CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT COMMUNITY DEVELOPMENT DIVISION

COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date 1/16/25

Ve request your comments regarding the attached applied	cation currently under review.		
DISTRIBUTION	Please submit your comments to:		
INTERNAL	Project Planner Dominique Vogelpohl		
■ Building Inspection	Phone #925-655-2880		
✓ Advance Planning Housing Programs	E-mail_dominique.vogelpohl@dcd.cccounty.u		
✓ Trans. Planning Telecom Planner	County File #CDLP24-02027		
ALUC Staff HCP/NCCP Staff			
County Geologist	Prior to Feb. 14, 2025		
HEALTH SERVICES DEPARTMENT	* * * *		
✓ Environmental Health Hazardous Materials	We have found the following special programs appl to this application:		
PUBLIC WORKS DEPARTMENT	Landslide Active Fault Zone (A-P)		
✓ Engineering Services Special Districts	✓ Liquefaction ✓ Flood Hazard Area		
Traffic	60-dBA Noise Control		
Flood Control (Full-size)	CA EPA Hazardous Waste Site		
LOCAL Contro Costo	High or Very High FHSZ		
Fire District Contra Costa	****		
San Ramon Valley – (email) rwendel@srvfire.ca.gov	AGENCIES: Please indicate the applicable code		
Consolidated – (email) fire@cccfpd.org	section for any recommendation required by law or		
✓ Sanitary DistrictIronhouse Sanitary	ordinance. Please send copies of your response to the Applicant and Owner.		
✓ Water District CCC GSA	Comments: None Below Attached		
City of	Notice Below Attached		
School District(s)			
LAFCO			
Reclamation District #			
East Bay Regional Park District			
Diablo/Discovery Bay/Crockett CSD			
✓ MAC/TAC Bethel Island			
✓ Improvement/Community Association BIMID			
✓ CC Mosquito & Vector Control Dist (email)			
OTHERS/NON-LOCAL			
CHRIS (email only: nwic@sonoma.edu)			
✔ CA Fish and Wildlife, Region 3 – Bay Delta	Print Name		
Native American Tribes	Cignoture		
ADDITIONAL RECIPIENTS	Signature DATE		
Ryan Hernandez	Agency phone #		



Planning Application Summary

County File Number: CDLP24-02027 File Date: 1/10/2025

Applicant:

Mario Tenorio generalcontractor764@yahoo.com

2324 Roberto St. (415) 504-4059

Napa, CA 94558

Property Owner:

Rajbir Sarkaira gateway3615@att.net

3615 Gateway Road (925) 766-5784 Bethel Island, CA 94511

Project Description:

Request for approval of a Land Use Permit application to add a commercial kitchen within the existing Gateway Market building to establish a take-out food business. Pursuant to Chapter 88-16 - TAKE-OUT FOOD ESTABLISHMENTS of the County code, take-out food establishments must obtain a Land Use Permit from the County Planning Department.

Project Location: (Address: 3615 GATEWAY RD, BETHEL ISLAND, CA 94511), (APN: 029050064)

Additional APNs:

General Plan Designation(s): CO **Zoning District(s):** R-B, T-1, -FH, -CE

Flood Hazard Areas: AE AP Fault Zone: No

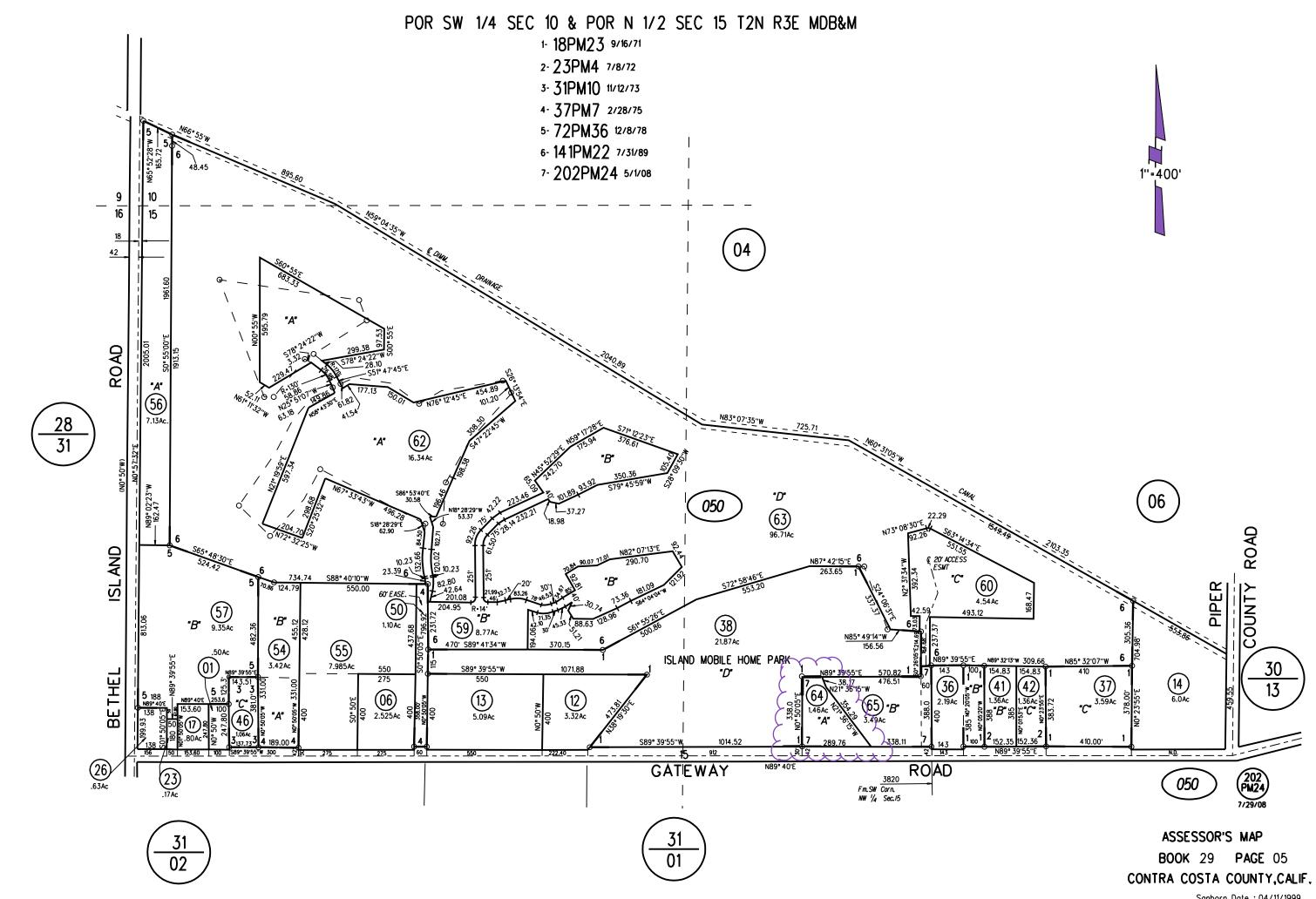
60-dBA Noise Control: NO MAC/TAC: Bethel Island

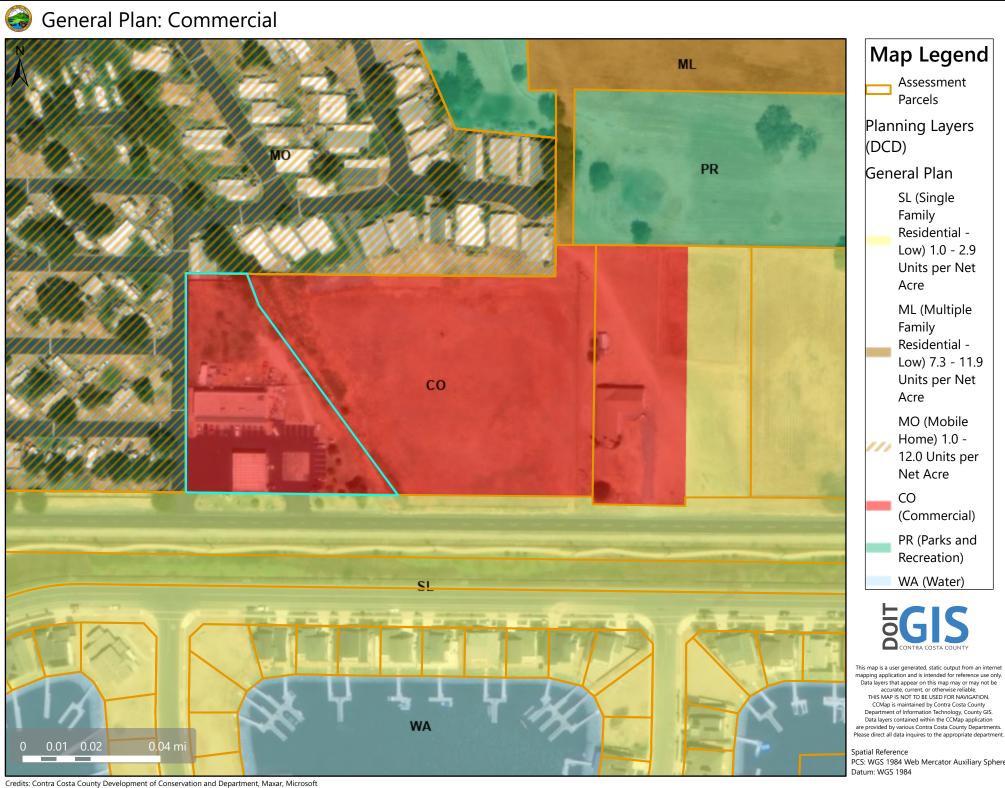
Sphere of Influence: NO Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY Housing Inventory Site: NO

Specific Plan: NO

Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0027	Land Use Permit - Other	002606-9660-REV-000-5B0027	5500.00	5500.00
		Total:	5662.00	5662.00





Map Legend

Assessment Parcels

Planning Layers (DCD)

General Plan

SL (Single Family

Residential -

Low) 1.0 - 2.9 Units per Net

Acre

ML (Multiple Family

Residential -

Low) 7.3 - 11.9

Units per Net

Acre

MO (Mobile

Home) 1.0 -

12.0 Units per Net Acre

CO

(Commercial)

PR (Parks and Recreation)

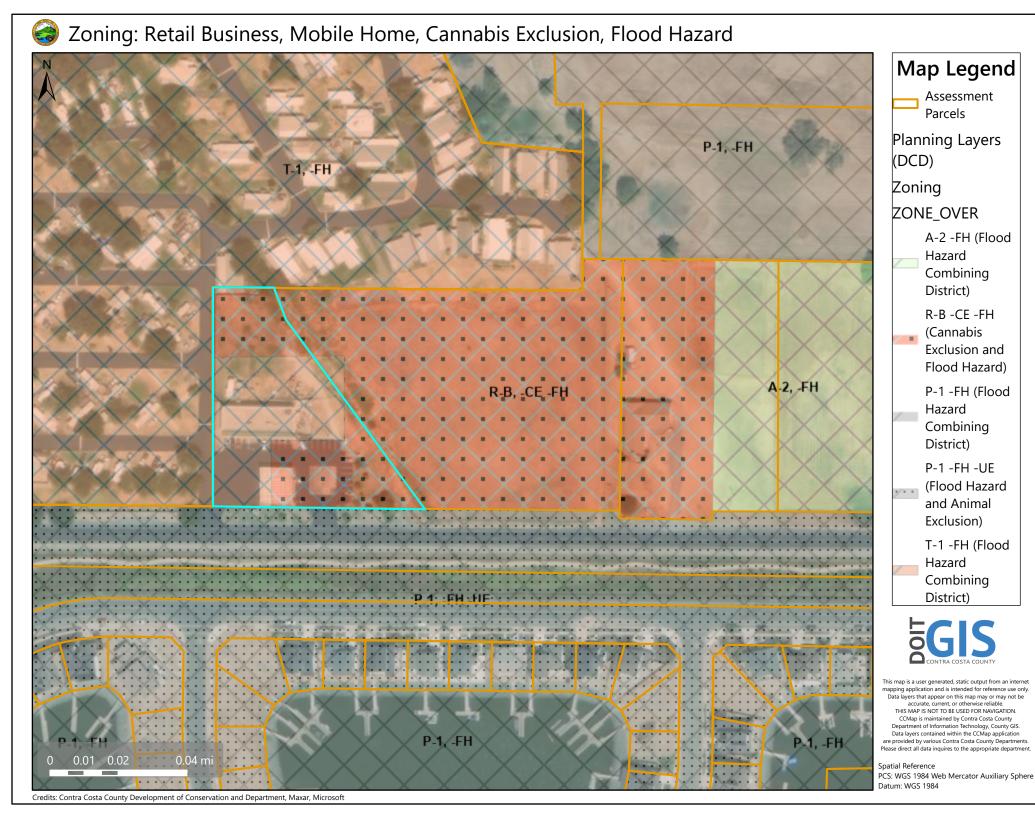
WA (Water)



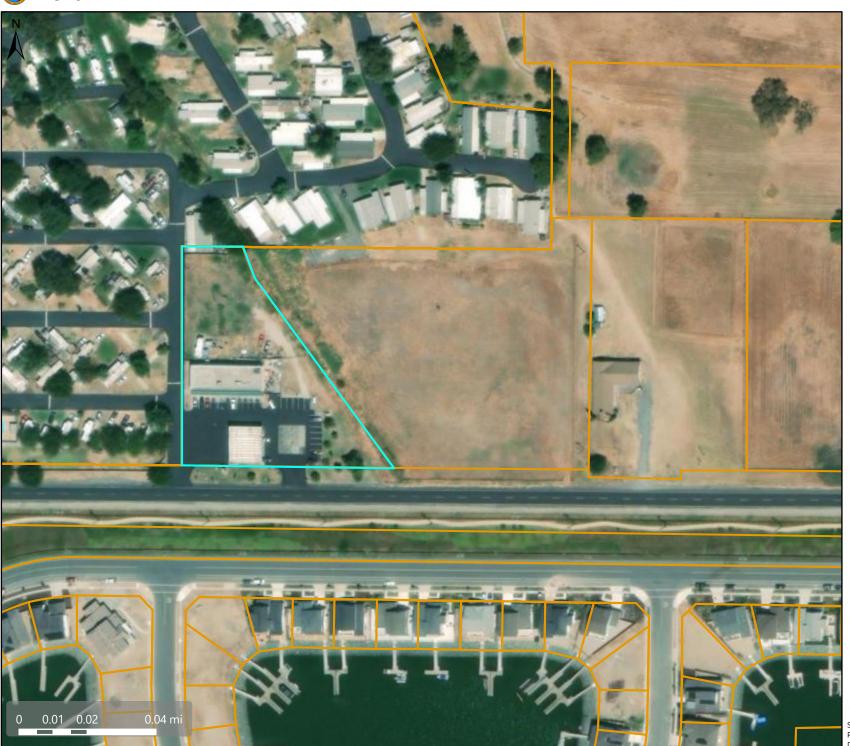
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application

Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984







Map Legend

Assessment Parcels



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CCMap is maintained by Contra Costa County
Department of Information Technology, County GIS.

Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984

RECEIVED on 01/10/2025 CDLP24-02027
By Contra Costa County
Department of Conservation and Development 2 OUTDOOR STORAGE AREA COVERED FUEL PUMPS 38.17' CONVENIENCE STORE 338 1 EXISTING SITE PLAN

Project:

New Portable Office Trailer

Project Address:

3615 Gateway Road, Bethel Island

Sheet Title: Existing Site Plan

Revisions

No. Descrptn Date

Date:

12Apr24

Scale:

1/16" = 1' 0"

Page



Commercial Kitchen and Hood Plan Details

75 gallon water heater 76,000 BTU



14'6" feet wide three compartment sink NOTES: HOOD EXHAUST HOOD MAKE UP AIR SOURCE WIN 10 OF EXHAUST HOOD TO BE PERFORATED TYPE (SEE CAPTINE AIRE PLANS) ALL KITCHEN HAND WASH SINKS TO HAVE 6" SPLASH GUARDS ON 3 SIDES. gril FOOD PREPSINK TO BE 18"x 18"x 12" DEEP WINTEGRAL DRAIN BOXED. TILE FLOOR Mop sink 25' feet long PROPOSAL KITCHEN Food prep. table COHED TILE TILE FLOOR FLOOR/WALL JUNCTURES & FLOOR/COUNTER TOE-KICK JUNCTURES CROSS-SECTIONS KITCHEN 6' s.s. utility table 6' s.s. utility table 36" in existing door (FRP TO B'AFF

Notes of the commercial kitchen and hood details

1- All items are a proposal for being set up for a kitchen commercial hood behind the grocery store as food to go (Mexican and American food) They will be connected for a 4' feet opening.

ALL KITCHEN WALLS

- 2.- The hood will be type II.
- 3.- The waterheater 50 gallons as minimum for kitchen
- 4. The homeowner will follow all the rules and regulations about construction from Contra Costa County and local codes.
- 5.- The elevation from the floor to ceiling is 9' feet of high.
- 6.- All kitchen equipment must have the NFS certification insignia.

LIGHTING NOTES:

LIGHT OF AT LEAST 50 ft. CANDLE (FL-c) INTENSITY MUST BE PROVIDED DURING HOURS OF OVERATION IN THE KITCHEN & OTHER FOOD HANDLING AREAS. ETHER AREAS MAY OPERATE WA LIGHT INTENSITY OF AT LEAST ZOFEC REPRIGINATION UNITS (INCLUD-ING WALK IN REFRIGERATOR & FREEZER UNITS.) MAY OPERATE WA LIGHT INTENSITY OF AT LEAST 10 Ft.C LIGHTING IN FOOD PREPARENT TO HAVE SHATTERPROOF CONTAINMENT WHEN LOCATED ABOVE FLOD TREP, BEVERAGE, LITERSIL WASHING, OPEN FOOD STORAGE, & WHEREVER LIGHT FIXTURES ARE EXPOSED TO EMPLOYEE CONTACT (eg, IHGIDE REFRIGERATION UNITS)

Important Food Safety Issues

Refrigerators containing potentially hazardous food (PHF) must have readily visible thermometers placed in the warmest part of the unit. These foods include meats, dairy products, eggs, cooked vegetables, cooked grains, etc.

While not required to be shown on the plans, suitable temperature measuring devices must be provided for checking the delivery temperature of PHF, cooking temperatures, holding temperatures, and cooling temperatures.

While not required to be shown on the plans, a suitable means must be provided for measuring sanitizer levels used for utensil washing, wiping rag solutions, etc.

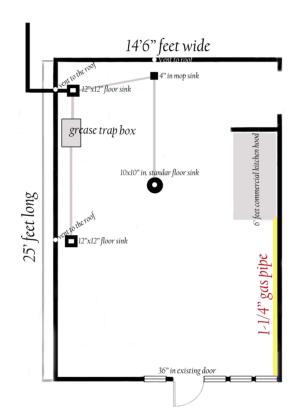
Entryways and harborage for rodents and insects must be eliminated throughout the building and exterior premises. You may wish to contact a licensed pest control company, or for free information you may call the Contra Costa Mosquito and Vector Control District at (925) 685-9301

If the facility is intending to cool large quantities of PHF, it is critical that this process be completed as quickly as possible (recommend 6 hours or faster to get from 135 °F down to 41 °F or colder). This may include sufficient food preparation sinks for ice baths, cooling refrigeration units, chill sticks (and sufficient freezer capacity), etc.

VPN: 029-050-064 4,000' Square feet (Including store) To install a hood 6' feet commercial kitchen. Rajbir Sarkaira 3615 Gateway Road, Bethel Island, CA 94511 09/09/2024 ESC: 1"= 1/4 inch

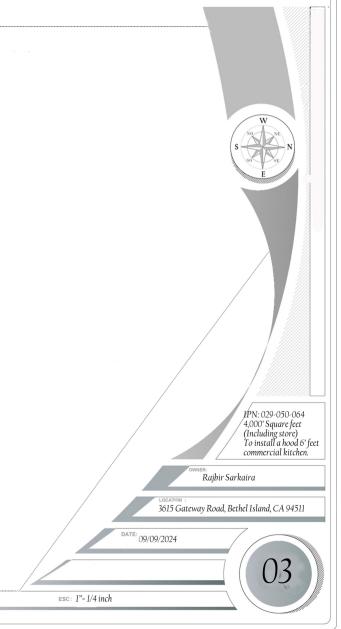
General plumbing notes:

- 1.- All plumbing pipes must comply with the rules and regulations of Contra Costa County and local codes.
- codes.
 2.- Size of pipes are 4" inches in diameter unless it require less for underground plumbing.
 3.- Vent pipe must be at least 1.1/2" inches in diameter as minimum req. Waterheater must have 50 gallons as minimum of capacity.

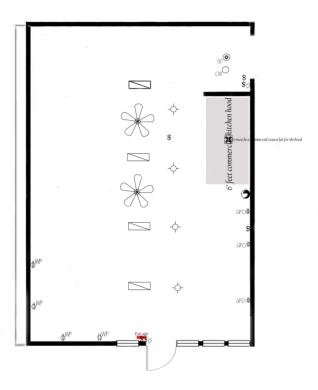


Note of the gas pipe:

The gas pipe can come from outside inder the ground or above ceiling with all construction codes and regulations of Contra Costa County.







ELECTRICAL SYMBOLS

located where ambient condutions, including hundry and, representable, are outside the lines specified by the mainfacturer's published instructions. In the conduction of the cated where ambient conditions, including humidity at imperature, are outside the limbs specified by the (6) Smoke alarmo and smoke detectors shall not be installed within a SG. in. (910 mm) horoscial path from the supply registers of a forced a helding or cooling system and shall be installed outside of the direct system and shall be installed outside of the direct system and shall be installed outside of the direct system and shall be installed within a SG. in. (910 mm) horoscial path from the blade of a college seperated packed page for the blade of a college seperated packed page for the stalled within a SG. in. (910 mm) horoscial path from the blade of a college separated page for the stalled within a moderal dealering or elegenge surf. the related within a moderal dealering or elegenge surf. the stalled page for the stalled dealering and the stalled dealering or stalled dealering and such additional stalled stalled and the stalled alarmous dealering stalled and stalled and stalled alarmous dealering stalled and stalled and stalled alarmous dealering stalled and stalled and

ELECTRICAL KEY NOTES:

Outlet boxes or outlet box systems used as the so support for ceiling (paddle) fans shall be listed, shall be marked by their manufacturer as suitable for this purpo and shall not support ceiling (paddle) fans that weigh more than 32kg (70lb)*

2. Bath fans shall be: A) direct vented to the exterior with a back draft dampener, B) that it shall be controlled by a de-humidistat switch ana, C) shall be an "energy star" rated appliance

Sinks: GPCI protection for receptacles is required within measurement of GRt, of the outside edge of a sink. Bath tubs or shower stalls: GPCI protection is required 1 receptacles located within GRt of the outside edge of a

bathtub or shower stall.

Laundry areas: Receptacles installed in laundry areas of a
dwelling unit shall be GFCI protected.

Dwelling unit dishwashers: Outlets supplying dishwashers in
a dwelling unit must be GFCI protected per 2019 CEC Art.
CEC210.B.

- Switches: All permanently installed luminaries in dwelling units shall be high efficacy and have manual On/Off controls
- unts shall be high efficacy and have manual CNOTI controls and vacancy sensors or dimense except for hallways 4 changes has have been considered to the control of the cont

by vacancy sensors.

Out Boo's Lighting: Permanently installed outstoon lighting attached to residence or other buildings must be high efficacy ARD made be controlled by a manual On and OII seated to use once of these control types.

**Picto-control and advantable time select control or Astronomical time clock that automatically turns outstood lighting for all ones objects from the other control of the contr

ALLISA, or 20A, 120V branch grouts in dwelling units All 15A, or 20A, 120V branch crouts in dwelling units upplying outlets or device in kitchens, family rooms, dim rooms, linnig rooms, pariors, libranes, dens, bedrooms, sunrooms, ercenation rooms, Glosets, hallways, laundry areas, or similar rooms or areas shall be arc-fault circuit-interrupter protected in accordance with CEC Art. 2010.012(A)

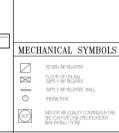
- LUMBLING NOTE: Hot water supply piping 3/4" and greater shall be insulated per CECSection | 50.0 (j)2iii
- All hot water supply piping from the heating source to the kitchen futures shall be insulated per CEC Section I 50.0 (j)2.vi.

ELECTRICAL/LIGHTING MOUNTING

Nitchen and hath fans rated 3 sones or less are now required 100cfm per latchen with intermitted operated, 50cfm per bathroom with intermitted operated 4 20 cfm with continuous operated 1, duct soning list per table 7.1

WATER HEATER Heate

ALL ELECTRIC NOTE



Note of the waterheater:

The waterheater can be electrical or gas (Wichever aplies) The ceiling lighting can be swiched from frourecent lighting to recessed lighting or can install just the flourecent lighting plus ceiling fan lighting (wichever aplies. see comments)

ESC: 1"= 1/4 inch

IPN: 029-050-064 4,000' Square feet (Including store) To install a hood 6' feet commercial kitchen.

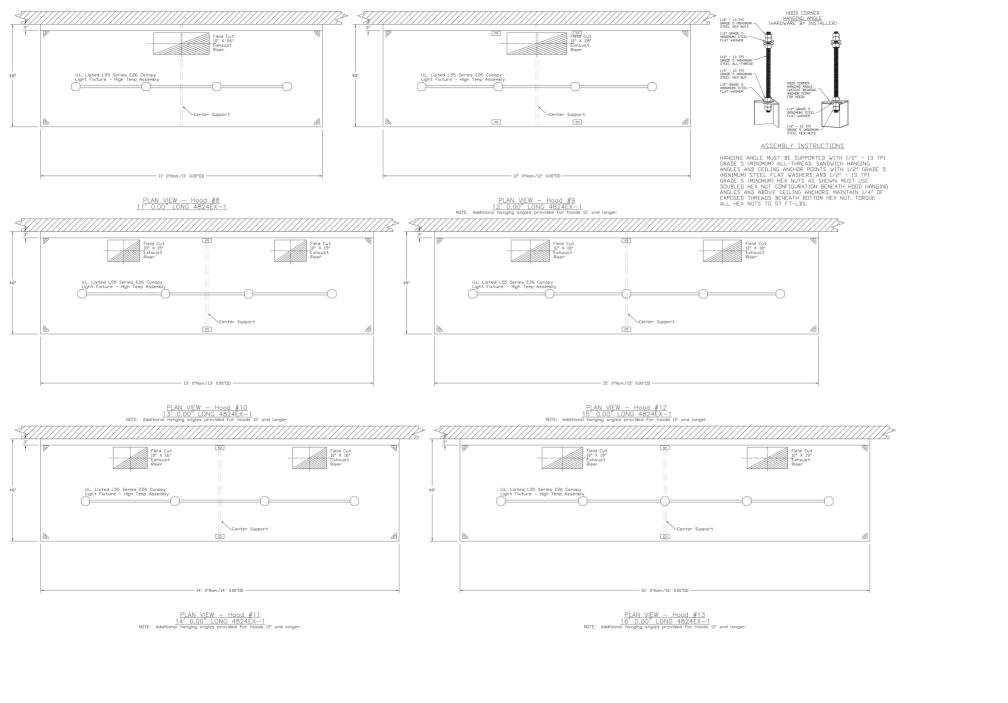
Rajbir Sarkaira

3615 Gateway Road, Bethel Island, CA 94511

09/09/2024

EXHALIST FAN ENERGY STAR RATED (w/ High Efficacy Light) \$ 9M1CH \$17 DIMMER PENDANT Drop (high efficacy) -ф-GARAGE DOOR OPENER w/GFLOUILET letted in accordance w/ul 525 DUPLEX RECEPTACLE (all outlets afci if not noted Gfci) CHANDELIER PLUCRESCENT FIXTURE W/ 18 OR 15 LAMPS & ELECTRONIC BALLAST Chigh efficacy & controlled by vacancy CHARLESCENIA DE GARAGE POOR WALL CONTROL ₩ALL MOUNT VANITY BAR (high efficacy) PUPLEX OUTLET AT KITCHEN COUNTER HEAT LAMP 220 V. RECEPTACLE WATER PROOF: BUBBLE COVER FOR OUTDOOR RECEPTAGLES-GEG SOLAR TUPE DUPLEX OUILET AT BATH -SWITCHED OUTLET ELECTRICAL PANEL RECESSED FIXTURE
(high efficacy)
(all cases to be on alminers)
suitable for wet locations @ enterior
& Bath areas _n(**©**) SMOKE DETECTOR-ac/ dc CLO981 LIGHTING: to comply w/ section cec410.2 & 410.16 CM CARBON MONOXIDE DETECTOR MOTION-SENSORED LIGHT W/ PHOTOCELL PER CODE EXHAUST FAN ENERGY STAR RATED (exhaust fan to be switched separately) CARBAGE DISPOSAL EXTERIOR WALL FIXTURE suitable for wet locations high efficacy photocell w/ motion VACANCY SENSOR (high efficacy & controlled by vacano. III LLUMINATED HOUSE NUMBERS min 4" high w/ min stroke width 1/2" KITCHEN HOOD hood min 100cfm (-to shine downward & have shielded bulbs) APPLIANCE OUTLET W/ TAMPER RESITAN (EV) ELECTRIC VEHICLE CHARGE w/A HE HIGHEFFICACY RACEWAY TO ACCOMODATE A DEDICATED 2087 240 VOLT BRANCH CIRCUIT 8 A DEDICATED 40 ANP BRANCH CIRCUIT FOR THE EV CHARGER PER CAL CREEN NOT TO SCALE OROUND FALLT INTERPLIPTOR CEILING FAN w/LIGHT5 (High efficacy) Fan & lights to be switched separately





REVISIONS

date9/09/2024

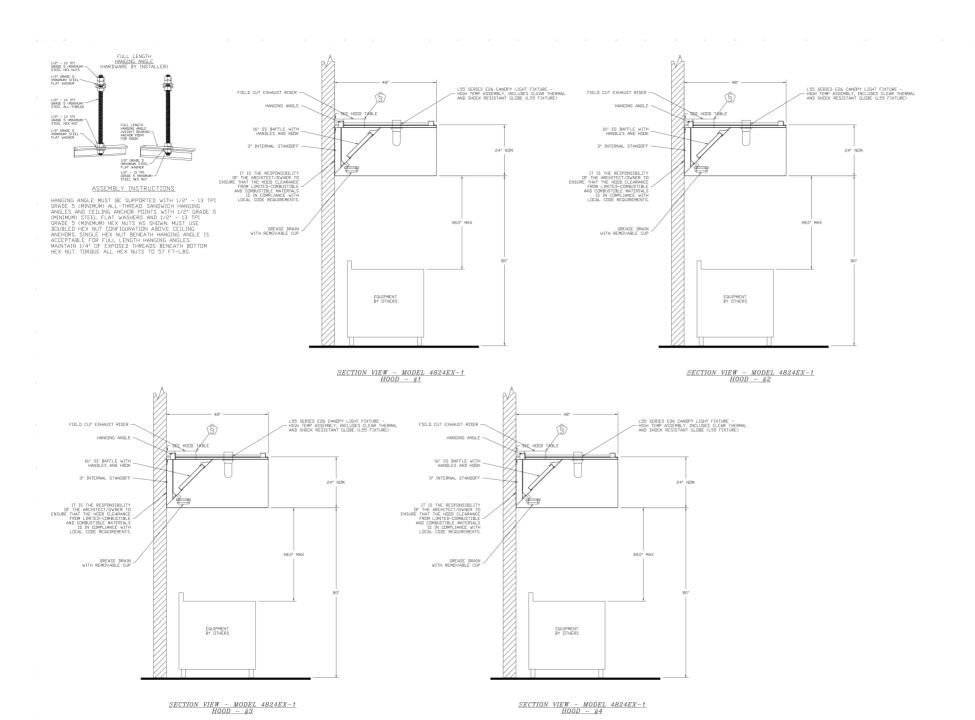
DWG.#:

DRAWN BYM. T.

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 06



Southern California Office



DATE:09/09/2024

DRAWN M. T.

SCALE: 3/4" = 1'-0"

MASTER DRAWING



REVISIONS

DATE:09/09/2024

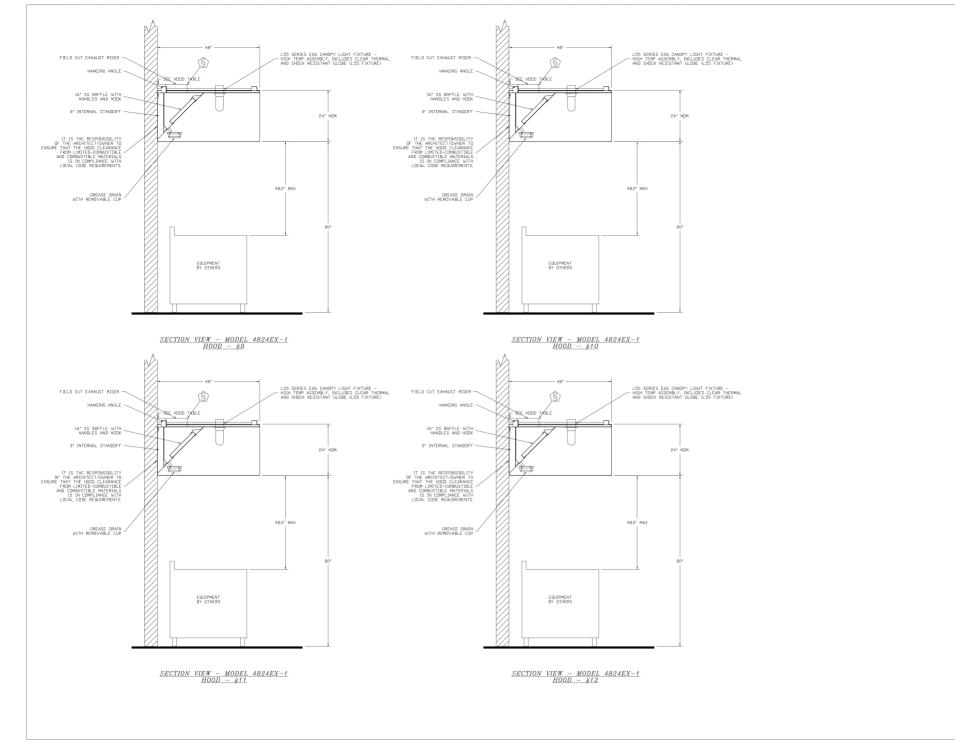
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SCALE: 3/4" = 1'-0"

MASTER DRAWING

M. T.

SHEET NO. 08



Southern California Office

REVISIONS



DATE: 09/09/2024 DWG.#:

DRAWN BY:

SCALE: 3/4" = 1'-0"

MASTER DRAWING

М. Т.

SHEET NO.