



AGENCY COMMENT REQUEST

Date 1/7/25

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><u>DISTRIBUTION</u></p> <p><u>INTERNAL</u></p> <table border="0"><tr><td><input checked="" type="checkbox"/> Building Inspection</td><td>Grading Inspection</td></tr><tr><td>Advance Planning</td><td>Housing Programs</td></tr><tr><td>Trans. Planning</td><td>Telecom Planner</td></tr><tr><td>ALUC Staff</td><td>HCP/NCCP Staff</td></tr><tr><td>County Geologist</td><td></td></tr></table> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <table border="0"><tr><td><input checked="" type="checkbox"/> Environmental Health</td><td>Hazardous Materials</td></tr></table> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <table border="0"><tr><td><input checked="" type="checkbox"/> Engineering Services</td><td>Special Districts</td></tr></table> <p><input checked="" type="checkbox"/> Traffic</p> <p>Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____</p> <p>San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p><input checked="" type="checkbox"/> Consolidated – (email) fire@cccpd.org</p> <p><input checked="" type="checkbox"/> Sanitary District <u>IRONHOUSE SANITARY</u></p> <p><input checked="" type="checkbox"/> Water District <u>CCWD, DIABLO WATER</u></p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p><input checked="" type="checkbox"/> Reclamation District # <u>BIMID</u></p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>Bethel Island MAC</u></p> <p>Improvement/Community Association</p> <p>CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>District 3</p> <p>_____</p> <p>_____</p>	<input checked="" type="checkbox"/> Building Inspection	Grading Inspection	Advance Planning	Housing Programs	Trans. Planning	Telecom Planner	ALUC Staff	HCP/NCCP Staff	County Geologist		<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials	<input checked="" type="checkbox"/> Engineering Services	Special Districts	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Everett Louie</u></p> <p>Phone # <u>925-655-2873</u></p> <p>E-mail <u>everett.louie@dcd.cccounty.us</u></p> <p>County File # <u>CDDP25-03001</u></p> <p>Prior to <u>Feb. 5, 2025</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <table border="0"><tr><td>Landslide</td><td>Active Fault Zone (A-P)</td></tr><tr><td>Liquefaction</td><td><input checked="" type="checkbox"/> Flood Hazard Area</td></tr><tr><td>60-dBA Noise Control</td><td></td></tr><tr><td>CA EPA Hazardous Waste Site</td><td></td></tr><tr><td>High or Very High FHSZ</td><td></td></tr></table> <p style="text-align: center;">* * * * *</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: None Below Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>	Landslide	Active Fault Zone (A-P)	Liquefaction	<input checked="" type="checkbox"/> Flood Hazard Area	60-dBA Noise Control		CA EPA Hazardous Waste Site		High or Very High FHSZ	
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP25-03001

File Date: 1/3/2025

Applicant:

Owen Poole SDC Delta Coves LLC
151 Spyrock Court
Walnut Creek, CA 94595

owen@realestatesvs.com
(925) 933-4928

Property Owner:

DELTA COVES LLC SDC
7600E DOUBLETREE RANCH RD #250
SCOTTSDALE, AZ 852582136

Ntaratsas@dmbdevelopment.com
(480) 367-7314

Project Description:

The applicant requests a Development Plan modification to modify the Delta Coves final development plan (County file #DP82-03024) for Parcel E units to reduce the front setback from 20 ft. to 18 ft. to allow for in-tract off street parking and landscape, see project description in documents for specific units. The proposed development for subdivision was previously approved and modified under Planning file CDDP20-03007 (x-ref: CDDP14-0328).

Project Location: (Address: 0 WEST WIND PL, BETHEL ISLAND, CA 94511), (APN: 031010012)

Additional APNs:

General Plan Designation(s): RM

Zoning District(s): "P-1, -FH -UE"

Flood Hazard Areas: AE

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC: Bethel Island MAC

Sphere of Influence: N/A

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

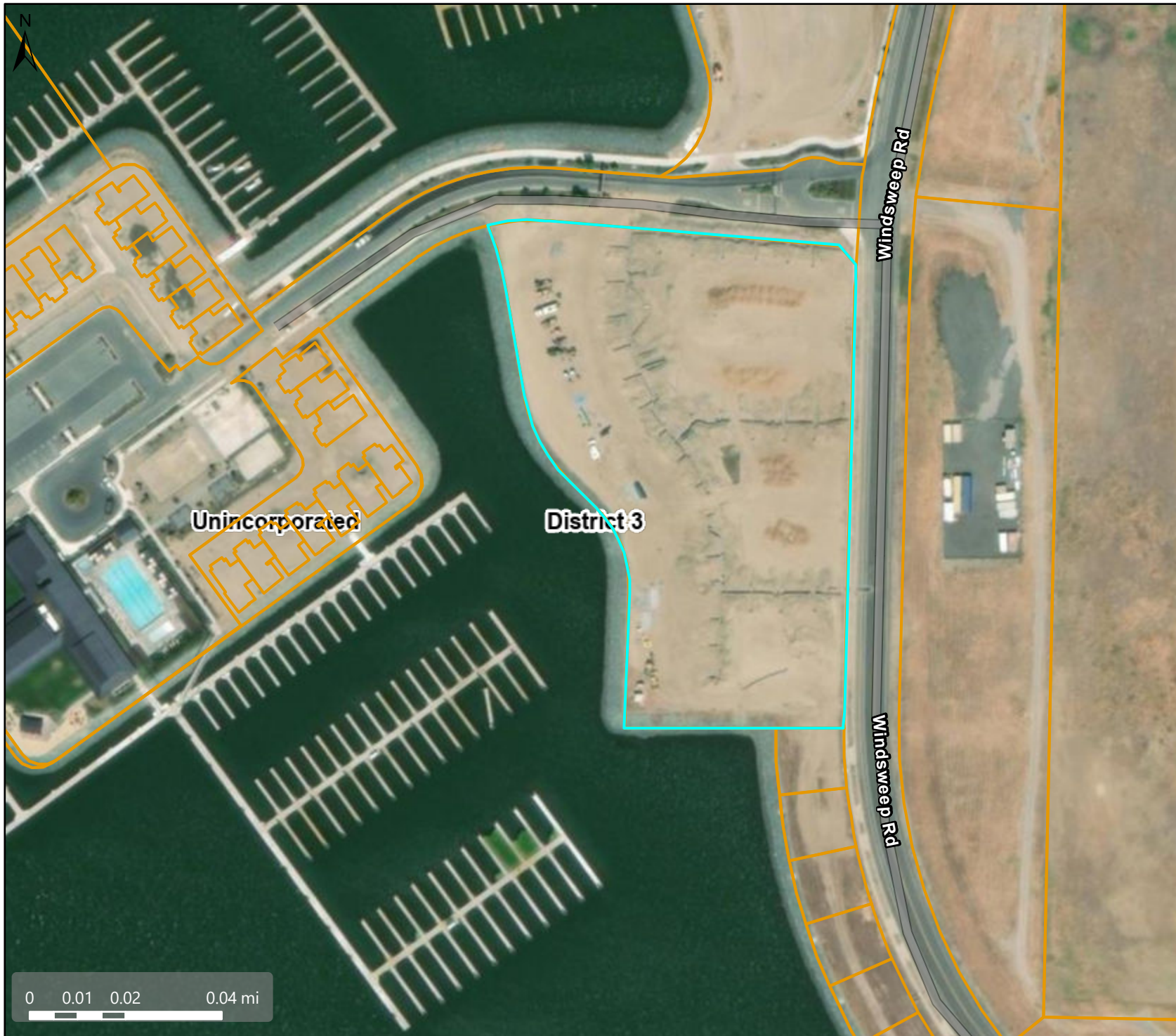
Housing Inventory Site: YES

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPS039B	Dev. Plan Non-Subst. Modif. P-1 DCD	002606-9660-REV-000-5B039B 0.931	2000.00	2000.00
DPS039BP	Dev. Plan Non-Subst. Modif. P-1 PW	000651-9660-REV-000-6L039B 0.931	1500.00	1500.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			3587.00	3587.00

Aerial Map



Map Legend

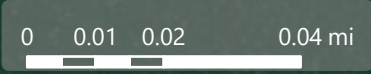
- Assessment Parcels
- Planning Layers (DCD)
 - Unincorporated
 - Board of Supervisors' Districts

Unincorporated

District 3

WindswEEP Rd

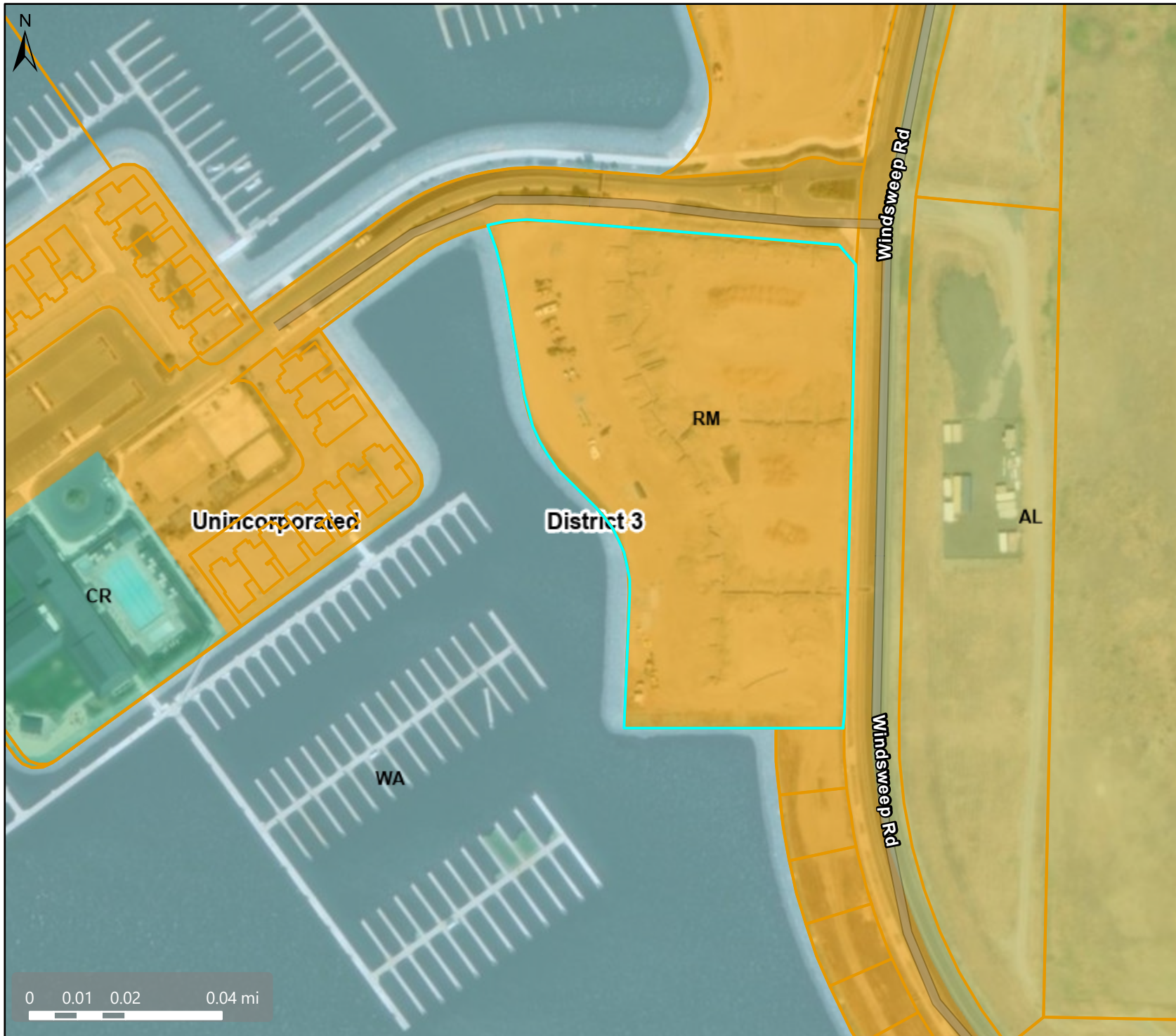
WindswEEP Rd



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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

General Plan: Residential Medium Density (RM)



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RM (Residential
Medium
Density) (7-17
du/na)

CR (Commercial
Recreation)

AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)

WA (Water)

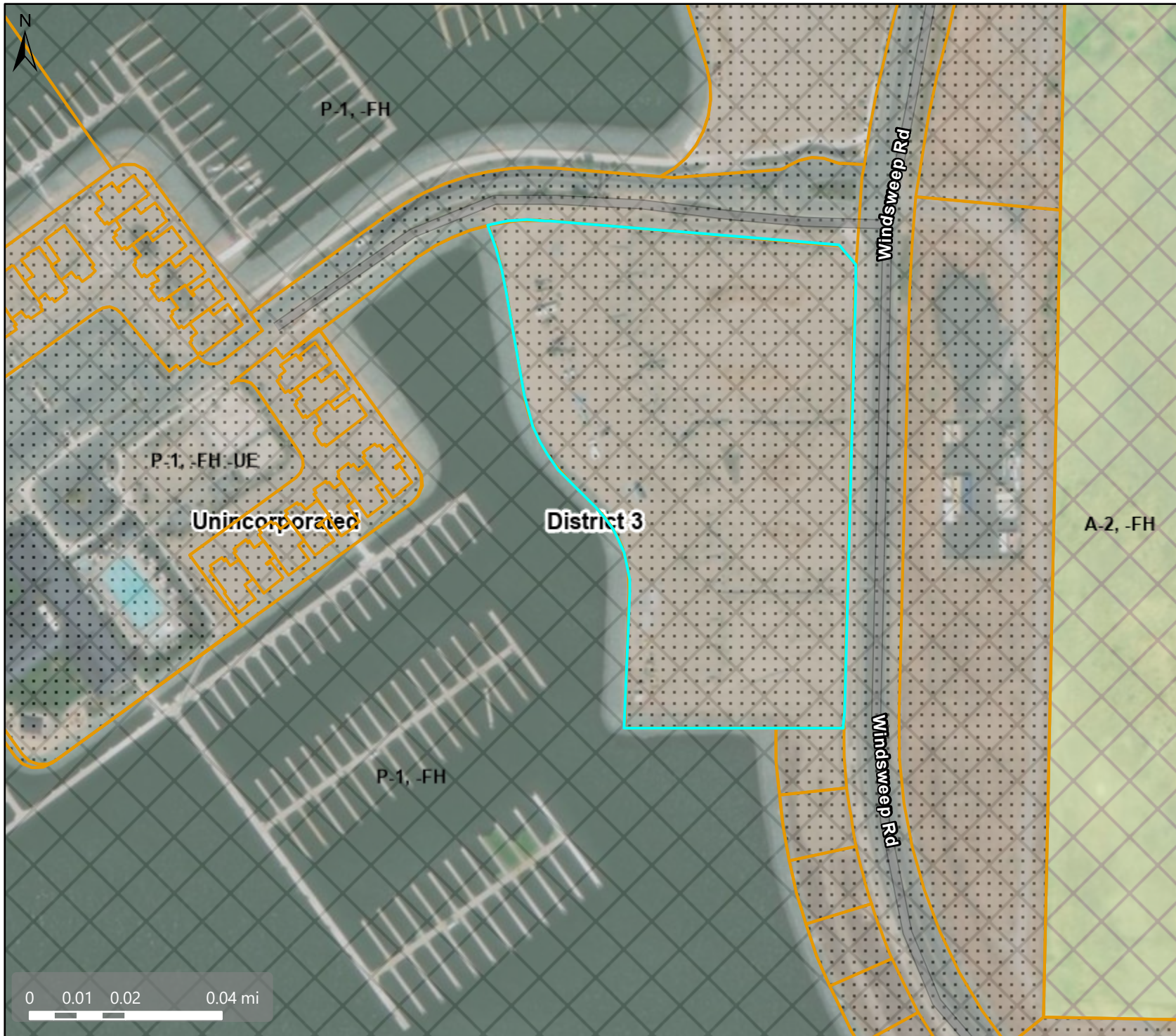
Unincorporated

Board of
Supervisors'
Districts







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

Zoning: P-1, -FH,UE



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
-  A-2 -FH (Flood Hazard Combining District)
-  P-1 -FH (Flood Hazard Combining District)
-  P-1 -FH -UE (Flood Hazard and Animal Exclusion)
-  Unincorporated
-  Board of Supervisors' Districts

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 Datum: WGS 1984

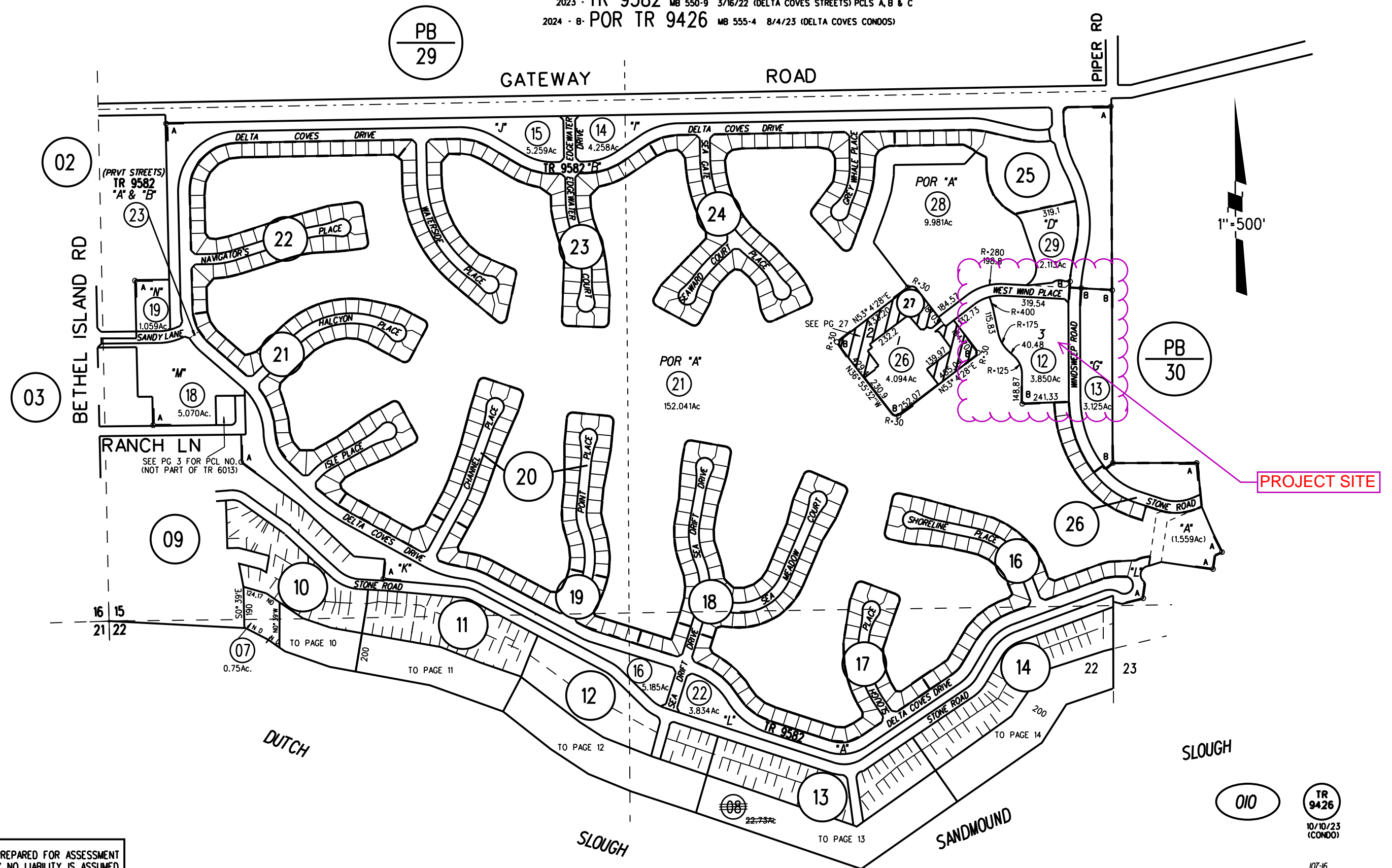
POR W1/2 SEC 14 / POR S1/2 SEC 15 & POR N1/2 SEC 22

T2N R3E MDBM

"2006" A- POR TRACT 6013 MB 476-37 3/22/05 (DELTA COVES AT BETHEL ISLAND)

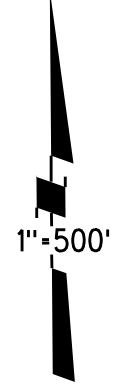
2023 - TR 9582 MB 550-9 3/16/22 (DELTA COVES STREETS) PCLS A, B & C

2024 - B- POR TR 9426 MB 555-4 8/4/23 (DELTA COVES CONDOS)



PB
29

PB
30



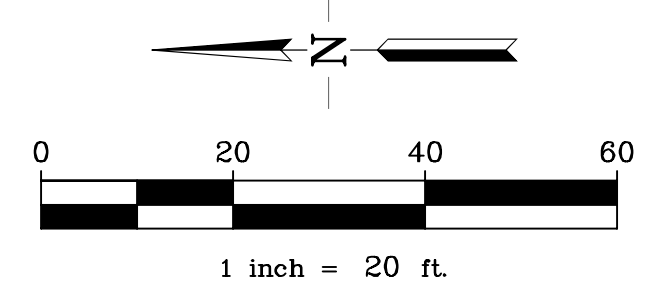
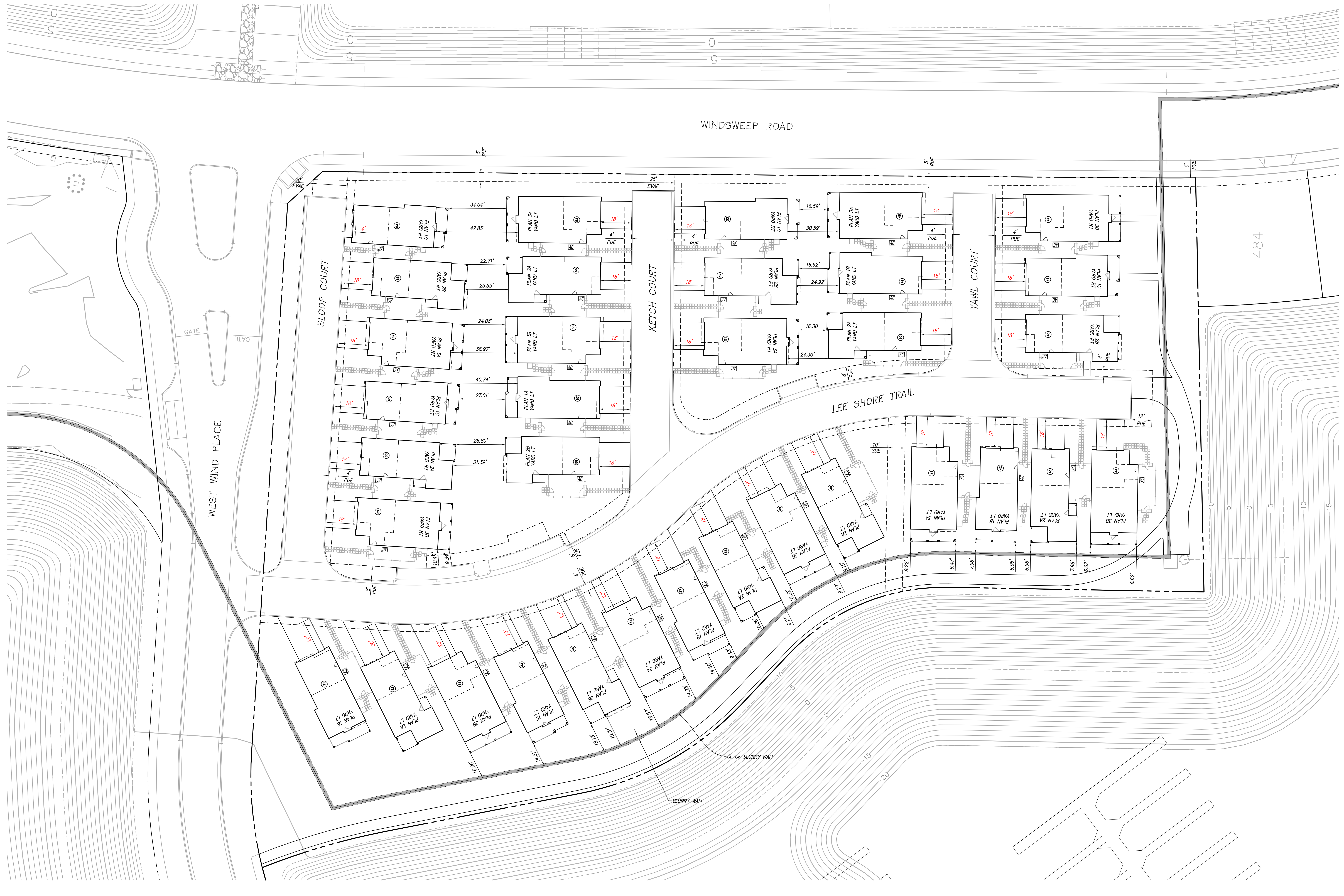
PROJECT SITE

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

OIO TR 9426 10/10/23 (CONDO)

107-16 ASSESSOR'S MAP BOOK 31 PAGE 1 CONTRA COSTA COUNTY, CALIF.

Sanborn Date : 03/11/1999

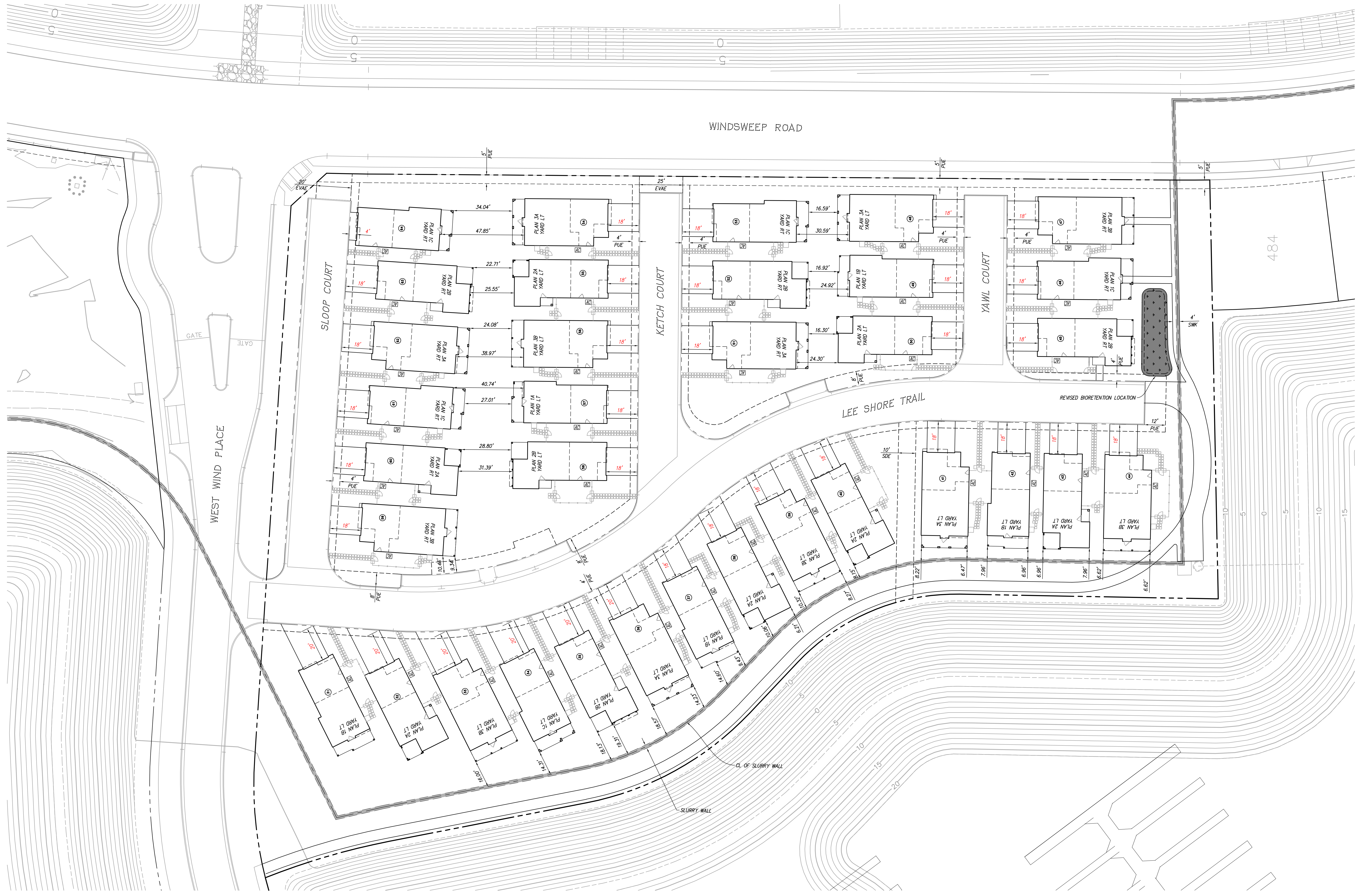


DELTA COVES - SUBDIVISION 9426, MINOR DEVELOPMENT PLAN MODIFICATION
 BETHEL ISLAND, CONTRA COSTA COUNTY, CALIFORNIA
 FOR: DELTA COVES, LLC

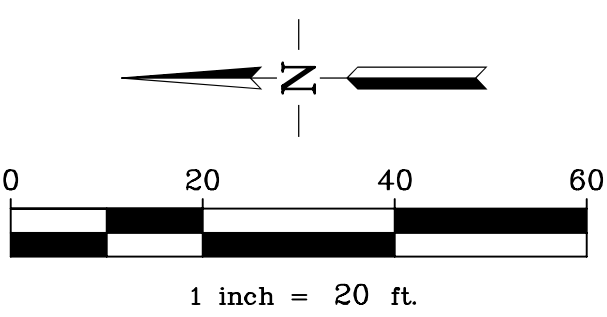
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

C:\Users\j131019\OneDrive\OneDrive - RJAA\Documents\9426\9426-154-12-RM-ROBERT-PARRELL

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484



DELTA COVES - SUBDIVISION 9426, BIO SWALE REVISION FOR PUBLIC WORKS REVIEW

BETHEL ISLAND, CONTRA COSTA COUNTY, CALIFORNIA
FOR: DELTA COVES, LLC



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



NOTE: ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE CONTRA COSTA COUNTY MODEL WATER EFFICIENT LANDSCAPES ORDINANCE.

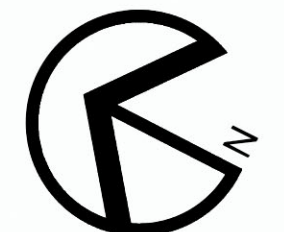
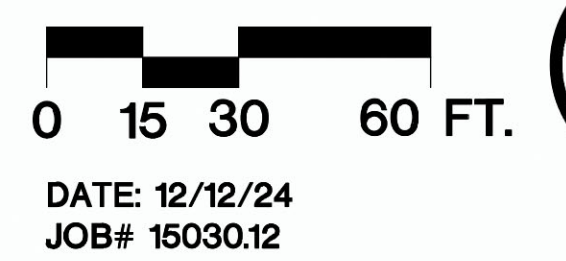
PROGRAM LEGEND

- 1 CONCRETE PEDESTRIAN ACCESS WALKWAYS (4 FT. & 5 FT. WIDE), TYP.
- 2 8 FT. WIDE DECOMPOSED GRANITE PATH (ABUTS PARCEL LINE/RIP RAP EDGE)
- 3 6 FT. HT. SOLID FENCE @ SIDE YARD PRIVATE GARDEN, TYP., SEE DETAIL 4 L-2
- 4 6 FT. HT. HORIZONTAL WOOD PERIMETER FENCE, TYP., SEE DETAIL 2 L-2
- 5 3'-6" HT. HORIZONTAL WOOD FENCE, TYP., SEE DETAIL 2 L-2
- 6 3'-6" HT. HORIZONTAL WOOD GATE, TYP., SEE DETAIL 1 L-2
- 7 3'-6" HT. METAL MESH FENCE & GATE @ SEMI-PRIVATE GARDEN SPACE, TYP., SEE DETAIL 5 L-2
- 8 EXISTING BELOW GRADE CONCRETE LEVEE SLURRY WALL
- 9 BIORETENTION BASIN, TYP.
- 10 3'-6" HT. HORIZONTAL WOOD VEHICULAR GATE @ EVA (INWARD SWING), SEE DETAIL 3 L-2
- 11 WOOD ARBOR W/ VINE PLANTING @ 6 FT TALL PRIVATE GARDEN GATES, TYP., SEE DETAIL 4 L-2
- 12 PROPOSED TREES. TREES TO BE INSTALLED NO CLOSER THAN 12 FT. FROM THE CENTER LINE OF (E) BELOW GRADE SLURRY WALL, TYP.
- 13 FLEXIBLE LAWN SPACE, TYP.
- 14 (E) PUMP FACILITY TO REMAIN

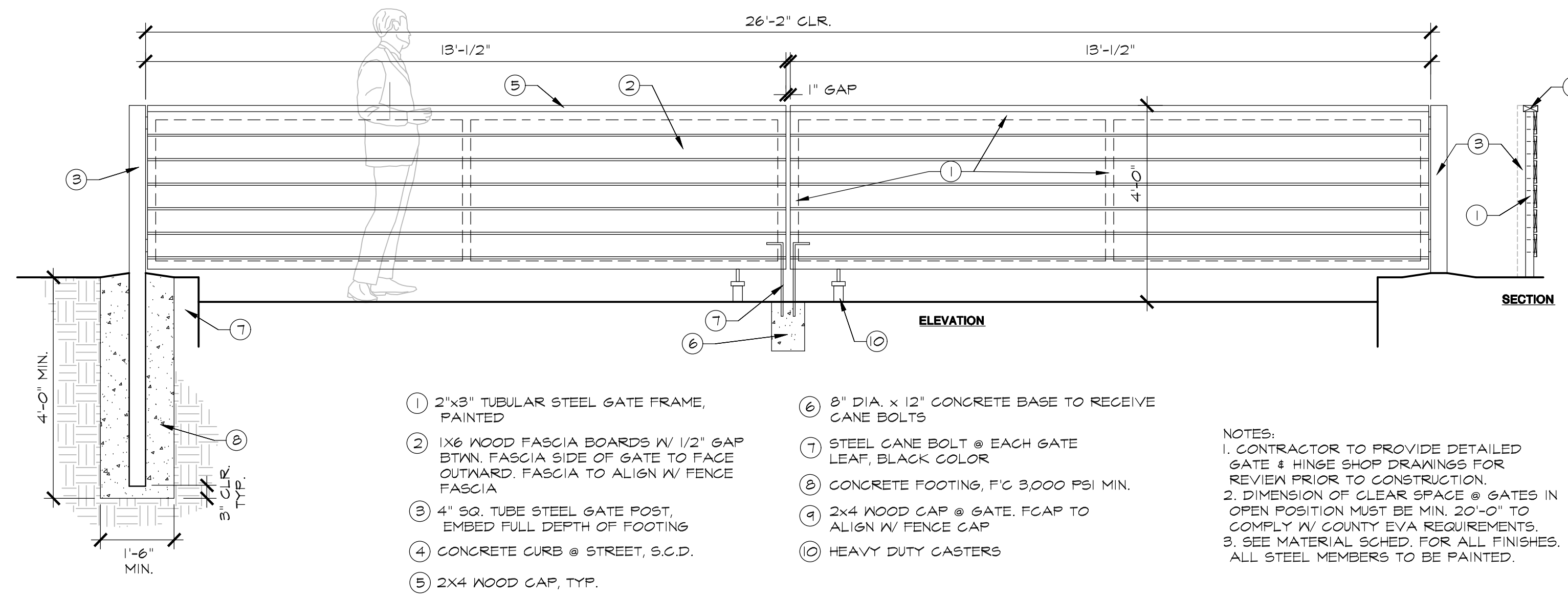
CONCEPTUAL LANDSCAPE PLAN

**REVISED DEVELOPMENT PLAN
PARCEL E - SUBDIVISION 9633
BETHEL ISLAND, CONTRA COSTA COUNTY, CA**

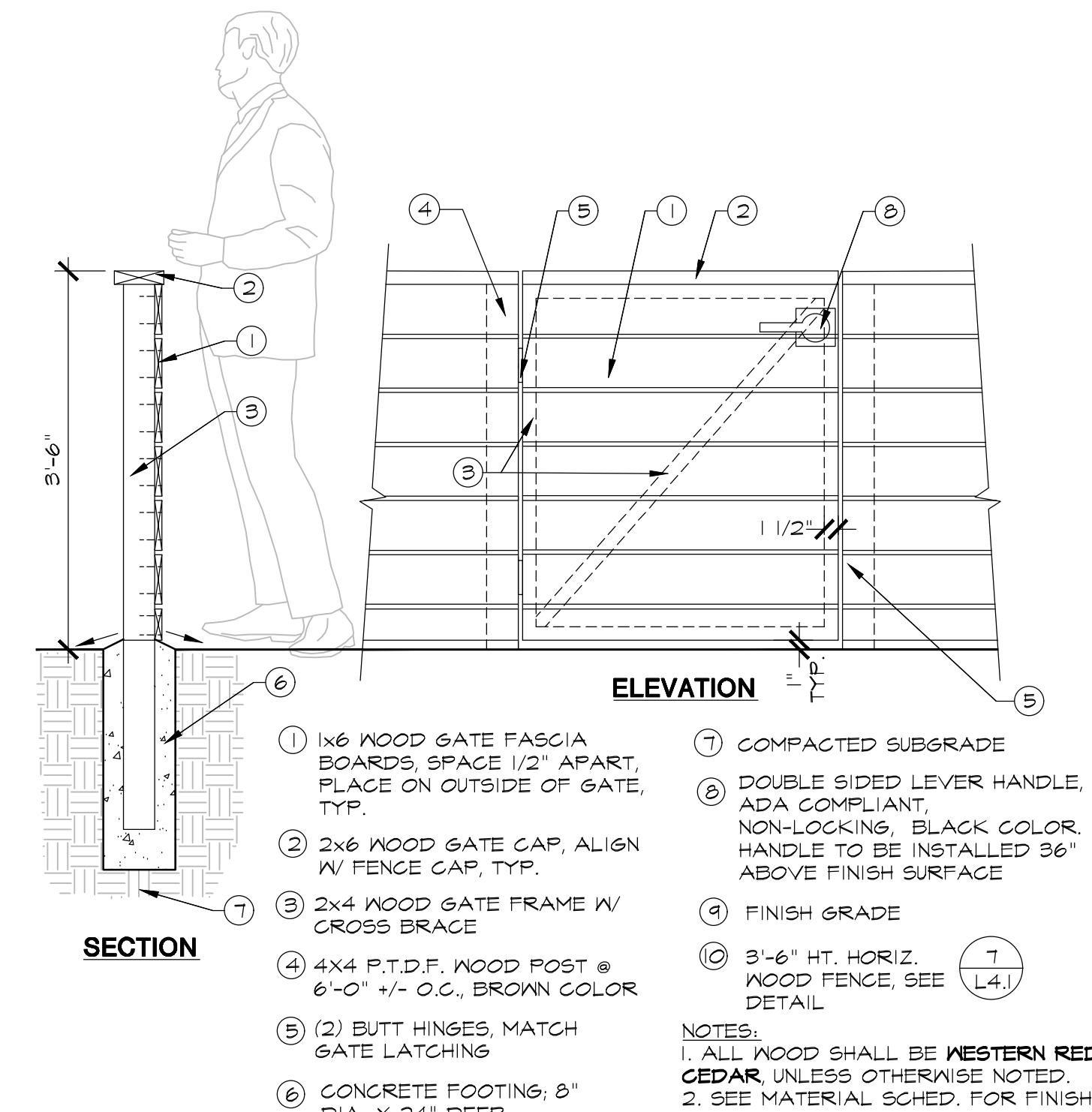
NOT FOR CONSTRUCTION



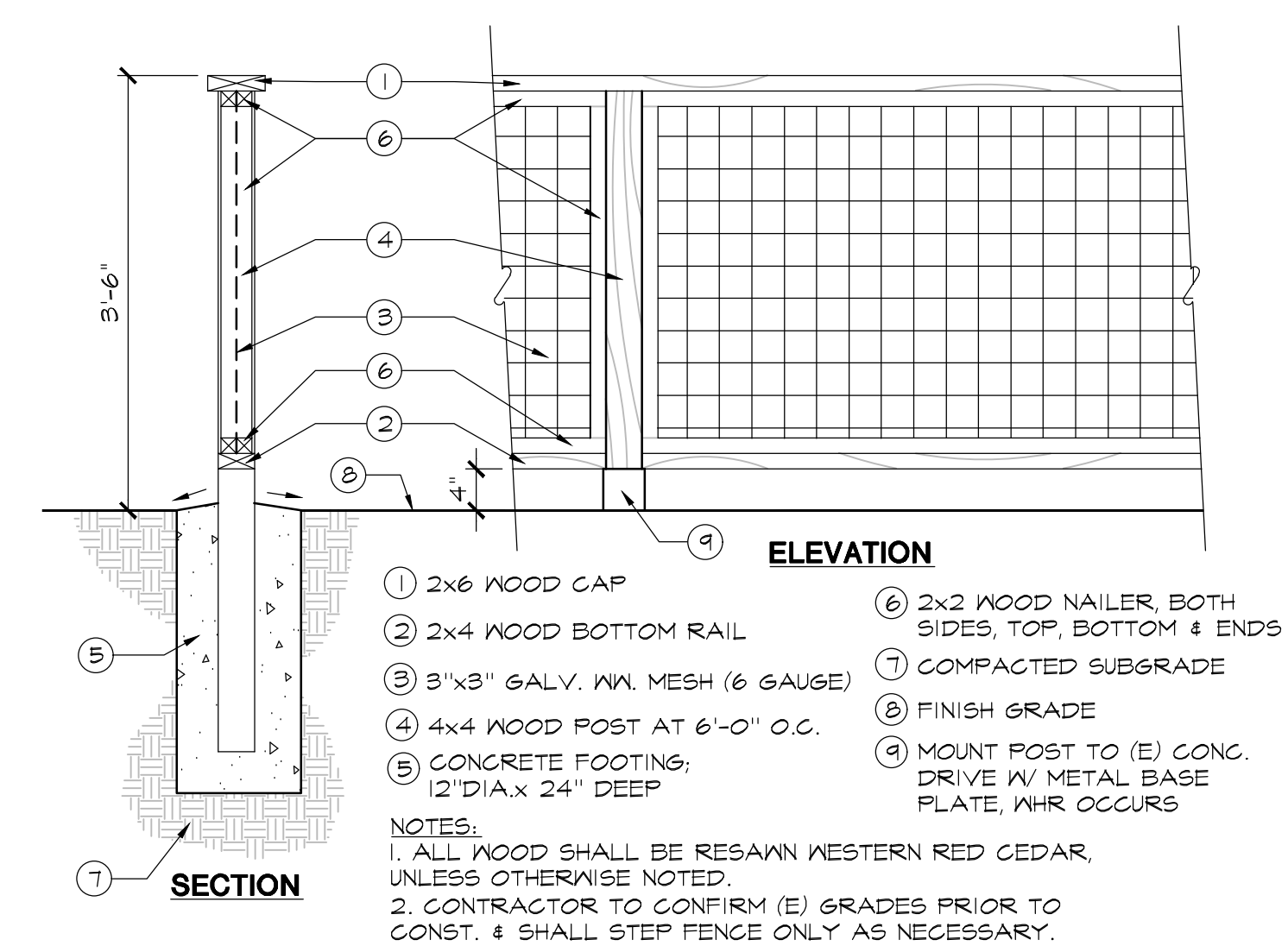
ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com



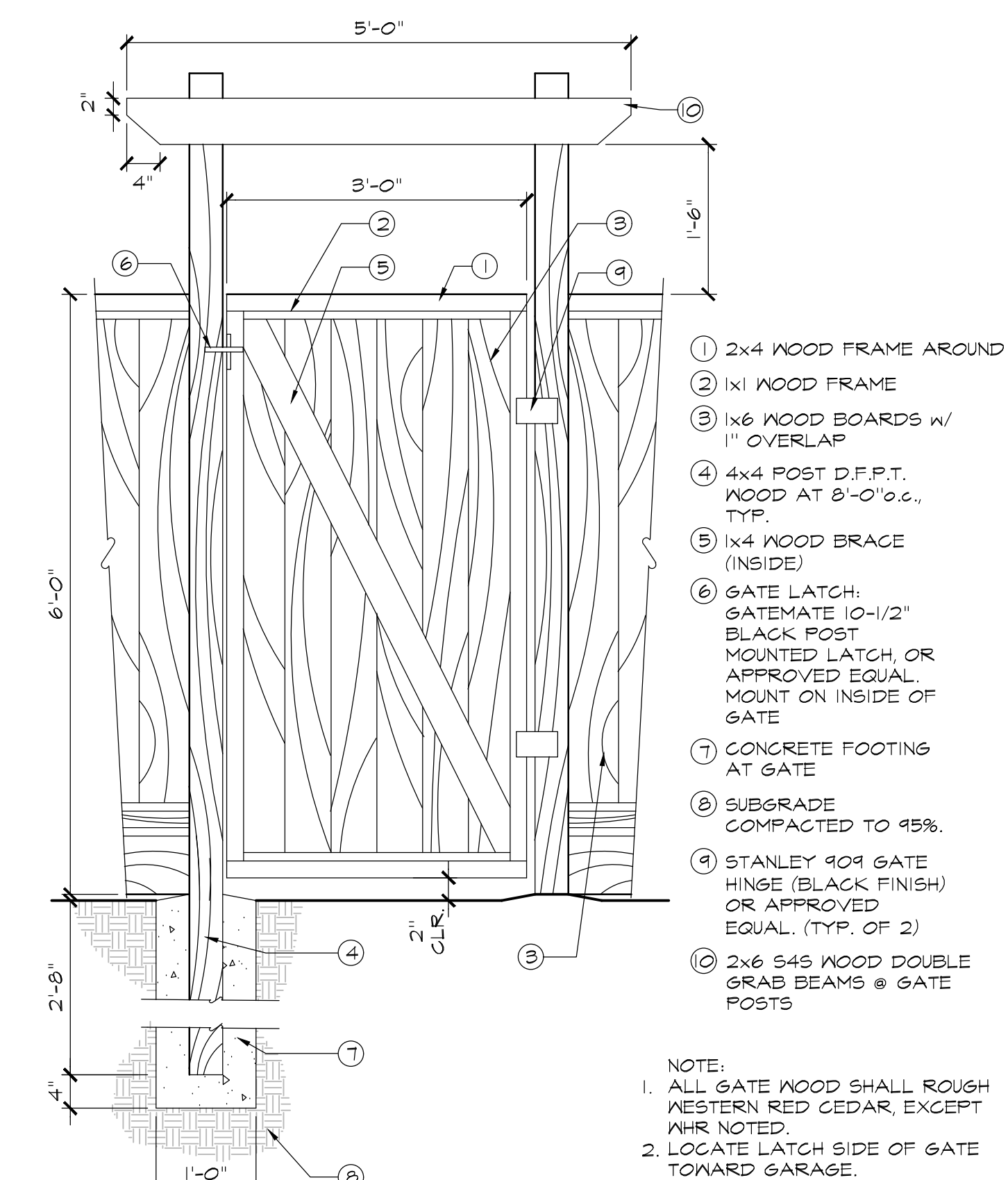
3 3'-6" HT. HORIZONTAL WOOD GATE @ EVA (VEHICULAR) SCALE: 1/2" = 1'-0" DT-VehGate.dwg



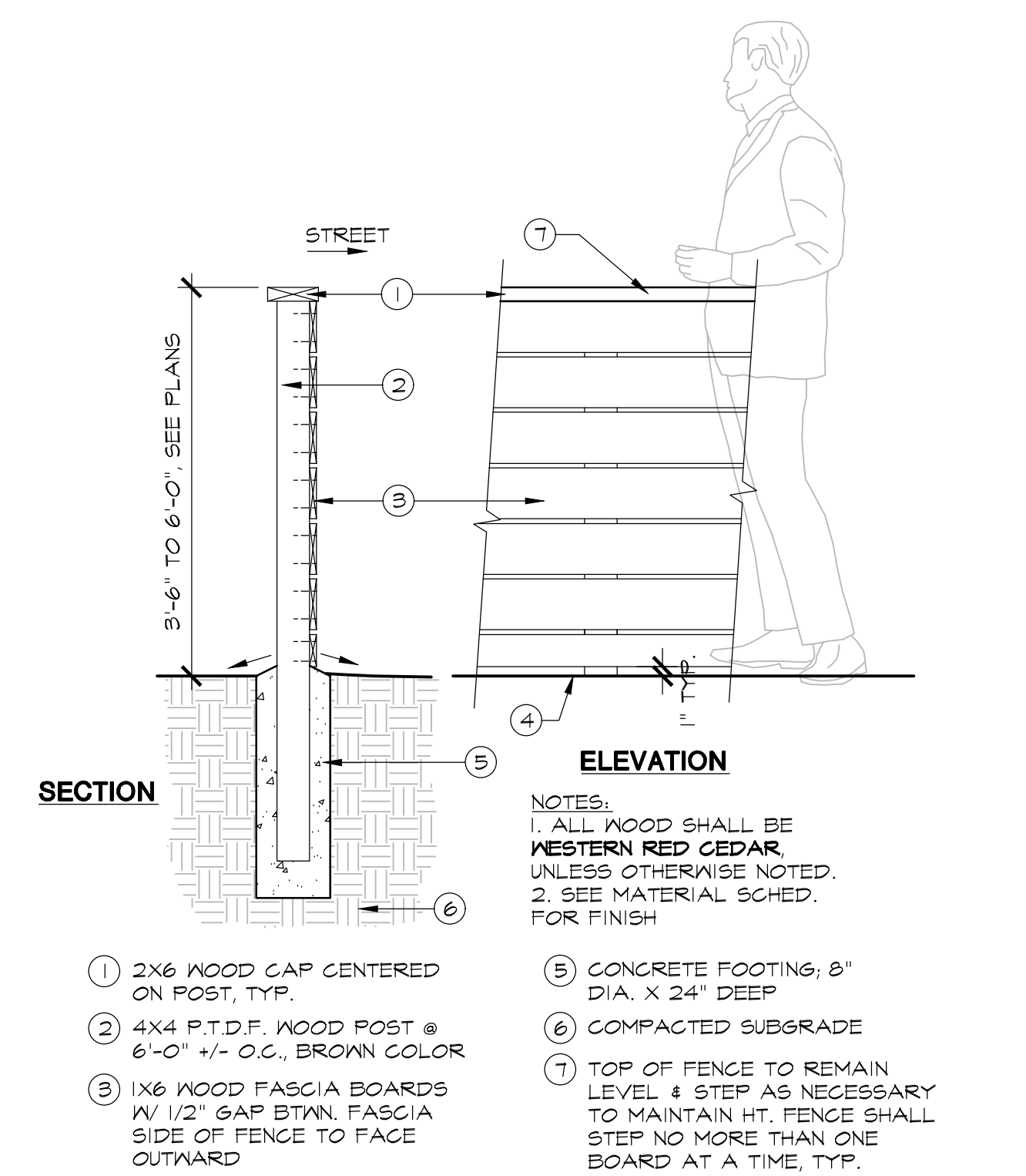
1 3'-6" HT. HORIZ. WOOD GATE SCALE: 3/4" = 1'-0" 1/16 DT-FerWood07.dwg



5 3'-6" HT. WIRE MESH FENCE/GATE SCALE: 3/4" = 1'-0" 1/16 DT-FerWire01.dwg



4 6 FT. HT. SOLID WOOD FENCE & GATE W/ ARBOR SCALE: 3/4" = 1'-0" 1/16 DT-FerWood01.dwg



2 HORIZONTAL WOOD FENCE 3'-6" & 6'-0" HT. SCALE: 3/4" = 1'-0" 1/16 DT-FerWood01.dwg

