



ENVISION CONTRA COSTA 2040

Bethel Island Community Meeting #2: Draft Community Profile

Scout Hall
3090 Ranch Lane, Bethel Island, CA 94511
Wednesday, October 30th, 2019

The second community meeting for Bethel Island residents as part of Envision Contra Costa 2040 took place on Wednesday, October 30, 2019, from 6:30 to 8:30 PM at Scout Hall. The purpose of this workshop was to collect feedback on the draft community profile for Bethel Island, as well as potential changes to the General Plan land use map. The first two pages of the draft profile provide context about the community, including its character, demographic information, and exposure to natural hazard risks. The following pages include an overview of planned land uses, guiding principles, policies, and actions that will provide guidance to the County when making decisions affecting the community related to growth and development over the next twenty years.

The workshop took place shortly after multiple wildfires occurred both on the island and in nearby communities south of the island. After a short presentation about the Envision Contra Costa 2040 process, the 28 community members worked in five small groups with County staff and consultants to go over the draft community profile. Many meeting attendees were very concerned about public safety issues in the wake of the wildfires. Input and ideas are summarized below, and detailed notes from the small group discussions are attached to this summary.

- Add language in the context section to emphasize the agricultural portions of the island as an important asset that help define the character of the island. This discussion should note the community's desire to retain and enhance agricultural vibrancy and aesthetic character.
- Revise the overview map to indicate that the fire station is not active and remove the labeling error (City of Richmond).
- Improve the legibility and readability of the sea level rise map.
- Change residential and commercial General Plan land use designations on parcels that are undeveloped or developed with rural residential uses to an agriculture designation.
- Change the residential designation west of Bethel Island Road and north of Taylor Road to agriculture, a public park, or public parking.
- Most participants do not support increasing the residential density for the Delta Coves project, although there was some support for it.
- Consider expanding the commercial designation on Gateway Road to Piper.
- Expand upon the discussion of local businesses in the guiding principles to emphasize opportunities for additional commercial uses in the community.
- Improve both transportation and utility infrastructure to support emergency response efforts related to flooding, wildfires, and other natural hazards. Add language to the fourth guiding principle to include infrastructure along with emergency response planning.
- Revise the second policy to include the term "relaxed" to more accurately reflect the identity of Bethel Island.

- Expand Policy #5 to specify the types of visitor-serving amenities to be allowed during special events and the types of special events desired in the community.
- Amend Policy #6, which addresses upgrades to pedestrian and bicycle infrastructure, to also include improvements to drainage systems. Consider removing the discussion of alternative transportation enhancements altogether if automobile improvements are not explicitly prioritized.
- Reword the discussion of blight in Policy #11 to more accurately address concerns regarding community character related to degrading structures.
- Revise Policy #12 to clearly discourage a fish farm on Bethel Island.
- Add an action about improving public access to the water.
- Augment policy and action language to ensure protection from levee breaches, further strengthen internal levee standards, and regulate residential development standards near levees. Consider adding an action to require a specific residential setback from levees.
- Revise the zoning definition for commercial marina uses to allow bars and restaurants.
- Add an action to widen roadways to accommodate traffic.
- Add an action encouraging the County to work with the Federal Emergency Management Agency (FEMA) to determine if residential density may increase if protected by a certified levee.
- Emphasize that evacuation routes should not rely on the land bridge to Holland Tract in the actions. Consider adding language that would encourage a partnership with the City of Oakley to collaborate on evaluation routes.
- Consider identifying a funding source for maintenance of the new park facility identified in Action #6 to ensure park accountability and long-term quality. Also emphasize that the park should be designed to avoid crime. Some participants suggested that this action be removed all together due to the small number of children in the community.
- There was mixed support for Action #7 regarding annexation of Bethel Island into the Diablo Water District (DWS). Some participants recommended removing the action because it would be implemented by DWS and not the County. Other participants support the action and suggested that language be expanded to indicate that improved access to a reliable source of potable water would also improve fire protection services.
- Revise Action #8 to include additional signage along waterways prohibiting boat wakes.

BETHEL ISLAND COMMUNITY MEETING



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



ENVISION
CONTRA COSTA 2040

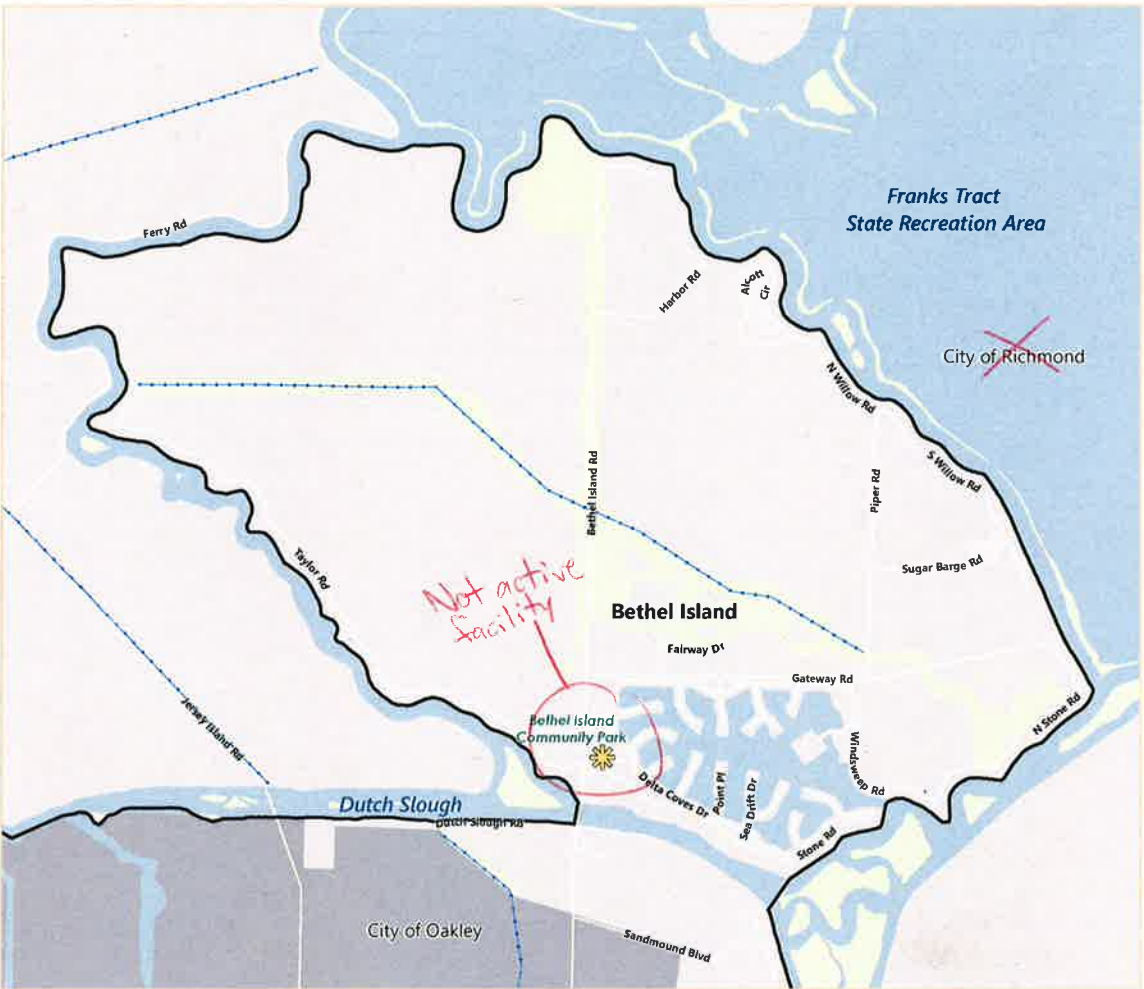
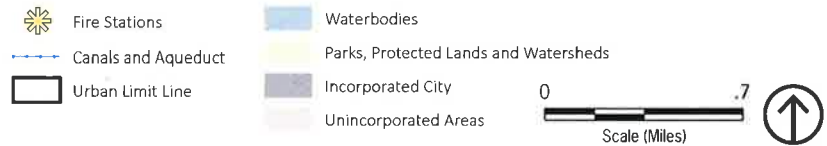
General Plan Land Use Designations for Bethel Island

BETHEL ISLAND | CONTEXT

Situated in eastern Contra Costa County at the heart of the Delta, Bethel Island has welcomed visitors and new residents alike since the 1930s, attracted to the small island for its water-related recreational activities. The Bethel Island marinas soon developed to capitalize on a growing interest in the community's warm waters and relaxed, rural atmosphere, away from the urban bustle of San Francisco Bay.

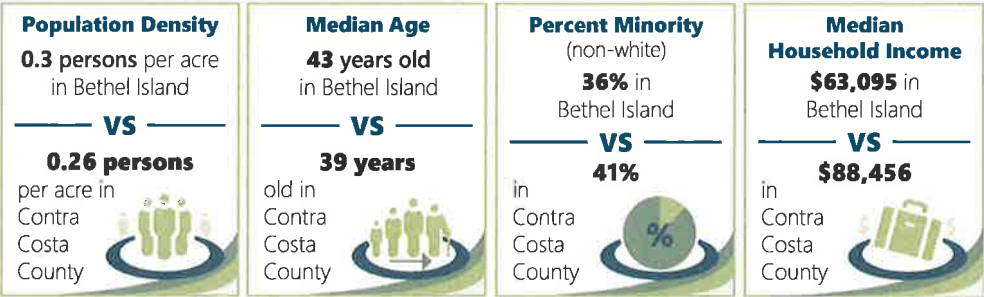
The residents of Bethel Island today cross the Bethel Island Bridge, replaced in 2009, to get to and from home. This singular ingress and egress to the 5.5-square-miles island limits development in this contently rural town, but it also causes roadway congestion during commute hours. Given the island's low elevation, there are also significant flooding and levee issues and the need for improved infrastructure to address hazards.

Proud of their local tourism industry and water-oriented amenities, Bethel Island residents would like to further enhance the marina to breathe life into the harbor areas with more retail uses, increased parking, and more family-oriented and/or water-related annual community events. The community is strongly opposed to development of heavy industrial uses, favoring light industrial or agriculture uses to complement their community character.













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

WHO LIVES IN BETHEL ISLAND?



BETHEL ISLAND | CONTEXT (CONTINUED)

Natural Hazards

-  Agricultural Pests and Diseases
-  Air Quality
-  Coastal Flood
-  Drought
-  Extreme Heat
-  Flooding
-  Human Health Hazards
-  Seismic Hazards (Liquefaction)
-  Sea Level Rise
-  Severe Storm

Major Vulnerabilities

Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.

The entire community is on a single access road connected via a bridge, leaving it vulnerable to coastal flooding, flooding, sea level rise, and severe storms.

Outdoor recreation and rangeland in the community are vulnerable to coastal flooding and sea level rise.

Commercial and government buildings along Bethel Island Road, Stone Road, Willow Road, and Taylor Road are vulnerable to sea level rise.

The island is vulnerable to liquefaction created by seismic hazards.












FLOOD ZONES

-  Incorporated City
-  Urban Limit Line
-  Waterbodies
-  Flood Hazard Zone
-  100-Year Flood Zone



SEA-LEVEL RISE

-  Incorporated City
-  Urban Limit Line
-  Waterbodies
-  Sea-Level Rise 2050 with 100-year storm severity
-  0 - 2
-  2 - 4
-  4 - 6
-  6 - 8
-  8 - 10
-  10 - 12
-  12+

BETHEL ISLAND | GUIDANCE

PLANNED LAND USE

Land use designations for Bethel Island are shown on the land use map. The majority of Bethel Island is designated for agricultural and open space uses, preserving its rural and open space character. Residential and commercial recreation uses are allowed along the eastern and southwestern edges of the island. The commercial core of Bethel Island is found along Bethel Island Road, north of the bridge; this core area also supports public, recreation, and residential uses. Another commercial corridor extends along a portion of Gateway Road. The eastern half of the island hosts the majority of the community's residential neighborhoods.



GUIDING PRINCIPLES

- ✓ 1. Bethel Island residents enjoy a relaxed, rural community located away from urban areas of San Francisco and the East Bay. The small-town, family-oriented atmosphere and quiet character should be preserved.
- ✓ 2. Local businesses, including tourism and water-oriented recreation amenities, are an asset to the community and should be supported. - Vegetation in water a problem; commercial on gateway groceries, etc.
- ✓ 3. To maintain a safe community, existing public services such as the East Contra Costa Fire Protection District and Sheriff's Office should be supported and enhanced.
- ✓ 4. Bethel Island's topography and location within the Delta expose it to potential flooding hazards. The community should be protected from these and other hazards through proper emergency response planning. Infrastructure

BETHEL ISLAND | GUIDANCE (CONTINUED)

POLICIES

- ✓ 1. Ensure that new development is adequately protected against current and future anticipated flood levels.
- ✓ 2. Retain the characteristics of Bethel Island that make it a unique place in the Delta with its own identity by limiting development to a low overall density and supporting uses that enhance the community's rural, water-oriented character. (3-64)
- ✓ 3. Establish Bethel Island Road between Dutch Slough and Gateway Road, and Gateway Road between Bethel Island Road and Piper Road, as the community's commercial core.
- ✓ 4. Encourage establishment and growth of locally serving businesses that fulfill the needs of Bethel Island residents.
- ✓ 5. Allow temporary uses that provide visitor-serving amenities during special events.
- ✓ 6. Upgrade pedestrian and bicycle infrastructure to improve safety and facilitate mobility throughout the island. *↑ And for cars *widen the road*
- ✓ 7. Improve fire protection services and emergency preparedness.
- ✓ 8. Reduce congestion on Bethel Island and directly connected public roads.
- ✓ 9. Limit new residential development on Bethel Island to already-approved development and one dwelling unit per legal parcel. (3-56)
- ✓ 10. Do not approve General Plan Amendments that would increase residential density on Bethel Island unless at least the following are accomplished:
 - (a) A financing mechanism is fully and completely assured for improvements to the entire perimeter on-island levee system;
 - (b) The levee improvement plans are approved by the Bethel Island Municipal Improvement District (BIMID) and the Army Corps of Engineers; and
 - (c) Subsidence and impacts on wetlands are adequately mitigated. (3-57)
- ✓ 11. Reduce ~~blight~~ ^{new word} and vegetation overgrowth, both on land and along waterways, through increased code enforcement.
- ✓ 12. Preserve and protect the agricultural, open space, wetland, and rare plant communities found on Bethel Island. (3-64)

ACTIONS

- ✓ 1. Rezone harbor/marina areas to allow for supporting retail uses (e.g., boating equipment, bait shops). *bar(restaurant, etc.)*
- ✓ 2. Expand commercial land use designations along Gateway Road as demand for commercial uses increases.
- ✓ 3. Increase the minimum lot size in agriculture zones in Bethel Island to at least 10 acres.
- ✓ 4. Coordinate with public safety and health agencies to create a comprehensive emergency response plan, including establishing evacuation routes and an emergency shelter.
- ✓ 5. Identify a suitable location for additional park facilities, including kid-friendly amenities such as play structures, and possibly an expanded community gathering space. *(Sex offenders common throughout island)*
- ✓ 6. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps, installing continuous street lighting, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities.
- ✓ 7. Assess the feasibility of annexing Bethel Island into the Diablo Water District service area to improve access to a reliable source of potable water.
- ✓ 8. Improve signage along waterways to facilitate wayfinding and reduce accidents.

- No public access to the water

NOTES

40 years why now?
Who's expense - County or Taxes?





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



General Plan Land Use Designations for Bethel Island

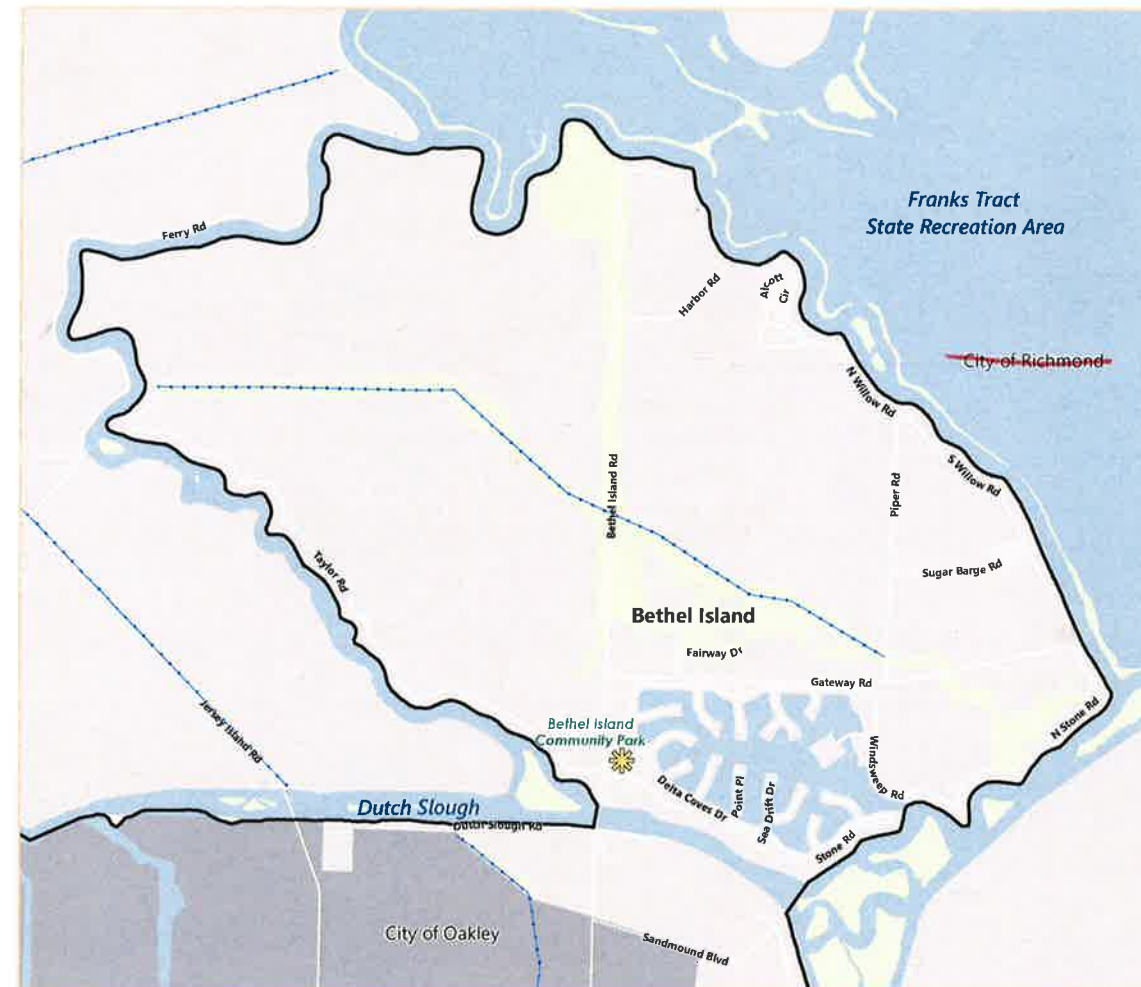
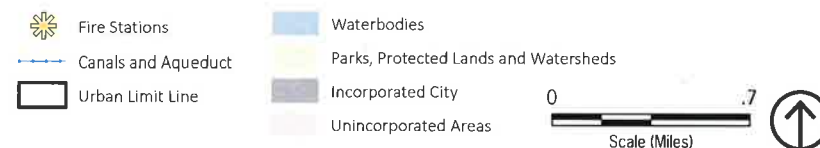
BETHEL ISLAND | CONTEXT

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The residents of Bethel Island today cross the Bethel Island Bridge, replaced in 2009, to get to and from home. This singular ingress and egress to the 5.5-square-miles island limits development in this contently rural town, but it also causes roadway congestion during commute hours. Given the island's low elevation, there are also significant flooding and levee issues and the need for improved infrastructure to address hazards.

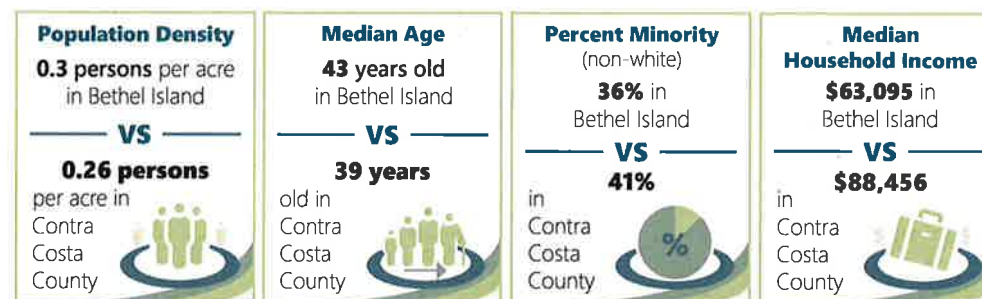
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Where would the parking be



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

WHO LIVES IN BETHEL ISLAND?



BETHEL ISLAND | GUIDANCE (CONTINUED)

POLICIES

1. Ensure that new development is adequately protected against current and future anticipated flood levels. ~~Stay~~ *Add*
2. Retain the characteristics of Bethel Island that make it a unique place in the Delta with its own identity by limiting development to a low overall density and supporting uses that enhance the community's rural, water-oriented character. (3-64) *Stay*
3. Establish Bethel Island Road between Dutch Slough and Gateway Road, and Gateway Road between Bethel Island Road and Piper Road, as the community's commercial core. *Add*
4. Encourage establishment and growth of locally serving businesses that fulfill the needs of Bethel Island residents. *Add*
5. Allow temporary uses that provide visitor-serving amenities during special events. *?*
6. Upgrade pedestrian and bicycle infrastructure to improve safety and facilitate mobility throughout the island. *Add and sidewalk and drainage*
7. Improve fire protection services and emergency preparedness. *Add*
8. Reduce congestion on Bethel Island and directly connected public roads. *Add?*
9. Limit new residential development on Bethel Island to already-approved development and one dwelling unit per legal parcel. (3-56) *Stay*
10. Do not approve General Plan Amendments that would increase residential density on Bethel Island unless at least the following are accomplished:
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 - (c) Subsidence and impacts on wetlands are adequately mitigated. (3-57)
11. Reduce blight and vegetation overgrowth, both on land and along waterways, through increased code enforcement. *Take out or reword*
12. Preserve and protect the agricultural, open space, wetland, and rare plant communities found on Bethel Island. (3-64) *Stay*

need more info →

How?

Speak w/
BIMID

Take out word
Blight

ACTIONS

1. Rezone harbor/marina areas to allow for supporting retail uses (e.g., boating equipment, bait shops). *Yes*
2. Expand commercial land use designations along Gateway Road as demand for commercial uses increases. *Yes*
3. Increase the minimum lot size in agriculture zones in Bethel Island to at least 10 acres. *Yes*
4. Coordinate with public safety and health agencies to create a comprehensive emergency response plan, including establishing evacuation routes and an emergency shelter. *Yes*
5. Identify a suitable location for additional park facilities, including kid-friendly amenities such as play structures, and possibly an expanded community gathering space. *Yes except play structures and who is going to take responsibility*
6. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps, installing continuous street lighting, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities. *Yes*
7. Assess the feasibility of annexing Bethel Island into the Diablo Water District service area to improve access to a reliable source of potable water. *Need more info.*
8. Improve signage along waterways to facilitate wayfinding and reduce accidents. *Yes*

Add Commercial on gateway.

NOTES

#1 Leave ~~3.58~~ 3.58 in the G.P.
No more levee breaches.

~~3.58 Starting at Island~~
66

#2 leave 3.60 in the G.P.
Internal levees must meet

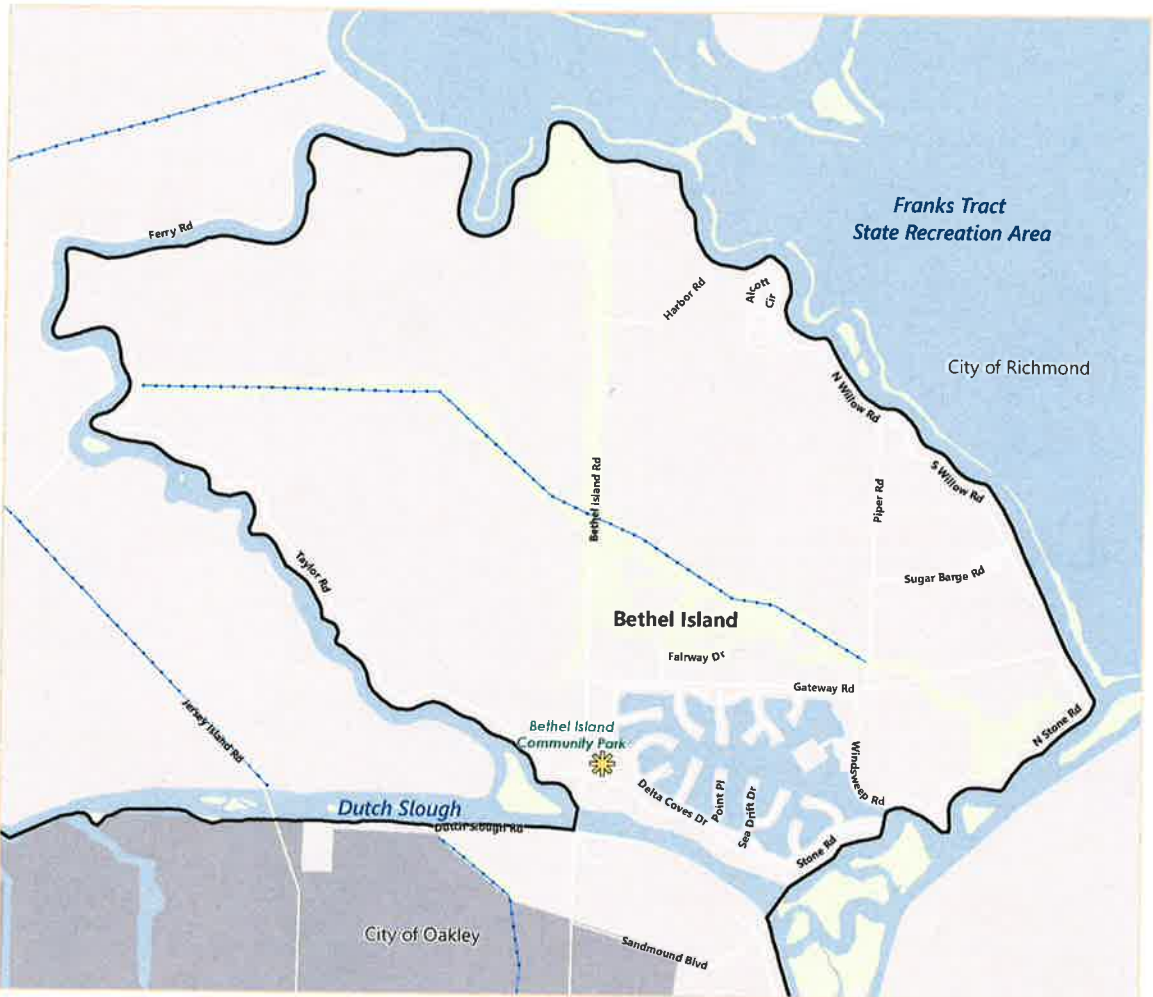
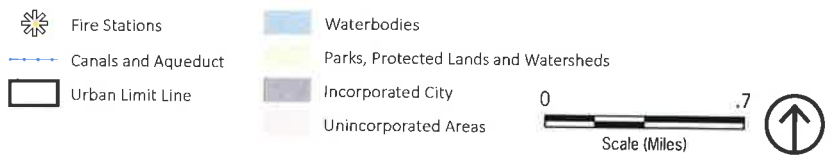


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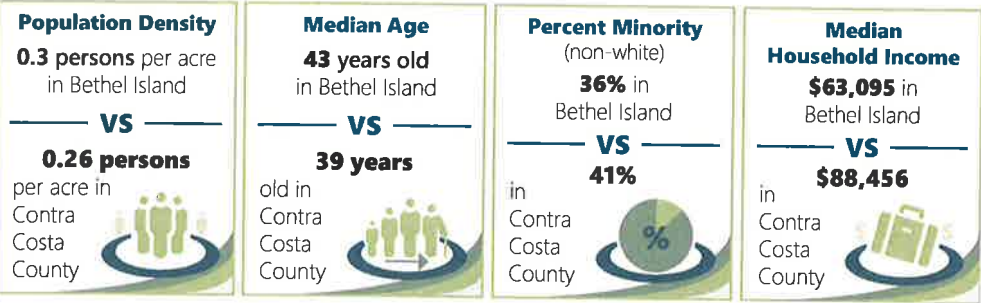
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Source: Contra Costa County, 2018; PlaceWorks, 2019.

WHO LIVES IN BETHEL ISLAND?



BETHEL ISLAND | CONTEXT (CONTINUED)

Natural Hazards

-  Agricultural Pests and Diseases
-  Air Quality
-  Coastal Flood
-  Drought
-  Extreme Heat
-  Flooding
-  Human Health Hazards
-  Seismic Hazards (Liquefaction)
-  Sea Level Rise
-  Severe Storm

Major Vulnerabilities

Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.

The entire community is on a single access road connected via a bridge, leaving it vulnerable to coastal flooding, flooding, sea level rise, and severe storms.






Outdoor recreation and rangeland in the community are vulnerable to coastal flooding and sea level rise.

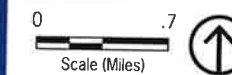
Commercial and government buildings along Bethel Island Road, Stone Road, Willow Road, and Taylor Road are vulnerable to sea level rise.

The island is vulnerable to liquefaction created by seismic hazards.



FLOOD ZONES


-  Incorporated City
-  Urban Limit Line
-  Waterbodies
-  Flood Hazard Zone
-  100-Year Flood Zone



not in flood



SEA-LEVEL RISE

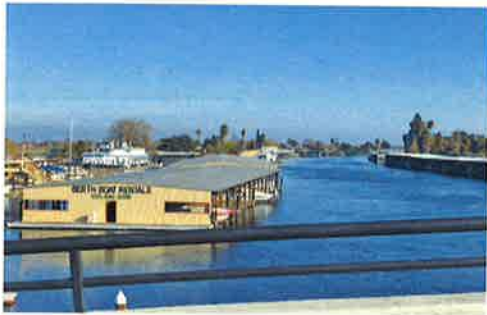
-  Incorporated City
-  Urban Limit Line
-  Waterbodies
-  Sea-Level Rise 2050 with 100-year storm severity
-  0 - 2
-  2 - 4
-  4 - 6
-  6 - 8
-  8 - 10
-  10 - 12
-  12+

not clear

BETHEL ISLAND | GUIDANCE

PLANNED LAND USE

Land use designations for Bethel Island are shown on the land use map. The majority of Bethel Island is designated for agricultural and open space uses, preserving its rural and open space character. Residential and commercial recreation uses are allowed along the eastern and southwestern edges of the island. The commercial core of Bethel Island is found along Bethel Island Road, north of the bridge; this core area also supports public, recreation, and residential uses. Another commercial corridor extends along a portion of Gateway Road. The eastern half of the island hosts the majority of the community's residential neighborhoods.



GUIDING PRINCIPLES

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2. Local businesses, including tourism and water-oriented recreation amenities, are an asset to the community and should be supported.
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4. Bethel Island's topography and location within the Delta expose it to potential flooding hazards. The community should be protected from these and other hazards through proper emergency response planning.

BETHEL ISLAND | GUIDANCE (CONTINUED)

POLICIES

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11. Reduce blight and vegetation overgrowth, both on land and along waterways, through increased code enforcement.
12. Preserve and protect the agricultural, open space, wetland, and rare plant communities found on Bethel Island. (3-64)

Provide another pathway for increased density if a property is protected by a certified buy.

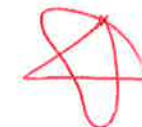
ACTIONS

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8. Improve signage along waterways to facilitate wayfinding and reduce accidents.

← maybe delete

3 in context of island

Add some content about the ag. portions of island being an important asset that helps define the character of the island. There is a desire to retain/enhance its vibrancy & rural, aesthetic character.



BETHEL ISLAND COMMUNITY MEETING



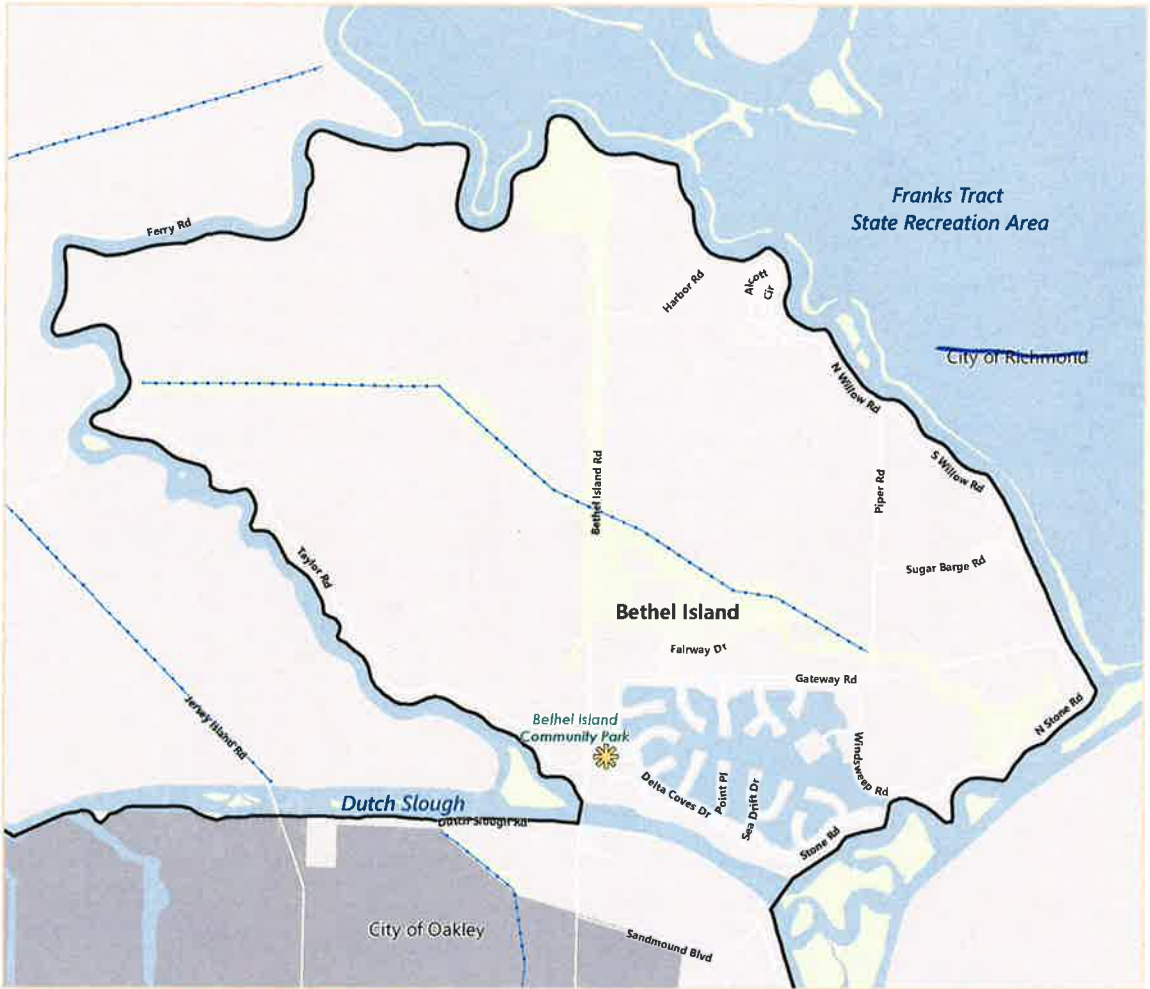
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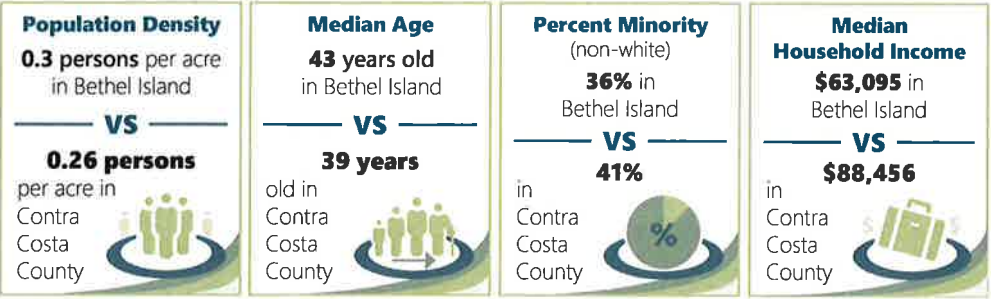
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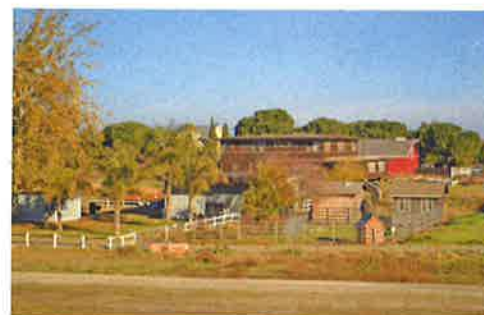
WHO LIVES IN BETHEL ISLAND?



BETHEL ISLAND | GUIDANCE

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BETHEL ISLAND | GUIDANCE (CONTINUED)

POLICIES

- All "related" →
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 - ~~6. Upgrade pedestrian and bicycle infrastructure to improve safety and facilitate mobility throughout the island.~~ *Hydrology*
 - OK 7. Improve fire protection services and emergency preparedness.
 - ~~8. Reduce congestion on Bethel Island and directly connected public roads.~~ *questionable*
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 - OK 11. Reduce blight and vegetation overgrowth, both on land and along waterways, through increased code enforcement.
 12. Preserve and protect the agricultural, open space, wetland, and rare plant communities found on Bethel Island. (3-64) *No fish farm!!!!*

13. New houses set back from levee by X feet.











ACTIONS

1. Rezone harbor/marina areas to allow for supporting retail uses (e.g., boating equipment, bait shops). OK
2. Expand commercial land use designations along Gateway Road as demand for commercial uses increases. OK
3. Increase the minimum lot size in agriculture zones in Bethel Island to at least 10 acres. OK
4. Coordinate with public safety and health agencies to create a comprehensive emergency response plan, including establishing evacuation routes and an emergency shelter. OK
5. Identify a suitable location for additional park facilities, including kid-friendly amenities such as play structures, and possibly an expanded community gathering space. OK
6. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps, installing continuous street lighting, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities. OK
7. Assess the feasibility of annexing Bethel Island into the Diablo Water District service area to improve access to a reliable source of potable water. OK and for fire protection throughout island
8. Improve signage along waterways to facilitate wayfinding and reduce accidents.

No Wake "No Wake" Signs

BETHEL ISLAND | CONTEXT (CONTINUED)

Natural Hazards

-  Agricultural Pests and Diseases
-  Air Quality
-  Coastal Flood
-  Drought
-  Extreme Heat
-  Flooding
-  Human Health Hazards
-  Seismic Hazards (Liquefaction)
-  Sea Level Rise
-  Severe Storm

Major Vulnerabilities

Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.

The entire community is on a single access road connected via a bridge, leaving it vulnerable to coastal flooding, flooding, sea level rise, and severe storms.

Outdoor recreation and rangeland in the community are vulnerable to coastal flooding and sea level rise.

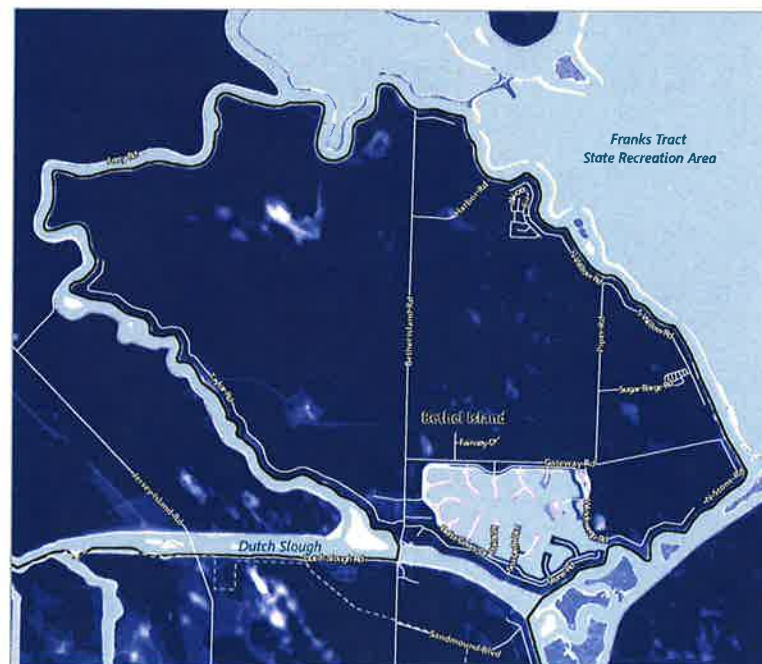
Commercial and government buildings along Bethel Island Road, Stone Road, Willow Road, and Taylor Road are vulnerable to sea level rise.

The island is vulnerable to liquefaction created by seismic hazards.



FLOOD ZONES

-  Incorporated City
-  Urban Limit Line
-  Waterbodies
-  Flood Hazard Zone
-  100-Year Flood Zone



SEA-LEVEL RISE

-  Incorporated City
-  Urban Limit Line
-  Waterbodies
-  Sea-Level Rise 2050 with 100 year storm severity
-  0 - 2
-  2 - 4
-  4 - 6
-  6 - 8
-  8 - 10
-  10 - 12
-  12+



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



ENVISION
CONTRA COSTA 2040

General Plan Land Use Designations for Bethel Island

BETHEL ISLAND | GUIDANCE (CONTINUED)

POLICIES

1. Ensure that new development is adequately protected against current and future anticipated flood levels.
2. Retain the characteristics of Bethel Island that make it a unique place in the Delta with its own identity by limiting development to a low overall density and supporting uses that enhance the community's rural, water-oriented character. (3-64)
3. Establish Bethel Island Road between Dutch Slough and Gateway Road, and Gateway Road between Bethel Island Road and Piper Road, as the community's commercial core.
- like ** 4. Encourage establishment and growth of locally serving businesses that fulfill the needs of Bethel Island residents.
5. Allow temporary uses that provide visitor-serving amenities during special events.
6. Upgrade pedestrian and bicycle infrastructure to improve safety and facilitate mobility throughout the island.
7. Improve fire protection services and emergency preparedness.
8. Reduce congestion on Bethel Island and directly connected public roads.
9. Limit new residential development on Bethel Island to already-approved development and one dwelling unit per legal parcel. (3-56)
10. Do not approve General Plan Amendments that would increase residential density on Bethel Island unless at least the following are accomplished:
 - (a) A financing mechanism is fully and completely assured for improvements to the entire perimeter on-island levee system;
 - (b) The levee improvement plans are approved by the Bethel Island Municipal Improvement District (BIMID) and the Army Corps of Engineers; and
 - (c) Subsidence and impacts on wetlands are adequately mitigated. (3-57)
- like ** 11. Reduce blight and vegetation overgrowth, both on land and along waterways, through increased code enforcement.
12. Preserve and protect the agricultural, open space, wetland, and rare plant communities found on Bethel Island. (3-64)

13. Require that new dev. be set back from the toe of the levee by X feet.

ACTIONS

1. Rezone harbor/marina areas to allow for supporting retail uses (e.g., boating equipment, bait shops).
2. Expand commercial land use designations along Gateway Road as demand for commercial uses increases.
3. Increase the minimum lot size in agriculture zones in Bethel Island to at least 10 acres.
4. Coordinate with public safety and health agencies to create a comprehensive emergency response plan, including establishing evacuation routes and an emergency shelter.
5. Identify a suitable location for additional park facilities, including kid-friendly amenities such as play structures, and possibly an expanded community gathering space.
6. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps, installing continuous street lighting, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities.
7. Assess the feasibility of annexing Bethel Island into the Diablo Water District service area to improve access to a reliable source of potable water. + water for fire protection throughout entire island.
8. Improve signage along waterways to facilitate wayfinding and reduce accidents.

Evacuation route should not rely on land bridge to Holland Tract. Work w/ City of Oakley to ensure routes don't rely on that bridge.

Consider striking this. Not many kids here. Or if keep, ensure visible to avoid crime.

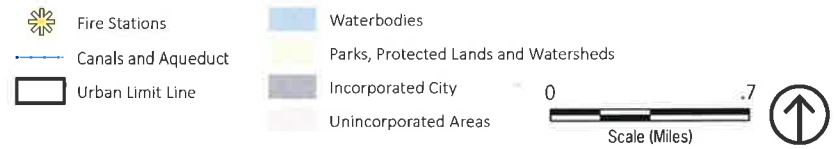
Need this light in town - recent ped fatality @ sports Bar.

BETHEL ISLAND | CONTEXT

Situated in eastern Contra Costa County at the heart of the Delta, Bethel Island has welcomed visitors and new residents alike since the 1930s, attracted to the small island for its water-related recreational activities. The Bethel Island marinas soon developed to capitalize on a growing interest in the community's warm waters and relaxed, rural atmosphere, away from the urban bustle of San Francisco Bay.

The residents of Bethel Island today cross the Bethel Island Bridge, replaced in 2009, to get to and from home. This singular ingress and egress to the 5.5-square-miles island limits development in this contently rural town, but it also causes roadway congestion during commute hours. Given the island's low elevation, there are also significant flooding and levee issues and the need for improved infrastructure to address hazards.

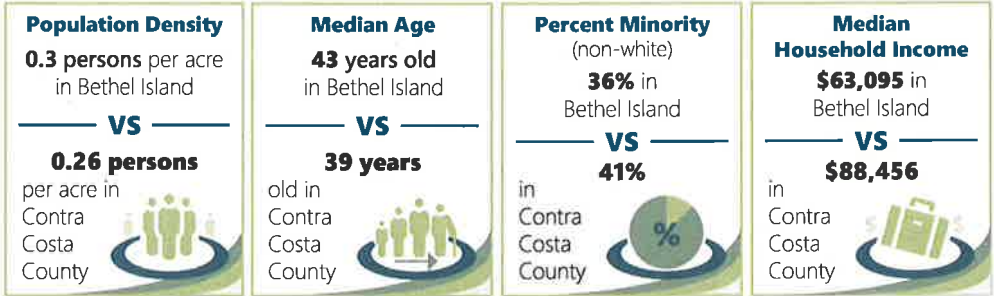
Proud of their local tourism industry and water-oriented amenities, Bethel Island residents would like to further enhance the marina to breathe life into the harbor areas with more retail uses, increased parking, and more family-oriented and/or water-related annual community events. The community is strongly opposed to development of heavy industrial uses, favoring light industrial or agriculture uses to complement their community character.



Delete











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

WHO LIVES IN BETHEL ISLAND?



BETHEL ISLAND | CONTEXT (CONTINUED)

Natural Hazards

-  Agricultural Pests and Diseases
-  Air Quality
-  Coastal Flood
-  Drought
-  Extreme Heat
-  Flooding
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


Outdoor recreation and rangeland in the community are vulnerable to coastal flooding and sea level rise.

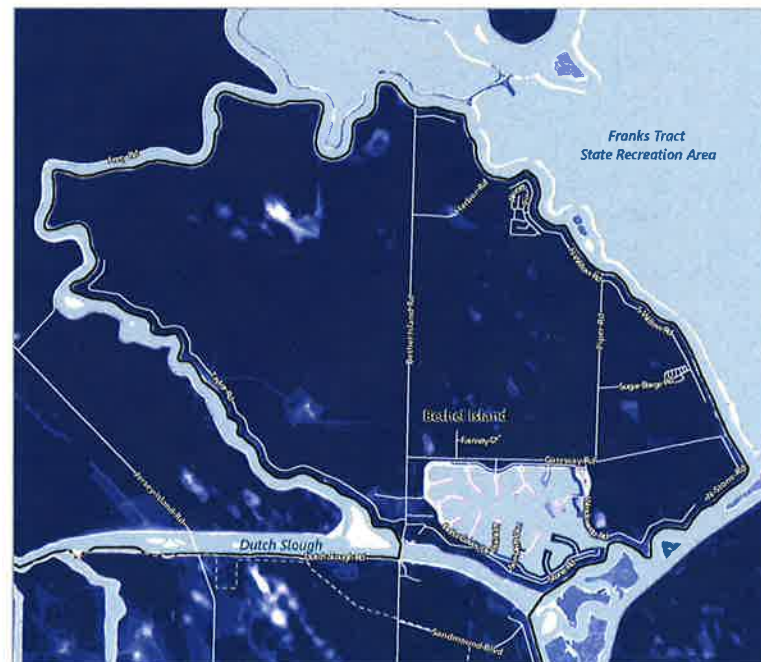
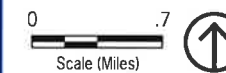
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BETHEL ISLAND | GUIDANCE

PLANNED LAND USE

Land use designations for Bethel Island are shown on the land use map. The majority of Bethel Island is designated for agricultural and open space uses, preserving its rural and open space character. Residential and commercial recreation uses are allowed along the eastern and southwestern edges of the island. The commercial core of Bethel Island is found along Bethel Island Road, north of the bridge; this core area also supports public, recreation, and residential uses. Another commercial corridor extends along a portion of Gateway Road. The eastern half of the island hosts the majority of the community's residential neighborhoods.



GUIDING PRINCIPLES

1. Bethel Island residents enjoy a relaxed, rural community located away from urban areas of San Francisco and the East Bay. The small-town, family-oriented atmosphere and quiet character should be preserved.
2. Local businesses, including tourism and water-oriented recreation amenities, are an asset to the community and should be supported.
3. To maintain a safe community, existing public services such as the East Contra Costa Fire Protection District and Sheriff's Office should be supported and enhanced.
4. Bethel Island's topography and location within the Delta expose it to potential flooding hazards. The community should be protected from these and other hazards through proper emergency response planning.