

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**NOTICE AND ORDER TO ABATE**  
(Contra Costa County Ordinance Code, Section 14-6.410)

April 6, 2023

BI PROPERTIES INC  
PO BOX 6508  
CONCORD, CA 94524-1508

SITE: 1970 TAYLOR RD, BETHEL ISLAND, CA  
APN: 028-140-003 & 028-140-004  
REF: BIRF07-00740 & BIRF07-00739

**NOTICE IS HEREBY GIVEN that:**

(1) the trailers, recreational vehicles, and boats located on the subject property are being used for human habitation without the necessary permits or authorizations in violation of Sections 84-68.1402 and 84-68.1404 of the Contra Costa County Code;

(2) the trailers, recreational vehicles, and boats located on the subject property being used for human habitation are in an unsafe and unsanitary condition, including inadequate sanitation, lack of running hot water, lack of adequate heating, lack of electrical lighting, lack of connection to a sewage disposal system, lack of garbage removal services, nonconforming electrical wiring, lack of domestic water supply services, faulty weather protection, and the accumulation of junk, garbage, and debris, in violation of Section 84-68.1402 of the Contra Costa County Ordinance Code and California Health and Safety Code, Sections 18865(g) and 18771(c);

(3) the electrical system consisting of generators and extension cords used to provide power to the various occupancies located on the subject property was installed without the necessary permits, does not use commercially supplied electricity, and is in use without authorization from the County building official, in violation of Sections 72-6.202, 76-2.002, 76-4.602, and 76-4.608 of the Contra Costa County Ordinance Code;

**Notice and Order to Abate**

BI PROPERTIES INC

Page 2

(4) domestic water supply service and sewage systems are not present to serve the occupancies located on the subject property in violation of Section 82-2.020 of the Contra Costa County Code; and

(5) there are unpermitted junkyard conditions on the subject property, including the storage of trailers, recreational vehicles, and boats, and the accumulation of tires, batteries, car parts, construction equipment, junk, garbage, and debris, in violation of Sections 88-4.402 and 720-2.006 of the Contra Costa County Code.

These violations have been declared a public nuisance by the County abatement officer and must be abated immediately. The public nuisance is on property located at 1970 TAYLOR RD, BETHEL ISLAND, CA; APNs 028-140-003 and 028-140-004.

**YOU ARE HEREBY ORDERED TO ABATE SAID PUBLIC NUISANCE** within ten (10) consecutive calendar days from the issuance of this order. The issuance date is specified below. You may abate the public nuisance by doing all the following:

1. Discontinue the use of trailers, recreational vehicles, and boats on the subject property for human habitation.
2. Disconnect and remove the electrical system from the subject property.
3. Remove the trailers, recreational vehicles, and boats stored on the subject property **OR** submit a complete application and obtain the necessary permit(s) from the Community Development Division to allow the storage of trailers, recreational vehicles, and boats on the subject property. Human habitation of the trailers, recreational vehicles, or boats stored on the subject property is not permitted.
4. Remove the accumulation of the tires, batteries, car parts, construction equipment, junk, garbage, and debris from the subject property.

If you fail to abate the public nuisance within the number of days specified, the County may order its abatement by public employees, private contractor, or other means. The cost of said abatement, if not paid, may be levied and assessed against the property as a special assessment lien and may be collected at the same time and in the same manner as ordinary county taxes are collected, subject to the same penalties, procedures, and sale in case of delinquency..

**YOU MAY APPEAL FROM THIS ORDER OF ABATEMENT**, but any such appeal must be brought prior to the expiration of the number of days specified above for completion of abatement. The appeal must be in writing; specify the reasons for the appeal; contain your name, address, and telephone number; be accompanied by an appeal fee of **ONE HUNDRED TWENTY-FIVE** dollars (**\$125.00**); and be submitted to the Clerk of the Board of Supervisors at the following address:

**Clerk of The Board of Supervisors  
County of Contra Costa  
1025 Escobar St., 1<sup>st</sup> Floor  
Martinez, Ca 94553**

One who is legally indigent may obtain a waiver of the appeal fee. Upon timely receipt of the appeal and accompanying fee, or waiver, the Clerk of the Board will cause the matter to be set for hearing before the Board of Supervisors and notify you of the date and location of the hearing. If you have any questions regarding this matter, you may direct them to the county officer issuing this notice at the address or telephone number listed below.

**ISSUANCE DATE:** April 6, 2023

**REFERENCE #:** BIRF07-00740 & BIRF07-00739



---

Conrad Fromme  
Building Inspector/Code Enforcement Officer  
(925) 655-2807  
Conrad.Fromme@dcd.cccounty.us

