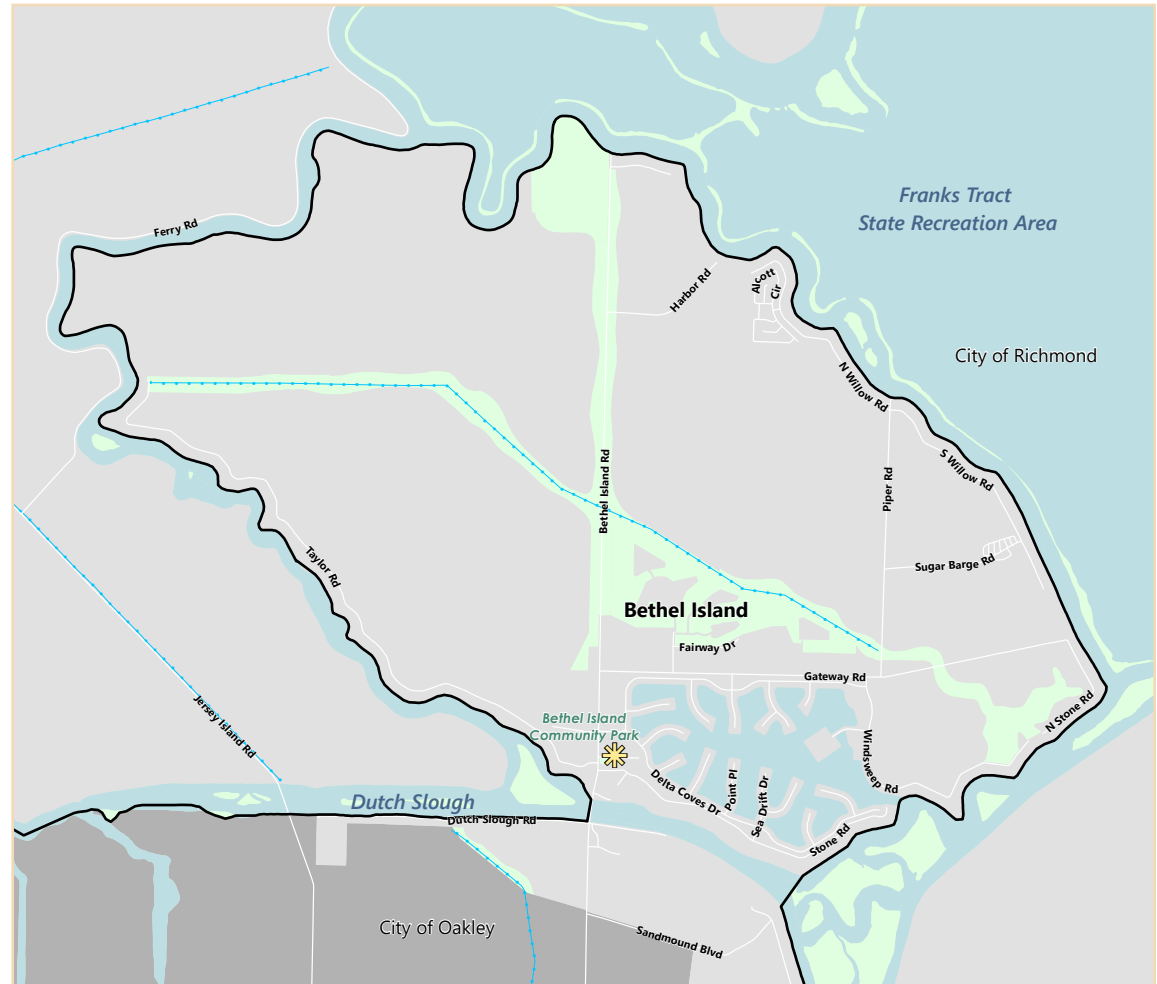


# BETHEL ISLAND | CONTEXT

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.

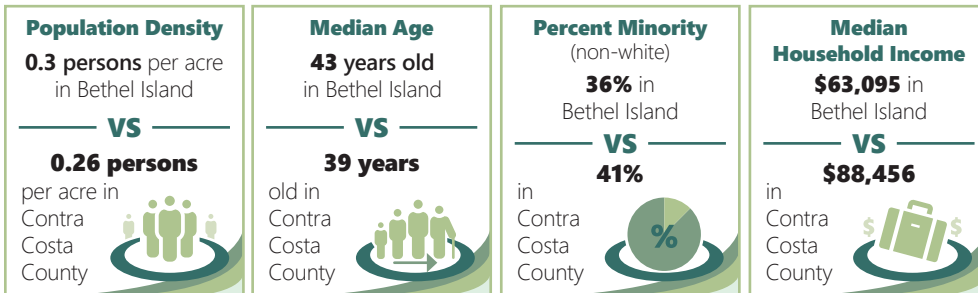
The residents of Bethel Island today cross the Bethel Island Bridge, replaced in 2009, to get to and from home. This singular ingress and egress to the 5.5-square-miles island limits development in this contently rural town, but it also causes roadway congestion during commute hours. Given the island's 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+

## 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.

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