

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Deidra Dingman**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Assistant Deputy Director

**September 6, 2024**

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A  
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Bethel Island Road Contractor's Yard
- 2. County File Number:** CDLP23-02008
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Adrian Veliz, Senior Planner  
(925) 655-2879 / [Adrian.veliz@dcd.cccounty.us](mailto:Adrian.veliz@dcd.cccounty.us)
- 5. Project Location:** 6130 Bethel Island Road, Bethel Island, CA, 94511, in Contra Costa County.  
(Assessor's Parcel Numbers: 031-093-033)
- 6. Applicant's Name, Address, and Phone Number:** Advance Telecom, Inc.  
c/o Susan Ramos  
5112 Prewett Ranch Road  
Antioch, CA 94531  
(510) 786-7109

7. **Project Description:** The applicant requests approval of Land Use Permit to allow the establishment of a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre lot. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking of 11 to 13 light and medium duty field vehicles, equipment storage (drill machines, excavator, Bobcat, tools, trailers etc.) and general materials such as coaxial cable reels, vaults, conduit, etc. A westerly portion of the project site has been previously improved with a 260 square-foot office building within a ±13,760 square foot paved area. If approved, project activities would include installing compacted gravel over unpaved easterly portions of the property, consisting of approximately 21,275 square feet of the 1.22-acre project site. The graveled area would include a 75' x 8' area designated for the storage of materials and a 54' by 13' area designated for the storage of equipment. Additionally, three cargo containers for hand tools are proposed immediately east of the existing office building. The site plan includes striped parking for 11 paved standard size employee parking stalls near the site's Bethel Island Road frontage. Additionally, the plan includes 16 oversize parking spaces (6 paved, 10 graveled) along the site's Stone Road frontage. Employees of the contractor would visit the site every morning, parking personal vehicles in one of the standard size parking stalls and leaving the site in a company truck for field work. The existing 260 square-foot office building would be available for employees to have morning meetings or to complete paperwork, however, no full-time employees would be present on site and storage would be the primary land use. No new buildings or structural development are proposed for the contractor's yard.

8. **Surrounding Land Uses and Setting:** The +1.22-acre project site is a corner lot located on the eastern side of Bethel Island Road and bounded to the north by Stone Road. The project site is located approximately 300 feet north of the Bethel Island Road bridge over Dutch Slough, which is the sole access road serving the Bethel Island community. This section of Bethel Island Road consists of a commercial strip serving residents and recreational visitors. The immediate vicinity generally consists of lands zoned for Retail Business (R-B), in which various land uses including residential, commercial, retail, and restaurant are permitted. Additionally, marine-oriented residential areas within Water-Recreation (F-1) districts are nearby, directly east of the project and also several hundred feet west, beyond the commercial district. To the northeast exists the Delta Coves Planned Unit (P-1) District Development, consisting of single-family residential lots constructed around a central marina containing private boat docks for each residential lot. Existing commercial land uses along Bethel Island Road in the vicinity include a church, retail stores, small offices, and restaurants. Lastly, single family residential development exists immediately east and northeast of the project site.

The topography of the project site is essentially level. Existing improvements on the subject property are limited to westerly portions of the parcel along Bethel Island Road including a 260 square foot office building located within a ±13,670 square-foot paved asphalt parking area, and a wrought iron fence and access gate. The eastern portion of the property, consisting of a majority of the parcel area, is devoid of structures or vegetation. A paved sidewalk and curbs exist along the project's Bethel Island Road frontage. The parcels frontage along Stone Road includes storm drain and drainage ditch improvements. Additionally, a utility pole and ground mounted utility cabinet exist along the Stone Road frontage.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared, which identifies mitigation measures to be incorporated into the project that will reduce those impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

The mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/CEQA-Notifications> or upon request by contacting the project planner. Any documents referenced in the index can be provided upon request by contacting the project planner.

**Public Comment Period** – The period for accepting comments on the adequacy of the environmental document will **begin September 6, 2024, and extend to 5:00 P.M., Thursday, September 26, 2024.** Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Adrian Veliz**  
30 Muir Road  
Martinez, CA 94553

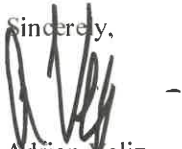
or;

via email to [adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us)

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

**Additional Information** – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at [adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us) or by telephone at (925) 655-2879.

Sincerely,



Adrian Veliz  
Senior Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map



# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 7, 2024  
ZONING ADMINISTRATOR HEARING ROOM  
30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

OCT 02 2024

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

*The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at:*  
[http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://ccccounty-us.zoom.us/j/89580629496>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliiana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. FARMSMART LLC - This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00216. This case is for violation(s) of the storage of 3 shipping containers/office trailers in an A-3 zoning district (Uses permitted in an A-3 Zoning District; 84-40.402.) and the storage of a travel trailer at the property. (Storage of mobile homes, travel trailers, and camp cars, vessels, and vessel trailers; 84-68.1404.). The site address is 1225 Quail Trail, Knightsen, (Zoning: A-3) (APN# 015-090-033) (Continued from 08.19.2024 RAH) LT Staff Report

3.. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. NICHOLAS BUCCELLI, KLAVIER ARCHITECTURE (Applicant) - CHIEH AND KAYNE BARCLAY (Owners), COUNTY FILE #CDDP24-03011: The applicant requests approval of a Kensington Design Review Development Plan to construct a new roof deck and a new Juliet balcony. The subject property is located at 2 Highland Blvd., in the Kensington area of unincorporated Contra Costa County (Zoning: R-6 Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, and -K, Kensington Combining District) (Assessor's Parcel Number: 572-013-006). DR Staff Report

4. VARIANCE: PUBLIC HEARING

- 4a. LAUREN BLACKSHEAR (Applicant) - KATHARINE ANNE AND MICHAEL WALKER (Owners), County File #CDVR23-01067: The applicant requests approval of a Variance

application to allow a 10-foot 9-inch front yard setback (where 20-feet is the minimum required) for the construction of a new two-story, approximately 2,649-square-foot residence with an attached 546-square-foot garage (existing residence to be demolished). The subject property is located at 20 Raymond Court, in the unincorporated Walnut Creek area of Contra Costa County (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 184-252-001). DR Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 21, 2024.

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, OCTOBER 9, 2024  
\*\*\*6:30 p.m.\*\*\*  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

**OCT 02 2024**

**BY: \_\_\_\_\_**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

**TO JOIN THE MEETING VIA ZOOM CLICK THE FOLLOWING LINK:**

<https://cccounty-us.zoom.us/j/83239430053>

**TO JOIN THE MEETING BY PHONE CALL THE FOLLOWING NUMBER:**

**Call-In Number: 1-888-278-0254**

**Access Code: 198675**

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us), or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

**\*\*\* 6:30 P.M. \*\*\***

**1. PUBLIC HEARING**

- 1a. PROPOSED ZONING TEXT AMENDMENTS TO THE COUNTY ZONING CODE RELATED TO TREE OBSTRUCTION OF VIEWS COMBINING DISTRICT (-TOV), County File #CDZT24-00002: This is a hearing on a County-initiated Zoning Text Amendment to amend County Ordinance Code chapter 816-2, the Tree Obstruction of Views Combining District ordinance, to provide a method for private property owners to gain restoration of views and sunlight lost due to tree growth by another private property owner. The proposed zoning text amendment would

authorize the Board of Supervisors to establish one or more tree arbitration boards that would, at the request of the parties, hear view claim disputes and issue either binding or advisory decisions. SS Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, OCTOBER 23, 2024, AT 6:30 P.M.**



RECEIVED

AUG 29 2024

BY: \_\_\_\_\_

# CONTRA COSTA COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY  
WEDNESDAY, SEPTEMBER 11, 2024  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

*The Wednesday, September 11, 2024, Meeting of the  
County Planning Commission is Cancelled*

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**Information on County Planning Commission can be found online at  
<https://www.contracosta.ca.gov/4314/County-Planning-Commission>**

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, SEPTEMBER 25, 2024, AT 6:30 P.M.

RECEIVED

SEP 18 2024

BY: \_\_\_\_\_

# CONTRA COSTA COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY  
WEDNESDAY, September 25, 2024  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

*The Wednesday, September 25, 2024, Meeting of the  
County Planning Commission is Cancelled*

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

Information on County Planning Commission can be found online at  
<https://www.contracosta.ca.gov/4314/County-Planning-Commission>

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, October 9, 2024, AT 6:30 P.M.

RECEIVED

SEP 24 2024

BY: \_\_\_\_\_

**CONTRA COSTA COUNTY  
PLANNING COMMISSION**

CONTRA COSTA COUNTY  
WEDNESDAY, September 25, 2024  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

*The Wednesday, September 25, 2024, Meeting of the  
County Planning Commission is Cancelled*

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

Information on County Planning Commission can be found online at  
<https://www.contracosta.ca.gov/4314/County-Planning-Commission>

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, October 9, 2024, AT 6:30 P.M.