



ENVISION CONTRA COSTA 2040

Bethel Island Community Meeting: Issues and Vision

Scout Hall

3090 Ranch Lane, Bethel Island, CA 94511

Tuesday, June 4th, 2019

A community meeting for Bethel Island residents as part of Envision Contra Costa 2040 took place on Tuesday, June 4th, 2019 from 6:30 to 8:30 PM at Scout Hall. The purpose of this workshop was to begin establishing a vision for the future of this community and to identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and 14 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in two small groups discussing questions regarding the future of Bethel Island. Responses to each question are summarized below. Detailed notes from the small group discussions are attached to this summary.

Question 1: What do you like most about Bethel Island? What would you like to see supported, preserved, or enhanced as part of this planning effort?

- Preserve the island's relaxed and quiet character.
- Support the local tourism industry and water-oriented recreation amenities.
- Support farm-to-table businesses and agriculture uses, rather than chain restaurants or heavy industrial uses.
- Enhance the family-oriented atmosphere with more kid-friendly parks and annual community events.

Question 2: What are the challenges facing Bethel Island? What would you like to see changed in Bethel Island in order to make it a better place to live and work?

- Address flooding issues and levee concerns.
- Consider annexation into the Diablo Water District to improve water quality and accessibility issues.
- Clean up blight and vegetation overgrowth both on land and along the waterways through increased code enforcement.
- Prohibit the development of a fish farm or similar heavy industrial uses in favor of light industrial and agriculture uses.
- Enhance pedestrian and bicycle infrastructure, including lighting, along roadways.
- Improve signage along waterways to increase wayfinding and reduce accidents.
- Improve fire protection services and emergency preparedness.
- Improve congestion on, and effective connections to and from, the island.

Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?

- Rezone harbor areas to allow for retail uses and increased parking.
- Expand commercial zoning along Gateway Road and Piper Road to serve both residents and visitors.
- Increase the minimum lot size in agriculture zones to be at least 10 acres, potentially up to 40 acres.

- Identify underutilized land for park designation.
- Work with the Delta Protection Commission to consider a storm shelter in the event of a levee breach.
- Allow for temporary uses in designated areas to provide visitor-serving amenities during special events.



The future of Bethel Island is...

A FISH PLANT FREE ZONE!

~~XXXXXXXXXX~~

Flood issues - affects development

- Need to be "hyper-sensitive"
- Levee financing - hanging on by a thread.

Love that a recreation destination.

- Make more family-friendly (eg parks)

Maintain quiet, small-town

- No industrial development that would change character.

Like farm-to-table / ag uses.

- Eg wineries

- Quaint night life / dining
- Kindness / relaxed
- Community doesn't like Chain / Fast Food restaurants
- Ingress / egress challenges wrt economic development
 - Businesses on island struggle (DT)
- Consider temporary retail allowances in ZO for special events, like fishing tournaments
- Developing ag constrained by water ~~limits~~
- Consider contracting ~~LL~~ LL for ag areas?
 - Or allow ranchettes to fund needed levee improvements?
 - Consider ↑ min. lot size in ag areas?
 - ★ Yes, support for 40 ac. lot size
- Stay out of city SOLs - keep separate.

- Not enough water to adequately supply fire sprinklers (for some development)
- Also water quality issues.
- Mixed support for Diablo Water District service.

- Levees

- Seepage issues
- Need to raise them
 - Don't allow subdivision / development until up to FEMA standards.
- ↑ in intensity in storms - levees less safe.
- Think abt how to quickly respond to a breach.

- G/PLU/Zoning:

- Increase ag min. lot size
-



SUPERSTICKY EASELPAD
TABLEAU A FEUILLES MOBILES SUPERCOLLANTES
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES



30

25 IN/PO x 30 IN/PO
63,5 cm x 76,2 cm
5.2 SQ FT/PI² (0,48 m²)

3M

Planning

What can we do

Empower women

issues of

Land Use

Pay for Muni Improvement

#1

Marinas
Waterways
Volunteers

Restaurant

Peaceful

Holidays

Tourists

Fishing Derbys

50's Bash/Festival

Frozen Bun Run

Health and Safety Fair

Scout Hall

Wildlife

Easy Access to Delta Recreation

Assets

~~Down~~ CHALLENGES

- getting out of B.I.
- Circulation - Roads & conditions ^{maintenance,}
- Weed Abatement / Blocks visibility
- Police & fire / EMS service / ^{dry} hydrants
- Levee maintenance
- Public utilities / infrastructure
- Lack of pedestrian routes & bike routes
- Poor lighting
- Too much housing development
- Local traffic
- Public transit
- Timing of public improvements

Timeliness

- Aquatic vegetation overgrowth
- Waterway signage

#3 Map Changes

Connect the perimeter roads
Stone Rd / Willow Rd

More Retail Business / Commercial
Open Up the RB/CO area towards
the harbors

Light Industrial / mfg / Auto

More Parking for RB/CO sites

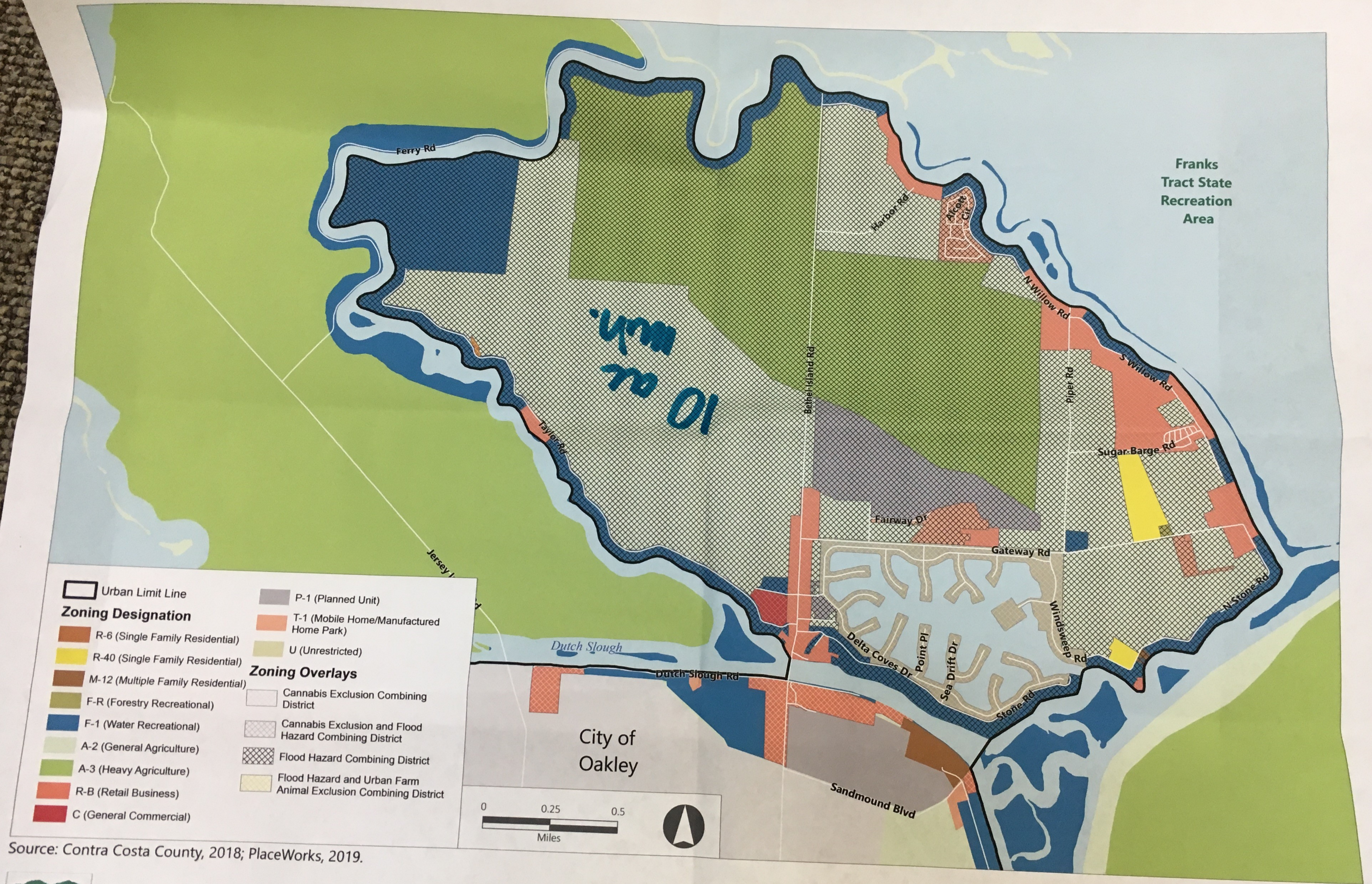
Make B1 Road a 4 lane Rd

Expand the park

Waterway signs



Source: Contra Costa County, 2018; PlaceWorks, 2019.



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