



155 Mason Circle
Concord, CA 94520
phone (925) 685-9301
fax (925) 685-0266
www.contracostamosquito.com

December 15, 2025

RECEIVED on 12/15/2025 CDLP25-02045
By Contra Costa County
Department of Conservation and Development

Dulce Reckmeyer-Walton
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Re: Yummy on the Corner Restaurant Project Location: 3215 Willow Pass Road, Bay Point, CA 94565 314
APN: 093193028

Dear Dulce Reckmeyer-Walton,

Thank you for the opportunity to express the position of the Contra Costa Mosquito & Vector Control District (the District) regarding the project named Yummy on the Corner Restaurant located at 3215 Willow Pass Road, in Bay Point (APN: 093193028).

As a bit of background, the District is tasked with reducing the risk of diseases spread by vectors in Contra Costa County by controlling them in a responsible, environmentally-conscious manner. A “vector” means any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, rodents, and other vertebrates. Under the California Health and Safety Code, property owners retain the responsibility to ensure that the structure(s), device(s), other project elements, and all additional facets of their property do not produce or harbor vectors, or otherwise create a nuisance. Owners are required to take measures to abate any nuisance caused by activities undertaken and/or by the structure(s), device(s), or other feature(s) on their property. Failure by the owner(s) to adequately address a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties up to \$1,000 per day pursuant to California Health and Safety Code §2060 et seq. All mosquitoes require water to complete their life cycle. Projects that construct impervious surfaces, alter water flow or drainage, introduce irrigation, contain water conveyance or treatment elements, utility vaults, etc., have the potential to produce standing water and vector breeding habitat, creating a potential health hazard for area citizens, pets, and wildlife. Vector species that may breed in such locales have the ability to not only affect nearby individuals, but potentially spread disease viruses to persons and other animals several miles away.

Careful considerations for design and construction should be employed for all facets of the project in order to prevent creating suitable vector habitats. No feature of the project, including landscaping plants, should create areas of stagnant water that remain in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

Additionally, efforts should be made to keep the trash enclosure(s), landscaping, etc., from becoming an attractive harborage for rodents. The included trash enclosure should have sealed containers and be kept clean. Thorough exclusion work on structures, paired with the eradication of available food and water sources, should reduce the attractiveness of the site to these animals, thus limiting the potential for diseases spread by rodents and rodent-associated vectors.

Addressing these concerns in the project planning phases can not only better protect public health and reduce the need for vector control efforts, but also avoid costly retrofits and fines for property owners in the future. Please don't hesitate to contact the District should you have any questions or need anything further.

Sincerely,

A handwritten signature in cursive script that reads "Heidi Budge".

Heidi Budge

Vector Control Planner

925-685-9301

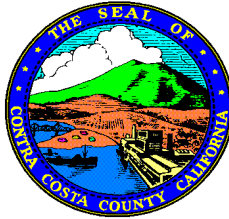
hbudge@contracostamosquito.com

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

RECEIVED on 1/14/2026 **CDLP25-02045**
By Contra Costa County
Department of Conservation and Development

January 14, 2026

To: Dulce Reckmeyer-Walton, Project Planner, Current Planning Division
From: Daniel Barrios, Senior Planner, Advance Planning Section
Subject: **County File #CDLP25-02045**
30-Day Comment Review

Thank you for providing Advance Planning with the opportunity to provide comments on this application. Provided below are Advancing Planning's initial considerations regarding the project in relation to compliance with the General Plan.

1. The General Plan land use designation for the subject property is Mixed-Use Community-Specific Density (MUC), which allows various housing types, including tiny homes, townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of neighborhood- and community-serving retail, personal service, office, hospitality, entertainment, and public uses. Densities and floor area ratios (FARs) are specific to the communities where this designation is applied, which are 22-40 dwelling units per net acre and 1.75 FAR. Staff's understanding is the application is a request to repurpose an existing commercial building to establish a new restaurant with a drive-through. As it is commercial, the 1.75 FAR limit applies, and the project would not exceed this limit. Additionally, the project appears to be a neighborhood-/community-service retail use, which is consistent with the MUC designation for Bay Point.
2. Stronger Communities Element Goal SC-5 states, "Convenient access to fresh, healthy, and affordable food in Impacted Communities." Bay Point is listed as an Impacted Community in the General Plan.

Policy SC-P8.3 states, "Welcome businesses, especially family-sustaining, locally hiring, sustainable businesses, that provide essential goods and services in Impacted Communities, including food stores with fresh produce, healthcare, childcare, pharmacies, and other retailers, while discouraging predatory lenders, liquor stores, tobacco and cannabis retail stores, dollar stores, and fast-food restaurants."

The application packet did not include any information on the food options provided by the proposed restaurant. Staff recommends requiring the applicant to provide information on food options to ensure the project meets this goal and complies with this policy.

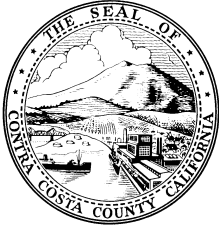
3. Land Use Element policy LU-P4.6 states, "Require commercial and mixed-use projects to create inviting, pedestrian-oriented streetscapes wherever possible." Consider this policy when reviewing this application.

Please do not hesitate to reach out with any questions or concerns moving forward.

Sincerely,

Daniel Barrios

Daniel Barrios
Senior Planner, Advance Planning
daniel.barrios@dcd.cccounty.us
(925) 655-2901



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 655-2709 **Fax:** (925) 655-2750

TO: Dulce Reckmeyer-Walton, Project Planner
FROM: Samantha Harris, Transportation Planning Section
DATE: January 14, 2026
SUBJECT: CDLP25-02045 Comments, Yummy on the Corner, APN# 093-193-028

The Transportation Planning Section has reviewed the subject project which proposes establishing a 1,175-square-foot restaurant including drive-thru window within an existing commercial building located at 3215 Willow Pass Road. Comments below are based on an application referral dated 12/15/2025 that includes proposed project plans. Comments pertain to an evaluation of the project's "vehicle miles traveled" and transportation operations ("level of service") impacts, bicycle parking, and electric vehicle parking. Please let me know if you have any questions.

Background

The project is subject to the following policies:

Vehicle Miles Traveled (VMT): On June 23, 2020, in compliance with Senate Bill (SB) 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)¹, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

Level of Service (LOS): While no longer a California Environmental Quality Act (CEQA) metric, the County uses LOS as a tool for evaluating roadway network performance. Also, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards. The Contra Costa Transportation Authority (CCTA) maintains the Technical Procedures Manual², which defines the approach to analyzing LOS impacts from certain projects.

Comments

1. In accordance with SB 743 and the TAG, an evaluation of VMT impacts would not be required for the project given the project is less than 10,000 square feet. TAG VMT Screening Criteria states *Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day* should be expected to cause a less-than-significant impact under CEQA and would not require further VMT analysis.

¹ County Transportation Analysis Guidelines (TAG): [link](#)

² CCTA Technical Procedures: [link](#)

2. The project will not require an LOS review, based on the following:

Estimated Trip Generation

Peak-Hour Trips (based on ITE Category: “Fast-Food Restaurant with Drive-Through Window” land use (Code 934)): 59/60 AM/PM Net New Peak Hour Trips.

Threshold for Review

From CCTA’s Technical Procedures:

1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips

3. The proposed project must comply with County Code Chapter 82-16-Off Street Parking³.
 - a. Off-Street Parking: Code Section 82-16.406(a)(17) requires *one space per every three seats, or one space per every one hundred square feet of gross floor area, whichever is greater*. For the proposed project, approximately two to twelve off-street parking spaces are required. However, given this was a previous restaurant use and the dining area shows eight seats, it is reasonable to assume the existing nine parking spaces would be sufficient and there would not be a consistent demand for the higher end of the required parking range.
 - b. Bicycle Parking: The Code requires *one long-term bicycle parking space for each 10 employees, or two spaces, whichever is greater, and one short-term bicycle parking space for each 2,000 square feet of floor area, or two spaces, whichever is greater*. Bicycle parking spaces should be identified on future floor and site plans.
4. County Code Section 74-4.006 regulates electric vehicle parking. While the proposed project is not required to provide fully operational electric vehicle charging spaces (EVCS) based on the number of proposed parking spaces (less than 9), staff would strongly recommend the proposed project provide at least one EV charging station (at minimum one dual port Level 2 EV charger to serve two parking spaces). This would align with County General Plan Policies TR-P2.12 and TR-P2.13. If EVCS is provided it should be identified on future site plans.

cc: Ryan Hernandez, DCD
Jamar Stamps, DCD
Raquel De La Torre, DCD
Monish Sen, PWD

³ County Code Chapter 82-16: [link](#)

REVISED

RECEIVED: 1/15/2026
SR #: 25525

RECEIVED on 02/09/2026 CDLP25-02045
By Contra Costa County
Department of Conservation and Development

PROJECT NAME: **YUMMY ON THE CORNER RESTAURANT**

PROJECT ADDRESS: **3215 WILLOW PASS RD
BAY POINT, CA 94565-3142**

CONTRA COSTA COUNTY
ENVIRONMENTAL HEALTH DIVISION
(925) 608-5500
APPROVED POOL
DATE: 1/15/2026 SR #: 25525
EHS: Sheena Yu
 PRE-GUNITE / PLUMBING
 PRE-PLASTER
 FINAL INSPECTION
ANY CHANGES OR ALTERATIONS OF THESE PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT AND OTHER REQUIRED AGENCIES.
COMPLY WITH APPLICABLE LAWS, REGULATIONS AND CODES.
SCHEDULE ALL INSPECTIONS AT LEAST 4 WORKING DAYS IN ADVANCE

SITE INFORMATION

SITE ADDRESS: 3215 WILLOW PASS RD
BAY POINT, CA 94565-3142
JURISDICTION: CONTRA COSTA COUNTY
PROPERTY OWNER: AHMED ABDULLAH
A.P.N.: A.P.N 093-193-028

BUILDING DATA

ZONING: COMMERCIAL
ZONING CLASSIFICATION: COMMERCIAL STORES (NOT SUPERMARKETS)
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: B
ACCESSORY: KITCHEN < 2500 SF DINING < 750 SF
NUMBER OF STORIES: 1
FIRE SPRINKLES: NO
EXISTING FLOOR AREA: 1,175 SQ. FT. (SOURCE: CCC RECORD)
NEW FLOOR AREA: 0 SQ. FT.
TOTAL AREA: 1,175 SQ. FT.
LOT SIZE: 11000 SQ. FT.

ALLOWABLE BUILDING AREA-OCCUPANCY ANALYSIS
TABLE 503, BUILDING OCCUPANCY AND CONSTRUCTION TYPE
GROUP M OCCUPANCY, MERCANTILE USE, ALLOWABLE AREA 9,000 SQ. FT. ONE STORY,
SECTION 506 ALLOWABLE BUILDING AREA MODIFICATION:
NO AREA INCREASE REQUIRED
SECTION 508 MIXED USE 508.3.2 MOST RESTRICTIVE OCCUPANCY CONTROLS:
BUILDING SEPARATION BETWEEN OCCUPANCIES IS GREATER THAN 10 FEET.
CBC TABLE 602 HAS BEEN CONSIDERED, THERE ARE NO BUILDINGS CURRENTLY LOCATED WITHIN 10 FEET OF THE EXISTING BUILDING

PROJECT DESCRIPTION

- 1. INSTALL (1) NEW KITCHEN GREASE HOOD.
- 2. INSTALL (1) NEW KITCHEN GREASE HOOD EXHAUST FAN.
- 3. INSTALL (1) NEW MAKE UP AIR UNIT.
- 4. INSTALL (1) NEW STEAM HOOD
- 5. INSTALL (1) NEW STEAM HOOD EXHAUST FAN
- 6. INSTALL (2) NEW FRYERS
- 7. INSTALL (1) NEW GRILL
- 8. INSTALL (1) NEW COOLER
- 9. INSTALL (1) NEW FREEZER
- 10. INSTALL (1) NEW DISHWASHER
- 11. INSTALL (1) NEW WATER HEATER
- 12. INSTALL (1) NEW (3) COMPARTMENT SINK
- 10. INSTALL (2) NEW HAND WASH SINKS
- 11. INSTALL (3) NEW FLOOR SINKS
- 12. INSTALL (1) NEW GREASE INTERCEPTOR
- 13. NEW ROOF FRAMING TO SUPPORT NEW ROOF TOP FANS

VICINITY MAP



PROJECT TEAM

PROJECT ARCHITECT:
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510
CONTACT: BRUCE LYON, ARCHITECT
PROJECT ENGINEER:
DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510
CONTACT: ERIC UHRENHOLT P.E.

ADA COMPLIANCE

- 1. THE EXISTING BUILDING PERMIT DATE APPEARS TO BE 1963
- 2. THE PROJECT SCOPE OF WORK INCLUDES COMPLIANCE WITH CBC CHAPTER 11B. 4. IN ACCORDANCE WITH SECTION 11B-202.4 EXCEPTION 2, NEW ENTRANCE TO THE FACILITY. COMPLIANCE DETAILS ARE INDICATED IN THE ATTACHED DRAWINGS, AND SHALL BE USED TO TEST COMPLIANCE WITH SECTION 11B-303.2 VERTICAL & 11B-303.3 BEVELED THRESHOLD. SECTIONS 11B-405 OR 11B-406 RAMPS. THE NEW APPROACH SHALL COMPLY WITH SECTION 11B-404.2.4.1, AND THE PATH OF TRAVEL APPEARS TO COMPLY WITH SECTION 11B-202.4. THE PROJECT SCOPE OF WORK INCLUDES NEW ACCESSIBLE PATH OF TRAVEL, VAN ACCESSIBLE PARKING AND TRUNCATED DOMES AT THE EDGE OF THE DRIVE ISLE AND SIGNAGE.
- 3. SINCE THE FOLLOWING ELEMENTS OF THE PATH OF TRAVEL APPEAR TO BE IN NON COMPLIANCE WITH THE CBC AND ADA REQUIREMENTS, IT IS REQUIRED TO RETROFIT SUCH ELEMENTS TO REFLECT THE INCREMENTAL CHANGES IN THIS CODE.
 - a. THE ALTERATION AREA SHALL COMPLY WITH CHAPTER 11. AN ACCESSIBLE PATH OF TRAVEL THROUGH THE ALTERED AREA AND ACCESSIBLE SINK ARE INCLUDED IN THE NEW SCOPE OF WORK.
- 4. THE FOLLOWING IS THE PRIORITY OF ACCESSIBLE ELEMENTS AS THEY RELATE TO THIS ALTERATION AS REFERENCED IN THE BUILDING CODE. SECTION 11B-202.4. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED. THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:
 - a. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY, INCLUDING A PATH OF TRAVEL THROUGH THE ALTERED AREA,
 - b. TOILET AND BATHING FACILITIES SERVING THE AREA,
 - c. DRINKING FOUNTAINS SERVING THE AREA,
 - d. PUBLIC TELEPHONES SERVING THE AREA, AND
 - e. SIGNS.
- 5. IN COMPLIANCE WITH SECTION 11B-202.4 EXCEPTION: 3. ADDITIONS OR ALTERATIONS TO MEET ACCESSIBILITY REQUIREMENTS CONSISTING OF ONE OR MORE OF THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE ACTUAL SCOPE OF WORK ON THE PROJECT AND SHALL BE REQUIRED TO COMPLY WITH SECTION 11B-202.4: 1. ALTERING ONE BUILDING ENTRANCE. 2. ALTERING ONE EXISTING TOILET FACILITY. 3 ALTERING EXISTING ELEVATORS, 4 ALTERING EXISTING STEPS. 5. ALTERING EXISTING HANDRAILS. THE INCLUDED SCOPE OF WORK IS REQUIRED TO COMPLY.

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST APPLICABLE VERSION OF THESE CODES.
1. 2022 CALIFORNIA BUILDING CODE (CBC)
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
PART 1, 2022 CALIFORNIA ADMINISTRATIVE CODE
PART 2, 2022 CALIFORNIA BUILDING CODE, CBC (2021 IBC)
PART 3, 2022 CALIFORNIA ELECTRICAL CODE, CEC (2020 NEC)
PART 4, 2022 CALIFORNIA MECHANICAL CODE, CMC (2021 UMC)
PART 5, 2022 CALIFORNIA PLUMBING CODE, CPC (2021 UPC)
PART 6, 2022 CALIFORNIA ENERGY CODE, CEC
PART 9, 2022 CALIFORNIA FIRE CODE, CFC (2021 IFC)
ALL APPLICABLE LOCAL & STATE ORDINANCES, CODES AND REGULATIONS AND 2022 CALIFORNIA STATE STANDARDS CODE AMENDMENTS.
2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. NFPA 76 FIRE PROTECTION OF TELECOMMUNICATIONS FACILITIES
5. CFC CH33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

SHEET INDEX

SHEET NO	DESCRIPTION
G1	PROJECT INFORMATION & SHEET INDEX
G2	GENERAL NOTES & ABBREVIATIONS
A1	SITE PLAN
A2	SITE DEMOLITION PLAN
A3	DEMOLITION FLOOR PLAN
A4	NEW FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	SECTIONS
AD1	DETAILS EXISTING FOR COMPLIANCE CHECK
AD2	DETAILS
AD3	FINISH SCHEDULE
AD4	DETAILS
SN1	STRUCTURAL GENERAL NOTE AND DESIGN CRITERIA
S1	NEW CONCRETE LANDING PLAN
S2	LOWER ROOF ROOF FRAMING PLAN
E1	EXISTING ELECTRICAL LIGHTING PLAN
E2	NEW ELECTRICAL LIGHTING PLAN
E3	NEW ELECTRICAL PLAN
E4	NEW ELECTRICAL ROOF PLAN
ED1	ELECTRICAL SINGLE LINE DIAGRAM
ED2	ELECTRICAL PANEL SCHEDULES
ED3	ELECTRICAL SCHEDULES
ED4	ELECTRICAL DATASHEET
PN1	PLUMBING NOTES
PN2	PLUMBING NOTES
PN3	PG&E REQUIREMENTS
PN4	PG&E REQUIREMENTS
PN5	PG&E REQUIREMENTS
P1	NEW PLUMBING PLAN-SEWER
P2	NEW PLUMBING PLAN- HW AND CW
P3	NEW PLUMBING PLAN- SEWER
P4	NEW PLUMBING PLAN- GAS
P5	GAS PIPE SINGLE LINE DIAGRAM
PD1	PLUMBING DETAILS
PD2	PLUMBING DETAILS
PD3	PLUMBING DETAILS
MECHANICAL PLANS CAPTIVE AIR	
1	MASTER DRAWINGS
2	MASTER DRAWINGS
3	MASTER DRAWINGS
4	MASTER DRAWINGS
5	MASTER DRAWINGS
6	MASTER DRAWINGS
7	MASTER DRAWINGS
8	MASTER DRAWINGS
9	MASTER DRAWINGS
10	MASTER DRAWINGS
11	MASTER DRAWINGS
12	MASTER DRAWINGS
13	MASTER DRAWINGS
14	MASTER DRAWINGS
15	MASTER DRAWINGS
16	MASTER DRAWINGS
17	MASTER DRAWINGS

DIAMOND ENGINEERING SERVICES

4255 PARK RD. BENICIA CA, 94510
925-3529264



3215 WILLOW PASS RD.
BAY POINT, CA 94565-3142
A.P.N 097-303-028

PROJECT INFORMATION
SHEET INDEX

REVISIONS

NO.	DESCRIPTION	DATE
0	IFP 100%CD	12-01-2025
1	CCC ENV. HEALTH	12-08-2025
2	PG&E	01-07-2026
3	RESPONSE TO COMMENTS	01-12-2026

Job No.: G25 04
Architect: Bruce Lyon





CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

January 20, 2026

RECEIVED on 01/20/2026 **CDLP25-02045**
By Contra Costa County
Department of Conservation and Development

Contra Costa County
Community Development Division
Attn: Dulce Reckmeyer-Walton
30 Muir Road
Martinez, CA 94553
(925) 655-2854
Dulce.reckmeyer-walton@dcd.cccounty.us

Subject: Yummy on the Corner Restaurant
3215 Willow Pass Rd, Bay Point, CA 94566
CDLP25-02045
CCCFPD #P-2025-004293PLN

We have reviewed the **preliminary Land Use Permit application** to establish a **1,765-square-foot restaurant including drive-thru window within an existing commercial building**, at the subject location. The following is required for Fire District approval in accordance with the current, adopted edition of the California Fire Code (CFC), as amended, California Building Code (CBC), as amended, Local Ordinances, and adopted standards.

This letter is NOT an approval or denial letter from the Fire District. The purpose of this letter is to provide preliminary comments, prior to official review by the Fire District.

1. Fire Apparatus Access Roads. Apparatus access roads as shown on **Sheets A1** appears to comply with Fire District requirements. (503) CFC
2. Adequate and Available Water Supply. The developer shall provide/verify the site has adequate and reliable water supply for fire protection with a minimum fire flow of **1,500 GPM**. Required flow must be delivered for a duration of **120 minutes** while maintaining **20-pounds residual** pressure in the main. (507.1), (B105) CFC
**Request a flow test from the Fire District office. Email the Fire District's Permit Technicians at permittech@cccfd.org to request an application and begin the request process.*
3. Changes of Use or Occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC
4. Tenant Improvement Permit Required. The developer shall submit building construction plans and specifications for the subject project to the Fire District for review and approval. Plan submittal instructions are located at the end of this letter.

After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

- Carbon Dioxide Monitoring Systems (if applicable)
- Commercial kitchen hood extinguishing systems (if applicable)

All projects shall be submitted to the Fire District for review and approval **prior** to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

Fire Safety and Site Maintenance during Construction

5. **FCL Requirements.** Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
6. **Portable Generators.** Portable generators used at construction sites shall comply with Section 1204. (3309) CFC
7. **Abatement Maintenance.** The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
8. **Portable Fire Extinguishers Required.** All homes under construction shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels, every storage shed, and next to any portable generator or energy system on site.
9. **Fire Access during Construction.** Fire apparatus access to the site shall be maintained at all times of grading and construction.
 1. Vehicles shall not block fire apparatus access.
 2. Trash/Rubbish shall not accumulate within the homes and shall be removed from buildings at the end of each shift of work. (3305.2.1-3305.2.2).
 3. Trash/Rubbish containers shall not be placed in a location that blocks fire apparatus access roads.
 4. **Smoking shall be prohibited** except in approved areas. **Signs shall be posted** in accordance with Section 310. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310. (3305.1) CFC
 5. Failure to comply with Chapter 33 of the California Fire Code will result in violations and possible fees.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

FIRE DISTRICT PLAN SUBMITTAL INSTRUCTIONS

ALL plan submittals and applications shall be submitted to the Fire District, by one of the following ways:

- 1) In person, with a minimum of two (2) sets of to-scale plans
- 2) Electronically, through the Fire District Citizen Portal Website:
<https://confire.vision33cloud.com/citizenportal/app/landing>

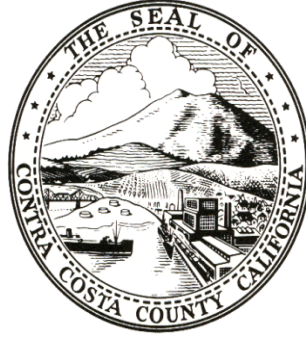
All submittals shall be accompanied by the correct application (found on our website: www.cccfpd.org).

For questions about submitting plans, Fire District standards, or general information, contact the Fire District Permit Technicians by emailing permittech@cccfpd.org or call the main office at (925) 941-3300.

Reviewed By: Danielle Thomas, Fire Inspector

Date

Bay Point Municipal Advisory Committee



Debra Mason Chair

Shanelle Scales-Preston, District V
Supervisor

RECEIVED on 04/29/2026 CDLP25-02045
By Contra Costa County
Department of Conservation and Development

*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
April 7, 2026

1. **Call to Order/Roll Call/Pledge of Allegiance**
Council members present; Mason, Garcia, Garcia-Lopez, Shah, Tremaine, and Gomez-Summers. Member Lessley absent
2. **Approval of Agenda** – Motion to approve agenda by Member Garcia, second by Member Tremaine, motion carried 6/0/1
3. **Approval of Minutes for March meeting**– motion made by Member Tremaine second by Member Garcia-Lopez, motion carried 6/0/1
4. **Public Comment** – none
5. **Agency Reports**
 - a. **Contra Costa County Code Enforcement – Joe Lasado** – reported they opened 28 new cases, closed 27, with 86 active. They are keeping an eye on Food Trucks at Ambrose lot and by the mini mart.
 - b. **Contra Costa County Sheriff's Office – Lt. Daniels** – Deputy Diaz was not at the meeting because he was on a stop. The Lt. reported that crime is on the down side in Bay Point. They were going to be picking up 100 bikes for the Bike Rodeo at Riverview Middle School on May 2nd. It is planned to be a fun day with community members and providers present.
 - c. **Contra Costa Fire Protection District – Steve Albert** – Spoke about fire concerns and let us know the fire breaks should be done by June. He reminded the public that weeds need to be abated and vacant lots and peoples yards and urged us to report any areas that needed abatement.
 - d. **Tina Gonzalez – Golden State Water** – reported they are doing their weed abatement in the district. They replaced a 10 ft main on N. Broadway, where there was a hit and run.

- e. **Supervisor Shanelle Scales-Preston – Armando Carrasco** -reported that in honor of March being Women’s Month, the Supervisor honored women in her District and Debra Mason was the one picked for this year. It was a nice vent held in Crockett. The Spring Clean up is coming soon and will be on April 25th on the Ambrose Lot. The Keller Grant Bidder’s Conference is coming up on April 23rd from 9am – 11am at the California Theater in Pittsburg. There will be a Walk ‘n Talk on April 4th at the Martinez Waterfront. On April 14th the Board of Supervisors will recognize local youth and a Riverview Student will be honored.

6. Items for Discussion and/or Action

6a. County File No. CDLP25-02045 – Agency Comment Request The applicant requests Land Use Permit approval for the purpose of establishing a 1.175-sq. foot restaurant including a drive-thru window within an existing commercial at 3215 Willow Pass Road, Bay Point, (APN:093-193-028) the building that had previously been used for a drive-up convenience market. The proposed plan would utilize the existing building and existing drive-thru at the previously approved locations. – The applicant made a presentation and answered the Councils questions. They Council felt the proposal met county code and was in favor of it.

6b. Contra Costa Fire Protection Quarterly Update – Chief Impastato – not present at time of report.

6c. Resilience Hub Survey for Ambrose Community Center – Blake McPherson – Blake shared that they were in the process of taking a survey to get community input and suggestions. Blake was asked why they had already prepared a proposal before coming to the Bay Point MAC first for our input, he said they were just gathering information and there could be multiple hubs in the community. After his report some MAC members expressed their concern with the location that was chosen and suggested other options. Lori the General Manager from Ambrose said that this was just a survey and nothing had been decided that the hub could be anywhere.

- 7. **Members Reports – Chair Mason reminded the public that they could still give input for our new library and leave them with the librarians.**


- 8. **Adjourned to May 5, 2026**



Memo

RECEIVED on 06/04/2026 CDLP25-02045
By Contra Costa County
Department of Conservation and Development

June 2, 2026

TO: Dulce Walton-Molina, Planner, Department of Conservation and Development
FROM: Larry Theis, Engineering Services Division – Consultant Engineer 
SUBJECT: **LAND USE PLAN CDLP25-02045**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Diamond Engineering Services application for drive-thru restaurant located at 3215 Willow Pass Road, Bay Point 94565 APN 093-193-028)
FILE: **CDLP25-02045**

We have reviewed the resubmittal of plans for **CDLP25-02045** received by your office and updated by the applicant dated March 26, 2026. **The updated application is deemed complete.**

Background

The subject property is located within a Mixed-Use District in the unincorporated Bay Point area at 3215 Willow Pass Road (cross street Alves Lane). The applicant requests approval of a land use permit to renovate an existing commercial building which was previously used for a drive-up convenience market. The proposed plan would utilize the existing building and existing drive-thru at the previously approved locations.

Access

Ingress access to the lot is planned off of Alves Lane in the southeast corner of the subject parcel. Due to the existing configuration of the drive up window and angled parking spaces, the vehicular path of travel is to enter off Alves Lane and proceed northwest through the parcel to an egress driveway along Willow Pass Road which shall be restricted to right turn only (eastbound on Willow Pass Road). The applicant will install additional signage and striping to direct customers/drivers on the circulation and exit from the parcel.

Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

The application does not propose any onsite changes to the existing parking lot or drainage patterns within the parcel. Existing site runoff shall be maintained as is. Only minor replacement of asphalt pavement (~500 SF) at the drive-thru window and entry area are proposed; therefore, a stormwater control plan is not required.

Streetlights

The subject property is already assessed for street lighting services as part of County Service Area (CSA) L-100.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bay Point Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

Should you have any questions, please contact Larry Theis at (925) 890-9732 or Larry@theis-engineering.com.

LT:

G:\engsvc\Land Dev\LP\CDLP25-02045\Staff Report & COAs CDLP25-02045 (2026-06-02)

cc: J. LaRocque, Engineering Services
A. Vazquez, Engineering Services

Applicant: Bruce Lyon
Diamond Engineering Services

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR LAND USE PLAN CDLP25-02045**

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

General Requirements:

- This development plan shall conform to all applicable provisions of the Subdivision Ordinance (Title 9) and Public Works and Flood Control Ordinance (Title 10). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the project plans submitted on March 26, 2026 and prepared by Diamond Engineering Services dated March 8, 2026.
- Improvement plans prepared by a registered civil engineer shall be submitted to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Frontage/Access

- Applicant shall obtain an encroachment permit from the Public Works Department for the construction of the sewer and water line connections within Willow Pass Road and the reconstruction of the driveway access off Alves Lane. This driveway shall be the vehicular ingress to the subject parcel. The reconstructed driveway shall be a minimum of twenty-four feet wide and designed to all current ADA design standards and County Standard Plans to maintain a minimum four-foot-wide path of travel for the existing sidewalk along Alves Lane.

Circulation

- Applicant shall install pavement striping within the subject parcel to direct circulation of vehicular traffic with an ingress off Alves Lane then in the northwest direction to the drive-thru window and egress onto Willow Pass Road which shall include a "No Left Turn" (R3-2) sign and pavement arrow striping to direct all exiting vehicles to right turn only onto eastbound Willow Pass Road. The site plan includes the installation of new bollards along the Willow Pass Road frontage to restrict the egress width to only one vehicular lane. In addition, install a "DO NOT ENTER" (R5-1) sign facing Willow Pass Road at the egress driveway.

Drainage

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Bay Point Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.