



CONTRA COSTA COUNTY

AGENDA

Bay Point Municipal Advisory Council

Tuesday, February 3, 2026

6:00 PM

**205 Pacifica Avenue, Bay Point, CA
94565**

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Call to Order/Roll Call/Pledge of Allegiance
2. Approval of Agenda
3. Election and Swearing in of 2026 MAC Officers, Chair, Vice Chair, Secretary and Treasurer - Major duties of each officer:

The Chair acts as the head of the advisory body and is the official spokesperson for the body

The Vice-Chair presides in the absence of the Chair

The Treasurer is responsible for the financial records of the advisory body

The Secretary collects and reviews the monthly correspondence

4. Approve January Meeting Minutes [26-377](#)

Attachments: [MAC Record of ActionsJan26](#)

5. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
 6. Agency Reports
 - 6a. Contra Costa County Sheriff's Office - Lt. Rhenelle Daniels
 - 6b. Contra Costa County Code Enforcement- Larry Tolson and Bill Lovan
 - 6c. Contra Costa County Fire Protection District- Michelle Rinehart
 - 6d. Golden State Water- Tina Gonzalez
 - 6e. Supervisor Shanelle Scales-Preston - General Update
 7. Item for Discussion and/or Action
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- 7a Planning Application CDLP25-02048 - 26 Driftwood Circle, Bay Point, CA 94565- The applicant requests a land use permit to allow up to 15 children for childcare services within an existing residence. No work or expansion is proposed with this project.
- 7b. Planning Application CDLP25-02041 - 602 Port Chicago Hwy, Bay Point CA 94565 - The applicant requests a Land Use Permit and Development Plan COmbination Permit for the development of a mixed-use development in three phases totaling 113 residential units and 11,000 SF of retail space.

Phase 1 includes a gross floor area of 25,960 SF (28 new residential units and 2 retail units) and includes an underground garage.

Phase 2 includes a total gross floor area of 53,000 SF (52 residential units and 3 retail units).

Phase 3 includes demolition of an existing building and new building with a total gross floor area of 41,000 SF (33 residential units and 3 retail units).
- 7c. Tami Strauss, Eden Housing Associate Director of Real Estate Development- Eden Housing Project in Bay Point
- 7d. Bay Area Air District - Bay REPAIR Program's Local Community Benefits Fund and the associated grant application opportunity for Bay Point- based organizations.
- 7e. Planning Application CDMS25-00031- 0 Evora Rd., Concord, CA 94520 - The applicant requests approval of a minor Subdivision application to subdivide an existing parcel (Lot 14 of Subdivision -8918) into Parcel A (27,284 SF) and Parcel B (38,028 SF) that will be accessed from a new private road. The project also includes 4,000 cubic yards of cut and 800 cubic yards of fill. Land Use Permit CDLP20-02031 will apply to the proposed new parcel.
- 8. Members Report
- 9. The next meeting is currently scheduled for March 3, 2026.
- 10. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 205 Pacifica Ave., Bay Point, CA 94565, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Armando Carrasco at: Armando.Carrasco@bos.cccounty.us or
(925) 608-4200



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-377

Agenda Date: 2/3/2026

Agenda #: 4.

Advisory Board: Bay Point MAC

Subject: Approval of January Minutes

Recommendation(s)/Next Step(s):

Approve January Meeting Minutes

Bay Point Municipal Advisory Committee



Debra Mason Chair
Shanelle Scales-Preston, District V
Supervisor

*The Bay Point Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Record of Actions

**6:00 pm
January 06, 2026**

1. Call to Order/Roll Call/Pledge of Allegiance

Council members present; Mason, Tremaine, Garcia, Shah, Lessley
Absent: Garcia-Lopez

2. Public Comment

A member of the public shared their concern about traffic concerns during morning commute near Highway 4 entrances,

A member of the public from the Sycamore Ct. area shared that they have been negotiating with the auto storage facility near there homes and invited members of the public to join them.

Another member from that group shared that they were also working with them on tree removal. Also shared concerns about parking on Willow Pass Road when apartments are built on Ambrose property and the flow of water thru creek by Clearland Drive.

A member of the public shared their concern about the lack of lighting on Pacifica Ave.

A member of the public had questions about seeking approval for 4 house on his property that he would like to sell.

3. Approval of Agenda

Motion to approve consent agenda with corrections by Member Lessley, second by Member Tremaine, motion passes 6/0, member Garcia-Lopez absent.

4. Approval of October Meeting Minutes

Motion to approve the October minutes with two correction was made by Member Lessley, second by Member Tremaine, motion passes 6/0, member Garcia-Lopez.

5. Agency Reports

- a. **Contra Costa Sheriff's Office – Lt. Rhenelle Daniels** – reported that vandalism and domestic violence are what they are dealing with right now. There were two homicides in Bay Point last year. He reported on some of the events that they had this past year and look forward to doing more.
- b. **Contra Costa Code Enforcement – Bill Lovan** – They are mostly dealing with homeless right now, they have opened 36 cases, closed 32 and have 72 current.
- c. **Contra Costa Fire Protection District** – Michelle Rinehart was unable to attend but sent a report. The Fire Code public hearing period is Jan 1- Jan 9. They had their open house in Oct.
- d. **Golden State Water** – Tina Gonzalez shared that they completed main project at Mota, they are working on general services for the new year.
- e. **Supervisor Scales-Preston -Armando-** reported that the turkey drop was a success and the Christmas event and Toy giveaway went well. He also introduced our new MAC member Adrian Gomez Summers,,who made a brief statement about herself.

6. Items for Discussion and/or Action:

- a. **Request for Agency Comments for County File#CDLP24-02007-** Applicant request a Land Use Permit to establish a retail business for U-Haul, in existing U-Haul warehouse established pursuant to CDLP16-02031. Applicant also proposing signage (xRef CDCV24-00004) **Josh** – shared that they are located at Aurora Ct. they expect to have 15-20 trucks. They shared information regarding their facility and parking spaces available. The MAC had no concerns with their permit.
- b. **Zoe Fung, Contra Costa Resource Conservation District (CCRCD)- Potential Wildfire Resilience Grant for Bay Point** – Zoe stated she is looking for support and feedback for a Wildfire Mitigation grant. She gave a detailed presentation on what they hope to achieve and a timeline. The MAC agreed to write a letter of support for the proposal.

Meeting was adjourned to February 3, 2026