
| EJ | - | EXPANSION JOINT | SHTG | - | SHEATHING |
| ELEC | - | ELECTRICAL | SHWR | - | SHOWER |
| ELEV | - | ELEVATION | SIM | - | SIMILAR |
| EMERG | - | EMERGENCY | SLMT | - | SEALANT |
| EQ | - | EQUAL | SM | - | SURFACE MOUNTED |
| EQUIP | - | EQUIPMENT | SPEC | - | SPECIFICATIONS |
| EXT | - | EXTERIOR | SQ | - | SQUARE |
| FA | - | FIRE ALARM | SS | - | STAINLESS STEEL |
| FD | - | FLOOR DRAIN | ST | - | STREET |
| FDN | - | FOUNDATION | STC | - | SOUND TRANSMISSION |
| FE | - | FIRE EXTINGUISHER | STD | - | STANDARD |
| FH | - | FIRE HOSE | STL | - | STEEL |
| FIN | - | FINISH | STN | - | STONE |
| FIXT | - | FIXTURE | STCR | - | STORAGE |
| FL | - | FLOOR | STRUCT | - | STRUCTURAL |
| FLASH | - | FLASHING | SUPV | - | SUPERVISOR |
| FLUOR | - | FLUORESCENT | SUSP | - | SUSPENDED |
| FO | - | FACE OF | SW | - | SWITCH |
| FRMG | - | FRAMING | SWD | - | SOFTWOOD |
| FRN | - | FURNACE | SYM | - | SYMMETRICAL |
| FT | - | FOOT/FEET | TAN | - | TANGENT |
| FTG | - | FOOTING | TEL | - | TELEPHONE |
| FURN | - | FURNITURE | TEMP | - | TEMPERATURE |
| FURR | - | FURRING | TG | - | TONGUE & GROOVE |
| FUTR | - | FUTURE | THRES | - | THRESHOLD |
| GA | - | GAUGE | TR | - | TREAD |
| GAL | - | GALLONS | TRANS | - | TRANSFORMER |
| GALV | - | GALVANIZED | TV | - | TELEVISION |
| GB | - | GRAB BAR | TYP | - | TYPICAL |
| GEN | - | GENERAL | UNO | - | UNLESS NOTED OTHERWISE |
| GL | - | GLASS | UTIL | - | UTILITY |
| GRL | - | GUARD RAIL | VENT | - | VENTILATION |
| GWB | - | CYPRESS WALL BOARD | VERT | - | VERTICAL |
| H | - | HEIGHT/HIGH | VEST | - | VESTIBULE |
| HB | - | HOSE BIB | W | - | WIDTH/WIDE |
| H - | - | HOLLOW CORE | WI | - | WROUGHT IRON |
| HDCP | - | HANDICAP | W/O | - | WITHOUT |
| HDR | - | HEADER | WC | - | WATER CLOSET |
| HDW | - | HARDWARE | WD | - | WOOD |
| HM | - | HOLLOW METAL | WH | - | WATER HEATER |
| HORIZ | - | HORIZONTAL | WIN | - | WINDOW |
| HR | - | HANDRAIL | WT | - | WEIGHT |
| HT | - | HEIGHT | YD | - | YARD |
| HTR | - | HEATER | | | |
| HVAC | - | HEATING/ VENTILATING | | | |
| HW | - | HOT WATER | | | |
| HWD | - | HARDWOOD | | | |
| ID | - | INSIDE DIAMETER | | | |
| IN | - | INCH | | | |

LEGEND

| | |
|--|----------------------|
| | WALL TO REMAIN |
| | WALL TO BE DEMOISHED |
| | NEW WALL |
| | DOOR TO REMAIN |
| | DOOR TO BE REMOVED |
| | NEW DOOR OPENING |
| | WINDOW TO REMAIN |
| | WINDOW TO BE REMOVED |
| | NEW WINDOW OPENING |

SYMBOLS

| | |
|--|------------------------|
| | DETAIL REFERENCE |
| | EXTERIOR ELEVATIONS |
| | INTERIOR ELEVATIONS |
| | BUILDING/ WALL SECTION |
| | ROOM DESCRIPTION |
| | PARTITION TYPE |
| | ENLARGED REFERENCE |
| | WINDOW TYPE |
| | REVISION |
| | DOOR NUMBER |
| | ELEVATION ABOVE DATUM |
| | SHEET NOTE |
| | KEY NOTE |
| | GRID LINES |
| | FINISH TAG |
| | LEVEL CHANGE |

CONTACT INFO

ARCHITECT:
Boor Projects
999 Chenery St.
San Francisco, CA 94131
Seth Boor - 415-644-8877
seth@boorprojects.com

CLIENT:
Robert Cort:
2601 Mission St.
San Francisco, CA 94110
Primary Client Contact:
Robert Cort, 415-573-7443
robert@cortsf.com

PARKING INFORMATION

EXISTING:
8 STRIPED STANDARD SPACES
~4,700 SF UNSTRIPED GRAVEL LOT

PROPOSED:
23 STRIPED STANDARD SPACES
1 STANDARD ADA SPACE
1 VAN ADA SPACE
25 TOTAL

APPLICABLE CODES

CA BUILDING CODE 2022 (PART 2)
CA ELECTRICAL CODE 2022 (PART 3)
CA MECHANICAL CODE 2022 (PART 4)
CA PLUMBING CODE 2022 (PART 5)
CA ENERGY CODE 2022 (PART 6)
CA REFERENCE STANDARDS CODE 2022 (PART 11)

FEDERAL AMERICANS WITH DISABILITIES ACT (ADA) TITLE ii OR TITLE iii ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

SCOPE OF WORK

PLANNING REVIEW ONLY.
SHELL IMPROVEMENTS TO EXISTING BAR/RESTAURANT. NO CHANGES TO PREVIOUSLY APPROVED USE OR SQUARE FOOTAGE.

PROJECT INFORMATION

SITE: 6201 BETHEL ISLAND RD
BETHEL ISLAN CA, 94511-0119

BLOCK/LOT: 031-031-020-6

PARCEL AREA: 17,600 S.F.

ZONING: RH-2-RESIDENTIAL - HOUSE

HEIGHT BULK: EXISTING: 40-X
PROPOSED: NO CHANGE

YEAR BUILT: YEAR BUILT:

BUILDING AREA: EXISTING: 3,653 GSF
PROPOSED: NO CHANGE

PARKING AREA EXISTING: 2,141 SF
PROPOSED: NO CHANGE

AREA OF WORK: AREA OF WORK:

STORIES: 1

HEIGHT: EXISTING: 12'
PROPOSED: NO CHANGE

CONSTR. TYPE: EXISTING: V-B
PROPOSED: NO CHANGE

BASEMENT: NO

BUILDING USE: EXISTING: RESTAURANT/BAR
PROPOSED: NO CHANGE

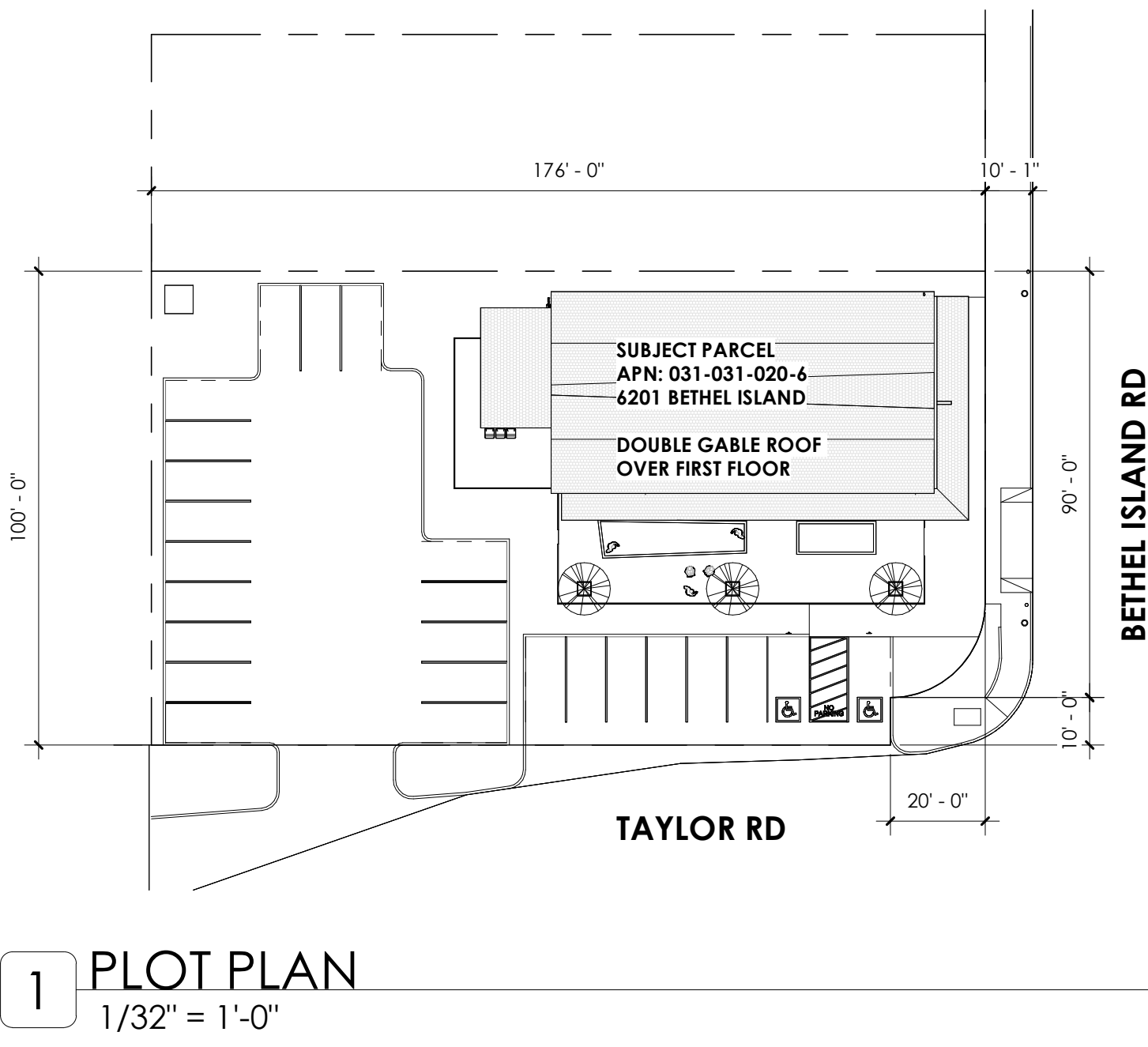
OCCUPANCY: EXISTING: M/B
PROPOSED: NO CHANGE

DWELLING UNITS: EXISTING: NONE
PROPOSED: NO CHANGE

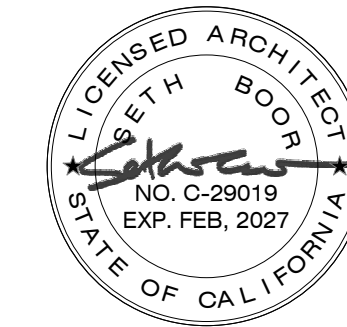
SPRINKLERS: EXISTING: NONE
PROPOSED: NO CHANGE

INDEX

| | |
|---------------|--------------------------------|
| ARCHITECTURAL | |
| A0 | COVER - PLANNING |
| A0.1 | EXISTING/DEMO SITE PLAN |
| A0.2 | NEW SITE PLAN |
| A2.1 | EXISTING & DEMO PLAN - LEVEL 1 |
| A2.3 | NEW PLAN - LEVEL 1 |
| A2.4 | NEW ROOF PLAN |
| A4.1 | EXISTING & NEW - ELEVATIONS |
| A4.5 | NEW SECTIONS |
| SHEET COUNT: | 8 |



6201 BETHEL ISLAND
6201 BETHEL ISLAND ROAD
BETHEL ISLAND, CA, 94511



RECEIVED on 8/27/2025 **CDLP25-02028**
By Contra Costa County
Department of Conservation and Development

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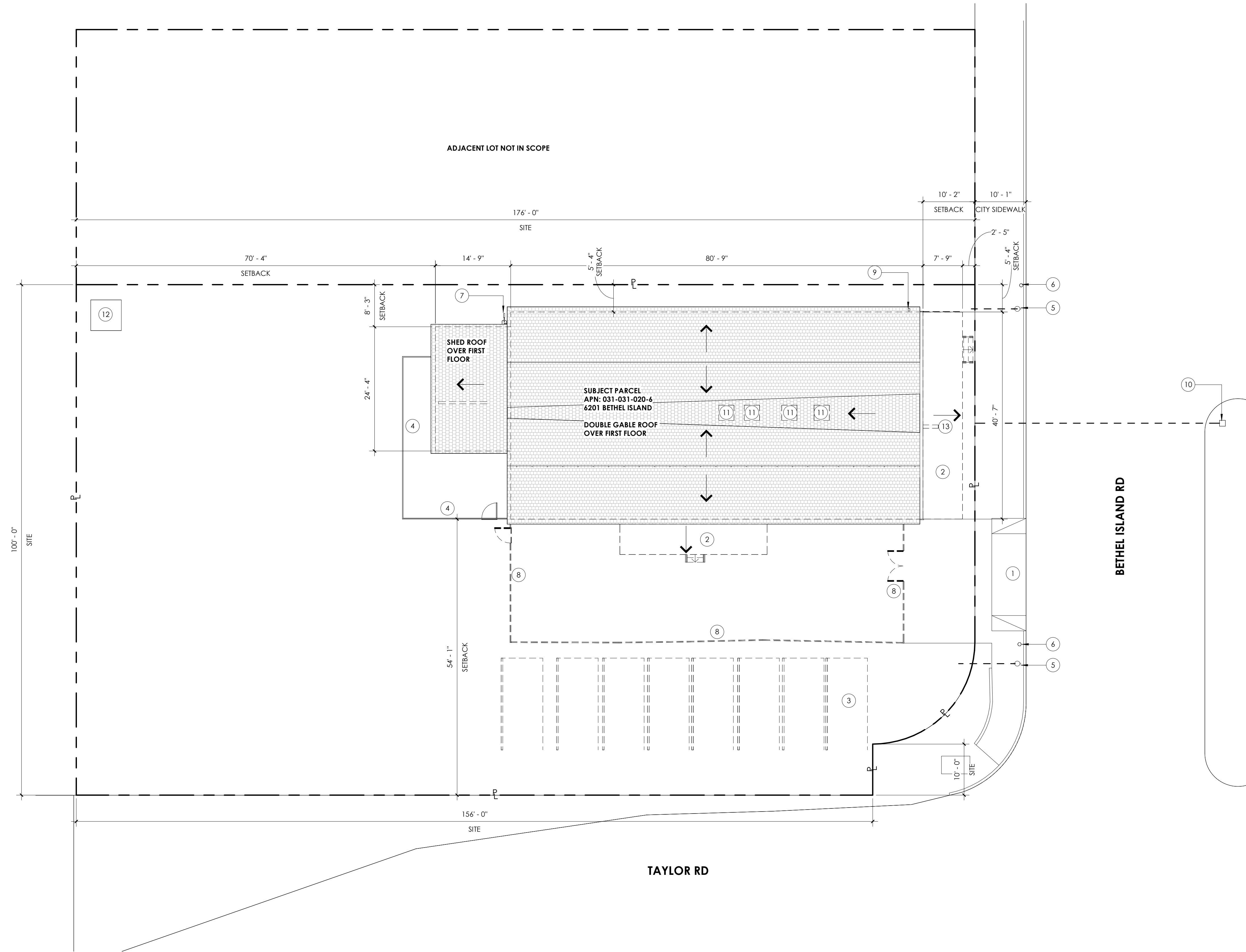
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ISLAND
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BETHEL ISLAND, CA, 94511

COVER - PLANNING

A0



1 SITE PLAN - DEMO
3/32" = 1'-0"

| SHEET NOTES - EXISTING/DEMO SITE | |
|----------------------------------|---|
| NO. | NOTE |
| 1 | (E) CURB CUT TO REMAIN |
| 2 | (E) OVERHANG TO BE REMOVED, PREP FOR (N) OVERHANG |
| 3 | (E) PARKING SPACES TO BE RESTRIPTED FOR ACCESSIBLE SPACES |
| 4 | (E) FENCE TO REMAIN |
| 5 | (E) ELECTRICAL POLE WITH GUY WIRE |
| 6 | (E) TRAFFIC SIGNAL |
| 7 | (E) GAS VALVE |
| 8 | (E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND |
| 9 | (E) ELECTRICAL POWER WEATHER HEAD |
| 10 | (E) SEWER VENT |
| 11 | (E) ROOFTOP MECHANICAL TO BE REMOVED |
| 12 | (E) WELL |
| 13 | (E) BLADE SIGN TO BE REPLACED IN-KIND |

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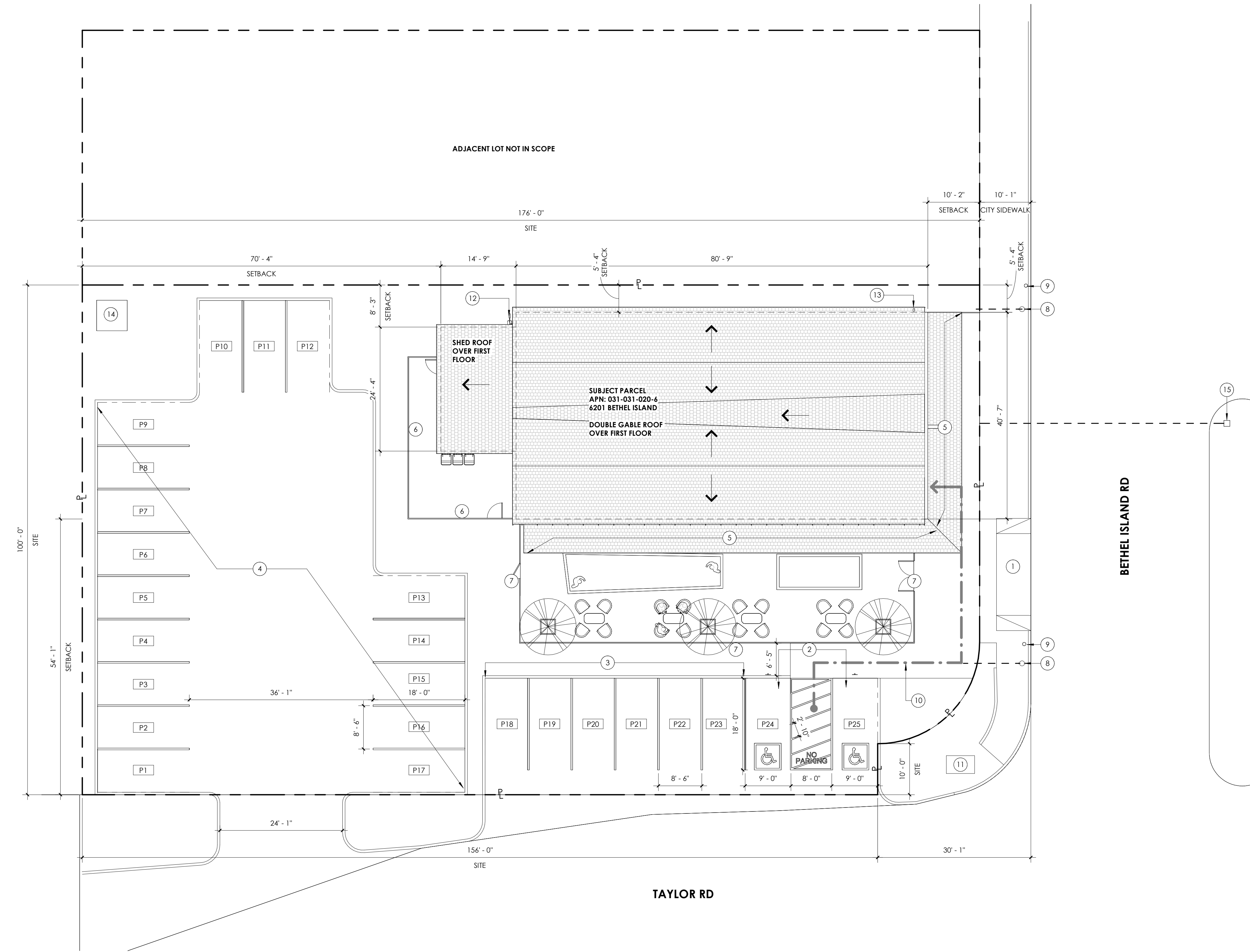
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BETHEL ISLAND, CA 94511

EXISTING/DEMO
SITE PLAN

A0.1



1 SITE PLAN - NEW
3/32" = 1'-0"

SHEET NOTES - NEW SITE

| NO. | NOTE |
|-----|---|
| 1 | (E) CURB CUT TO REMAIN |
| 2 | RESTRIPED ADA PARKING SPACES, 1 VAN, 1 STANDARD |
| 3 | RESTRIPED STANDARD PARKING SPACES |
| 4 | NEW PAVED PARKING LOT |
| 5 | NEW CONTINUOUS OVERHANG |
| 6 | (E) FENCE |
| 7 | (E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND |
| 8 | (E) ELECTRICAL POLE WITH GUY WIRE |
| 9 | (E) TRAFFIC SIGNAL |
| 10 | NEW ADA COMPLIANT PATH OF TRAVEL AND ENTRY |
| 11 | (E) TELEPHONE BOX |
| 12 | (E) GAS METER |
| 13 | (E) ELECTRICAL POWER WEATHER HEAD |
| 14 | (E) WELL |
| 15 | (E) SEWER VENT |

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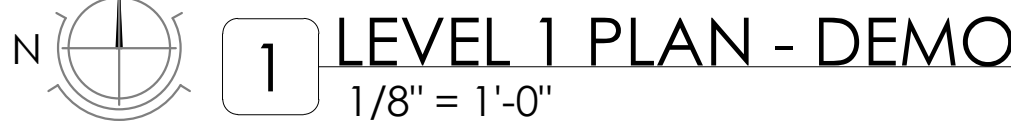
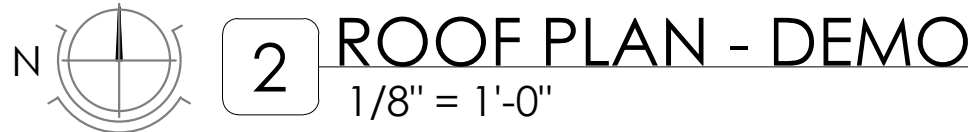
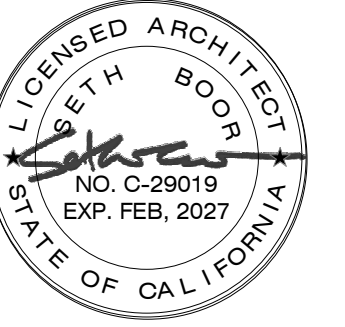
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NEW SITE PLAN

A0.2



SHEET NOTES - EXISTING/DEMO PLAN

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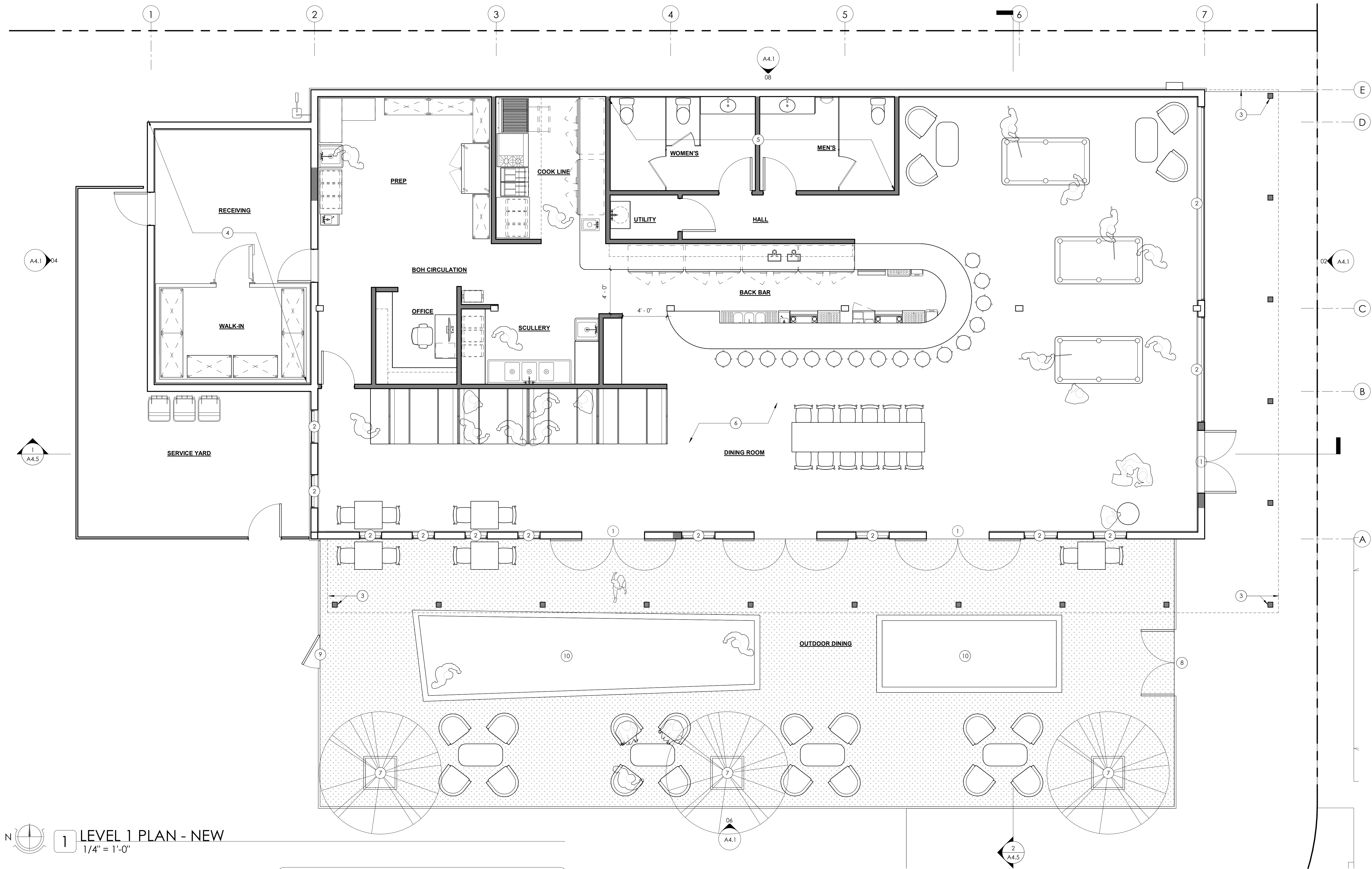
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EXISTING & DEMO PLAN - LEVEL 1

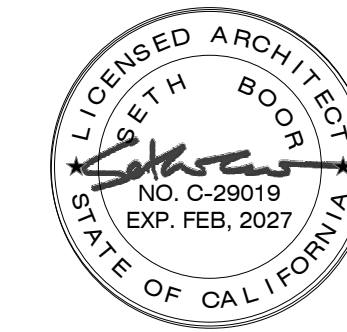
A2.1



1 LEVEL 1 PLAN - NEW
1/4" = 1'-0"

SHEET NOTES - NEW PLAN

| NO. | NOTE |
|-----|---|
| 1 | NEW DOOR |
| 2 | NEW WINDOW |
| 3 | NEW OVERHANG AND SUPPORTS |
| 4 | NEW SLAB ON GRADE |
| 5 | NEW ACCESSIBLE RESTROOMS |
| 6 | NEW SLAB ON GRADE |
| 7 | NEW TREE |
| 8 | NEW GATE FOR OUTDOOR ASSEMBLY AREA, REMAINS OPEN DURING BUSINES HOURS, OR ADD PANIC HARDWARE AND OUTSWING |
| 9 | NEW GATE WITH PANIC HARDWARE |
| 10 | OUTDOOR GAME AREA |



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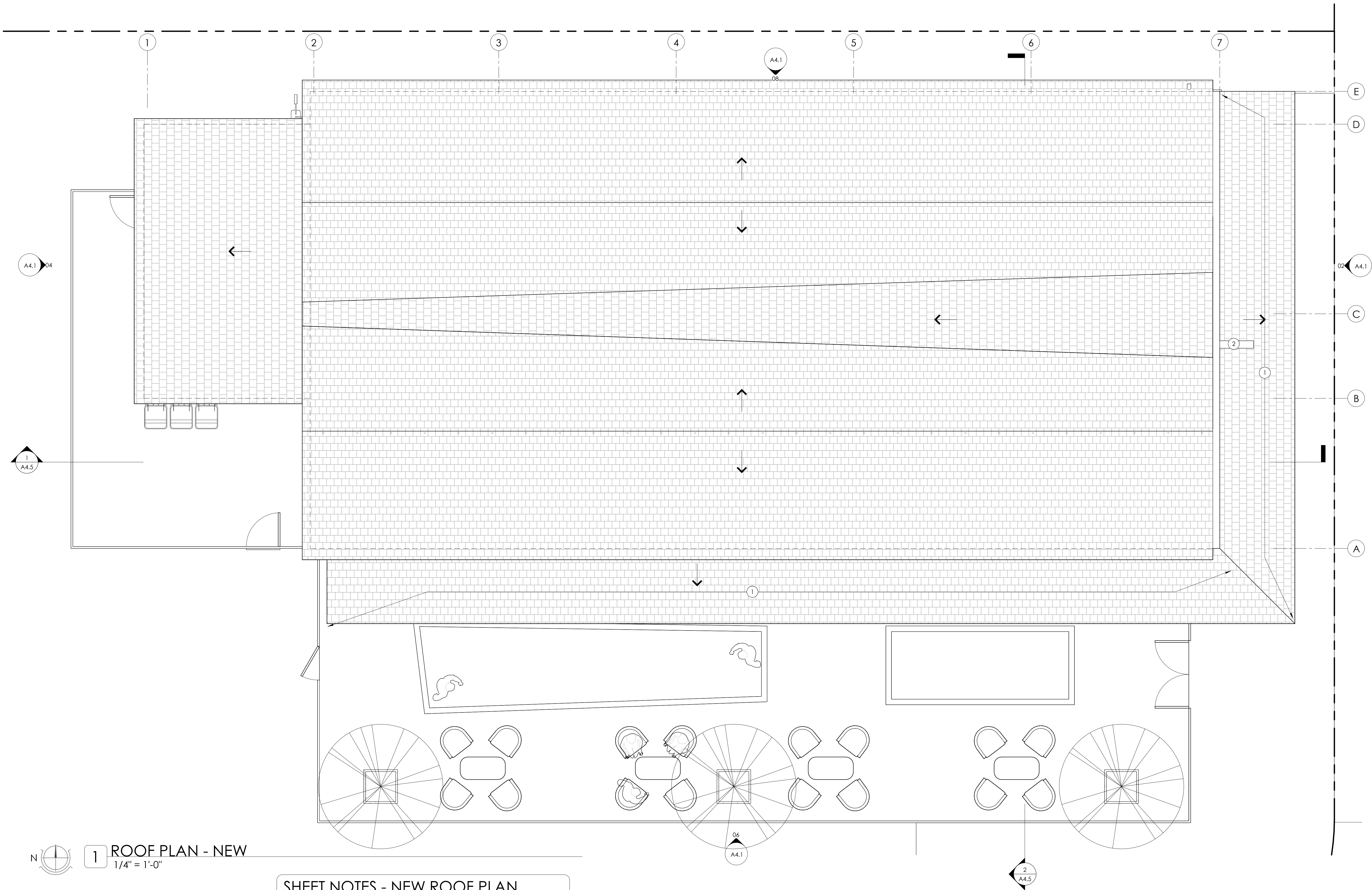
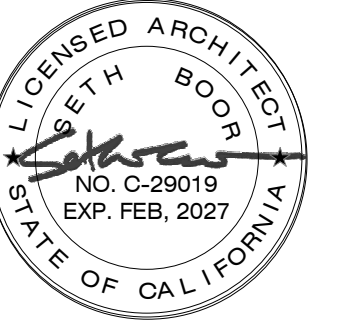
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NEW PLAN -
LEVEL 1

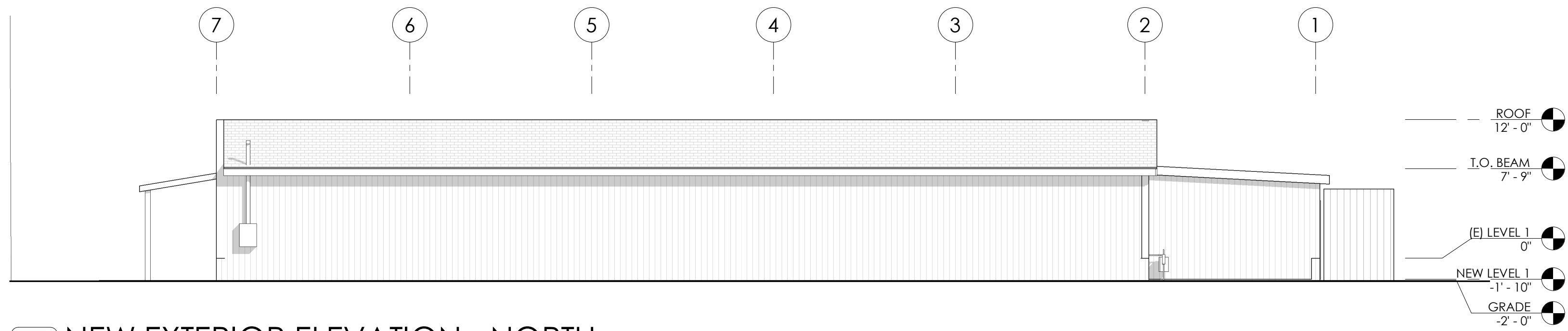
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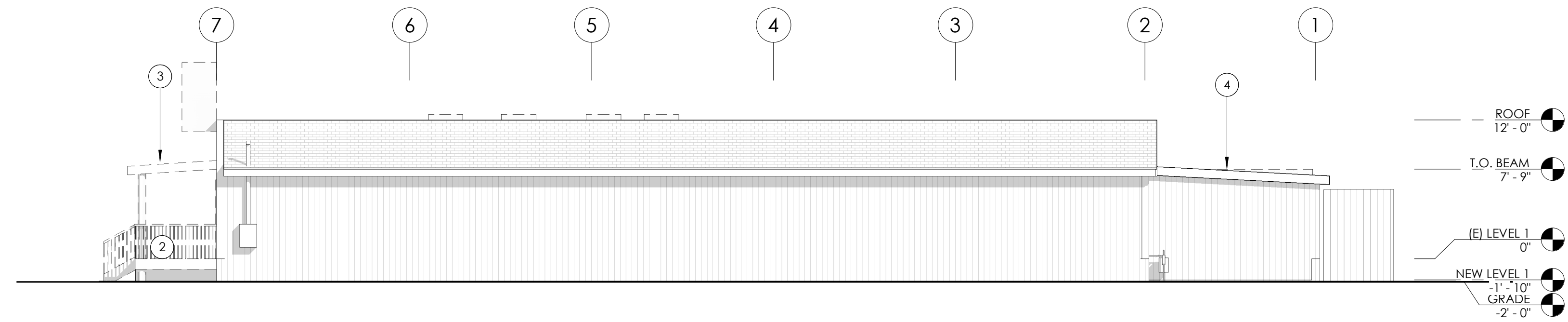
SHEET NOTES - NEW ROOF PLAN

| NO. | NOTE |
|-----|---|
| 1 | NEW CONTINUOUS OVERHANG |
| 2 | (F) BLADE SIGN TO BE REMOVED AND REPLACED |

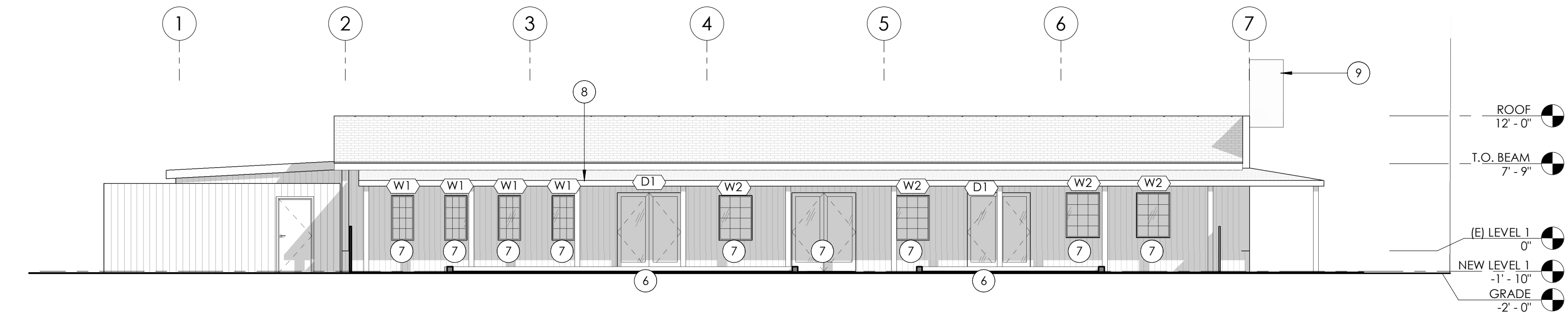
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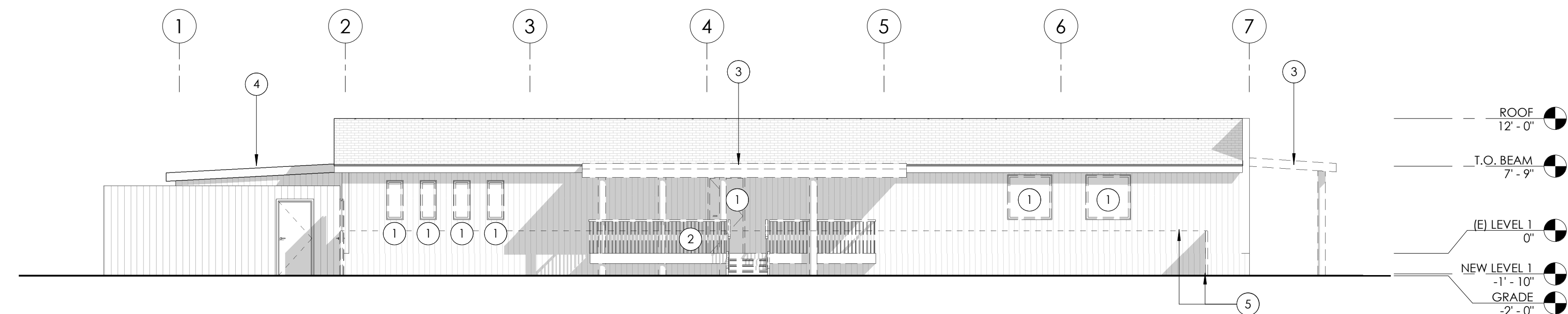
08 NEW EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



07 DEMO EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



06 NEW EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



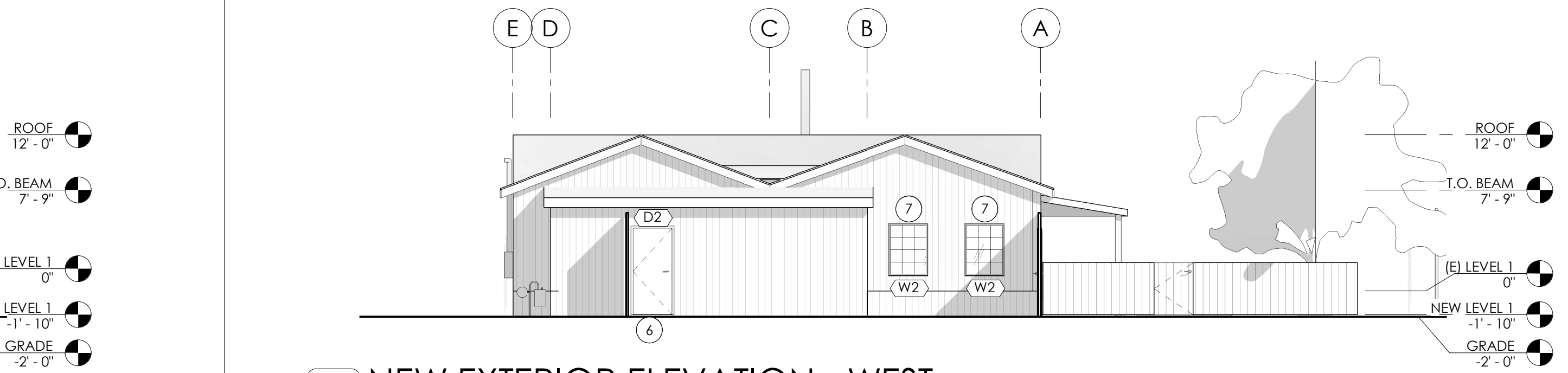
05 DEMO EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

SHEET NOTES - EXTERIOR ELEVATIONS

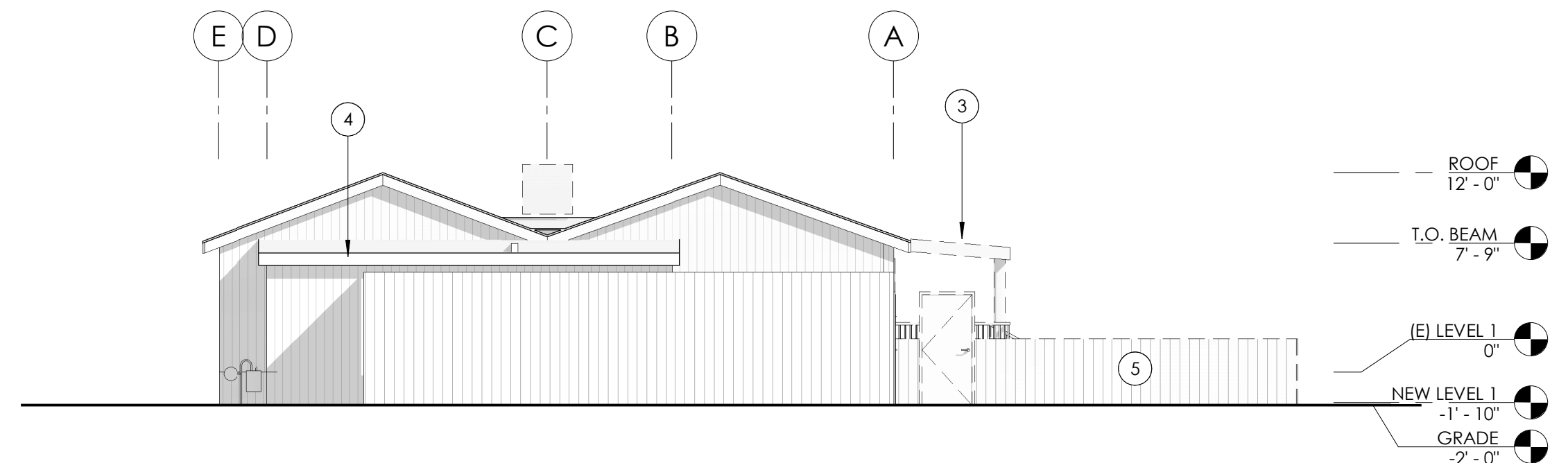
| NO. | NOTE |
|-----|--|
| 1 | (E) DOOR OR WINDOW TO BE REMOVED. PREPARE FOR NEW OPENING OR INFILL PER PLANS. |
| 2 | (E) DECK, RAMP, RAILINGS, AND STEPS TO BE REMOVED |
| 3 | (E) OVERHANGS AND POSTS TO BE REMOVED |
| 4 | (E) REAR SHED WALLS AND ROOF TO BE REPAIRED |
| 5 | (E) FENCE AND GATES TO BE REPAIRED / REPLACED IN-KIND |
| 6 | NEW DOOR |
| 7 | NEW WINDOW |
| 8 | NEW ROOF OVERHANG |
| 9 | (E) BLADE SIGN TO BE REPLACED IN-KIND |

EXTERIOR OPENING SCHEDULE AND TYPES

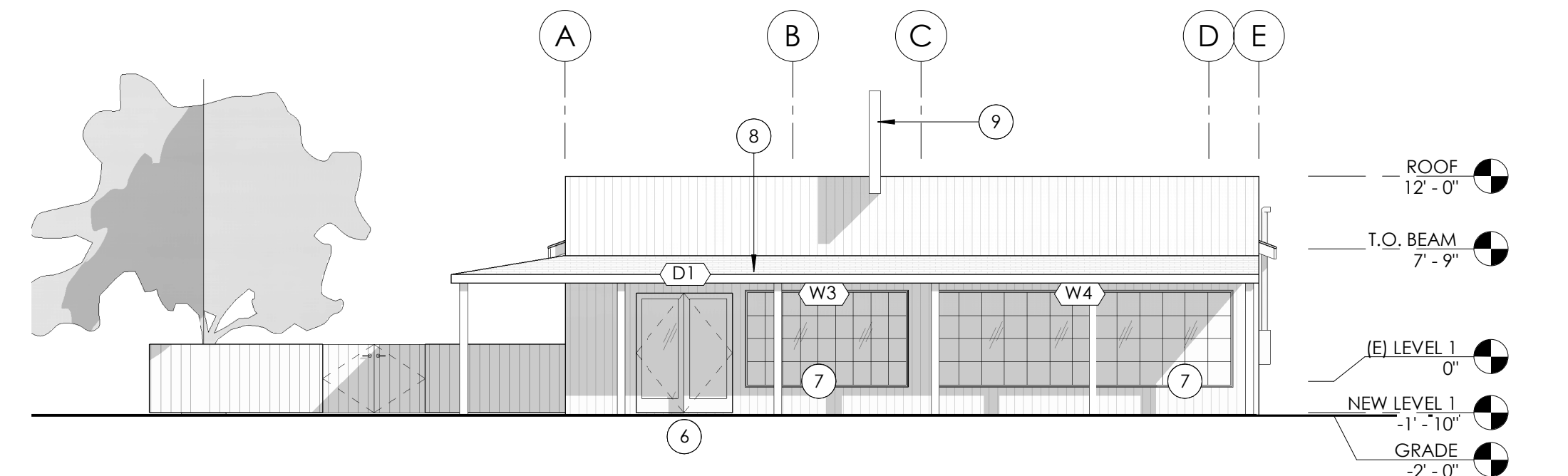
| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|--------|-------|------|-----------|-----------------------|----------|----------|----------|----|
| OPENING | | | | WINDOW | | | COMMENTS | | |
| TYPE | W. | HT. | QTY. | OPERATION | GLAZING | FRAME | | | |
| W1 | 2'-0" | 4'-0" | 4 | FIXED | DOUBLE PANE INSULATED | MTL | - | - | - |
| W2 | 3'-0" | 4'-0" | 6 | FIXED | DOUBLE PANE INSULATED | MTL | - | - | - |
| W3 | 9'-6" | 5'-8" | 1 | FIXED | DOUBLE PANE INSULATED | MTL | - | - | - |
| W4 | 17'-6" | 5'-8" | 1 | FIXED | DOUBLE PANE INSULATED | MTL | - | - | - |
| DOOR SCHEDULE | | | | | | | | | |
| OPENING | | | | DOOR | | FRAME | | COMMENTS | |
| TYPE | W. | HT. | FIRE | QTY. | THCK. | MTRL. | FIN. | | |
| D1 | 5'-8" | 7'-0" | N/A | 4 | 2" | MTL / GL | PT | MTL | PT |
| D2 | 3'-0" | 6'-8" | N/A | 1 | 2" | MTL | PT | MTL | PT |



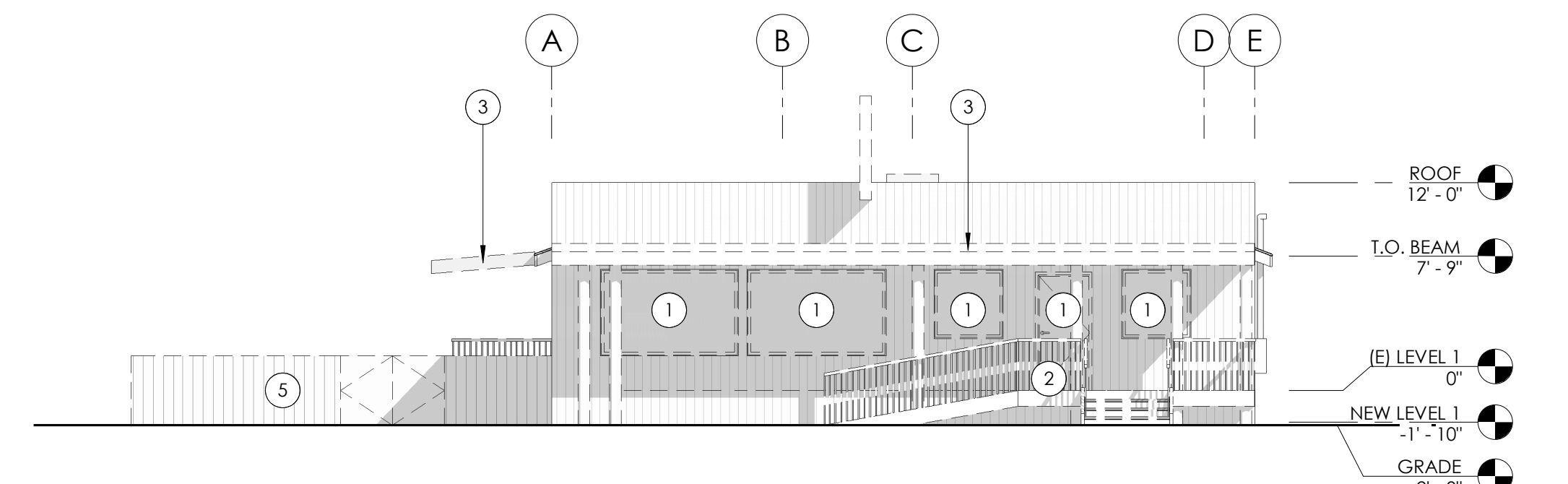
04 NEW EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



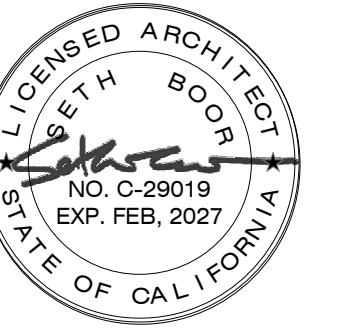
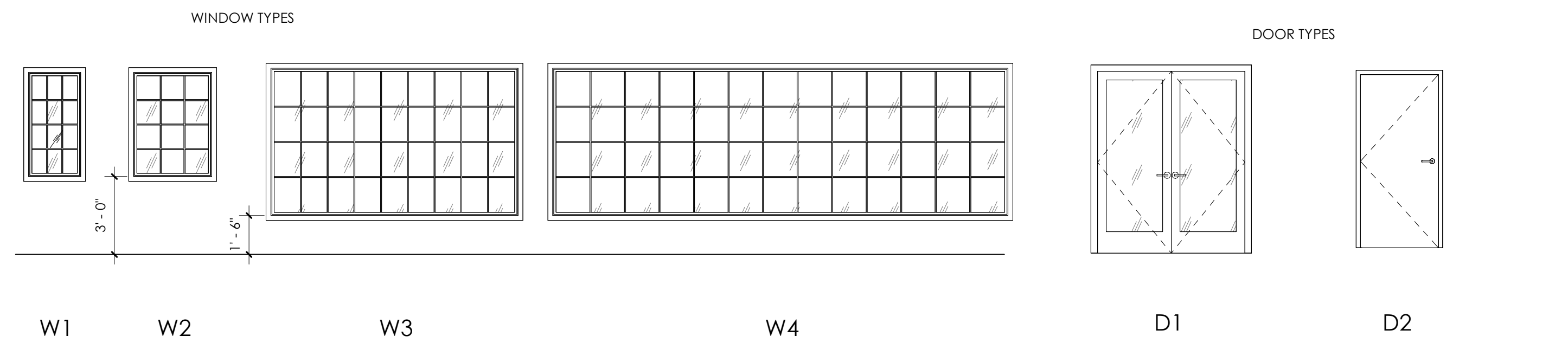
03 DEMO EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



02 NEW EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



01 DEMO EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



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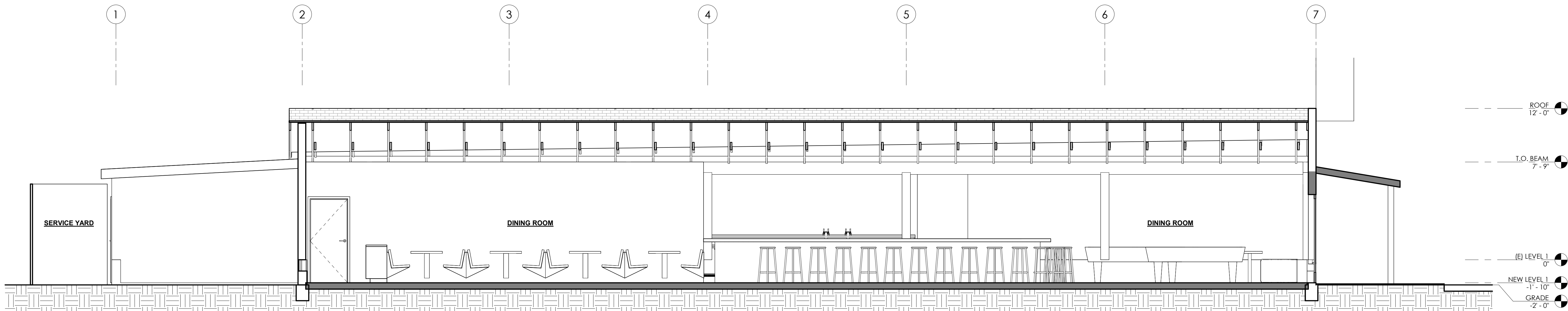
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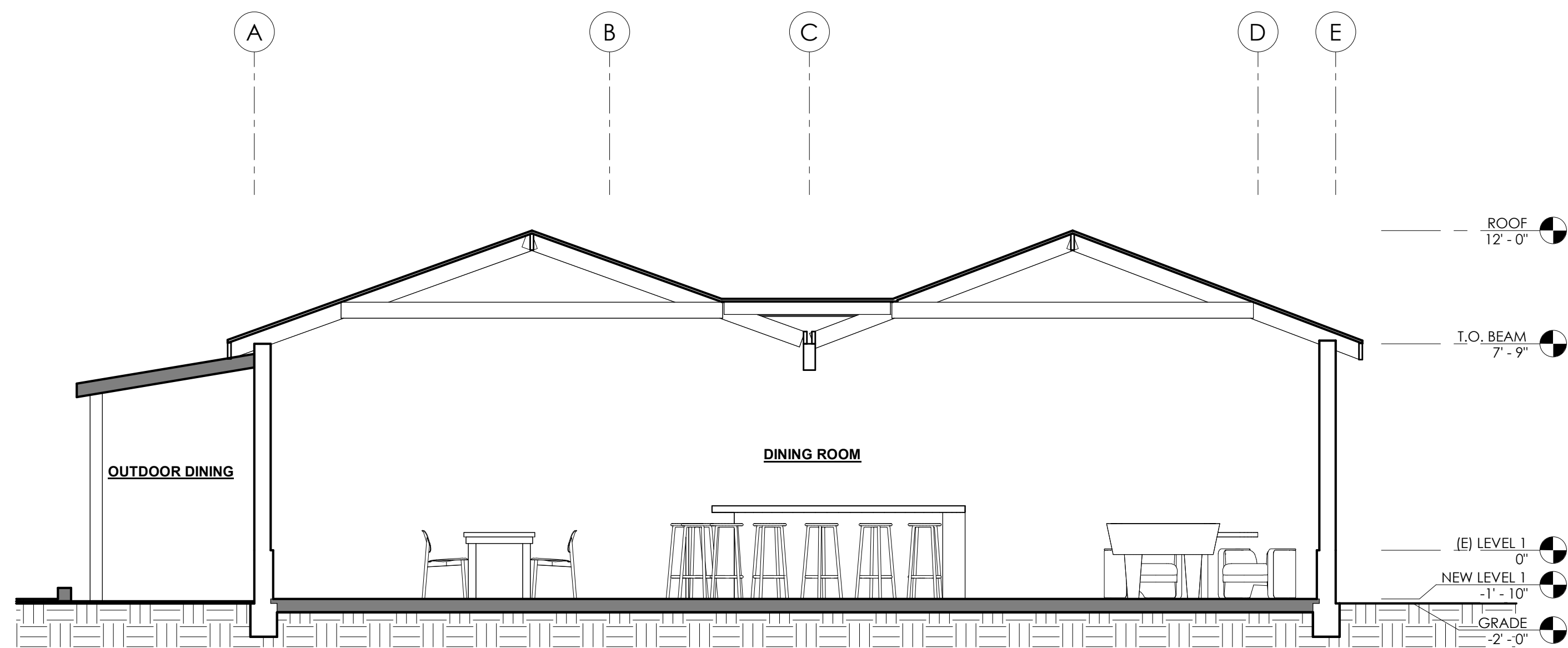
EXISTING & NEW -
ELEVATIONS

A4.1

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1 NEW LONG SECTION
1/4" = 1'-0"



2 NEW CROSS SECTION
1/4" = 1'-0"

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NEW SECTIONS

A4.5