





# 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

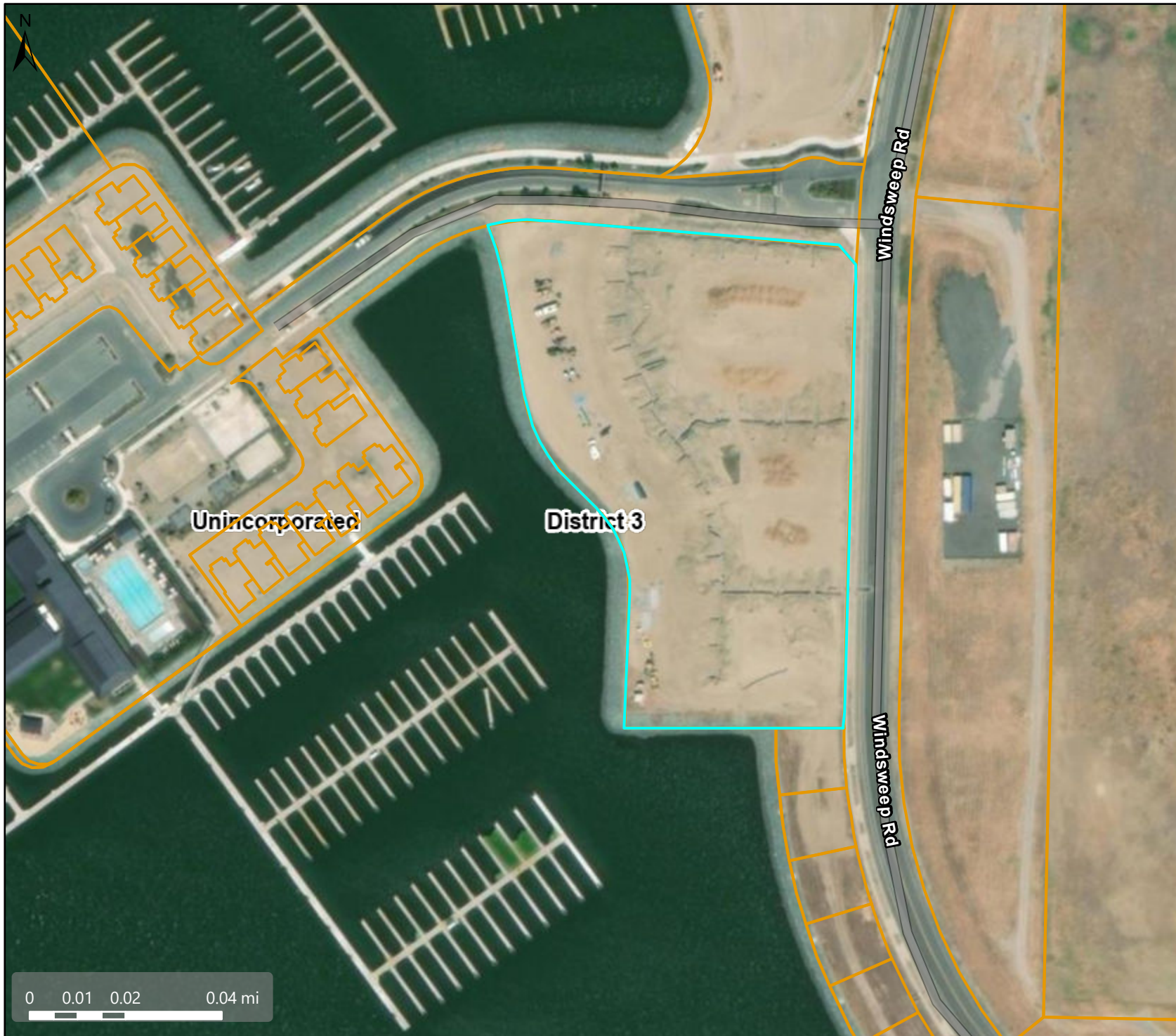
**Housing Inventory Site:** YES

**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
<b>Total:</b>			<b>3587.00</b>	<b>3587.00</b>

# Aerial Map



## Map Legend

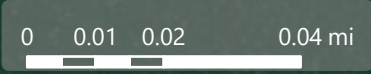
- Assessment Parcels
- Planning Layers (DCD)
  - Unincorporated
  - Board of Supervisors' Districts

Unincorporated

District 3

Windsweep Rd

Windsweep Rd

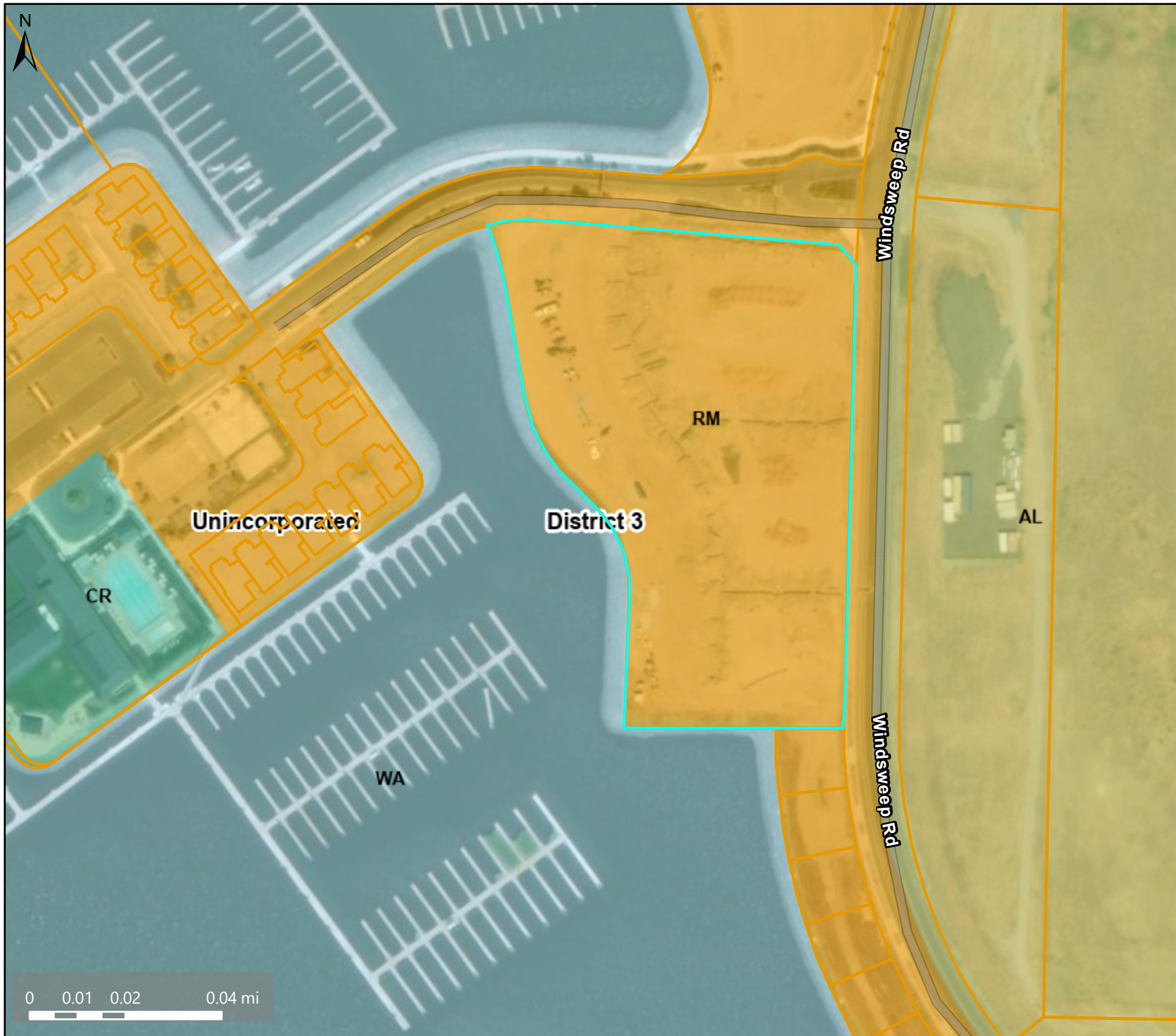


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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



# 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

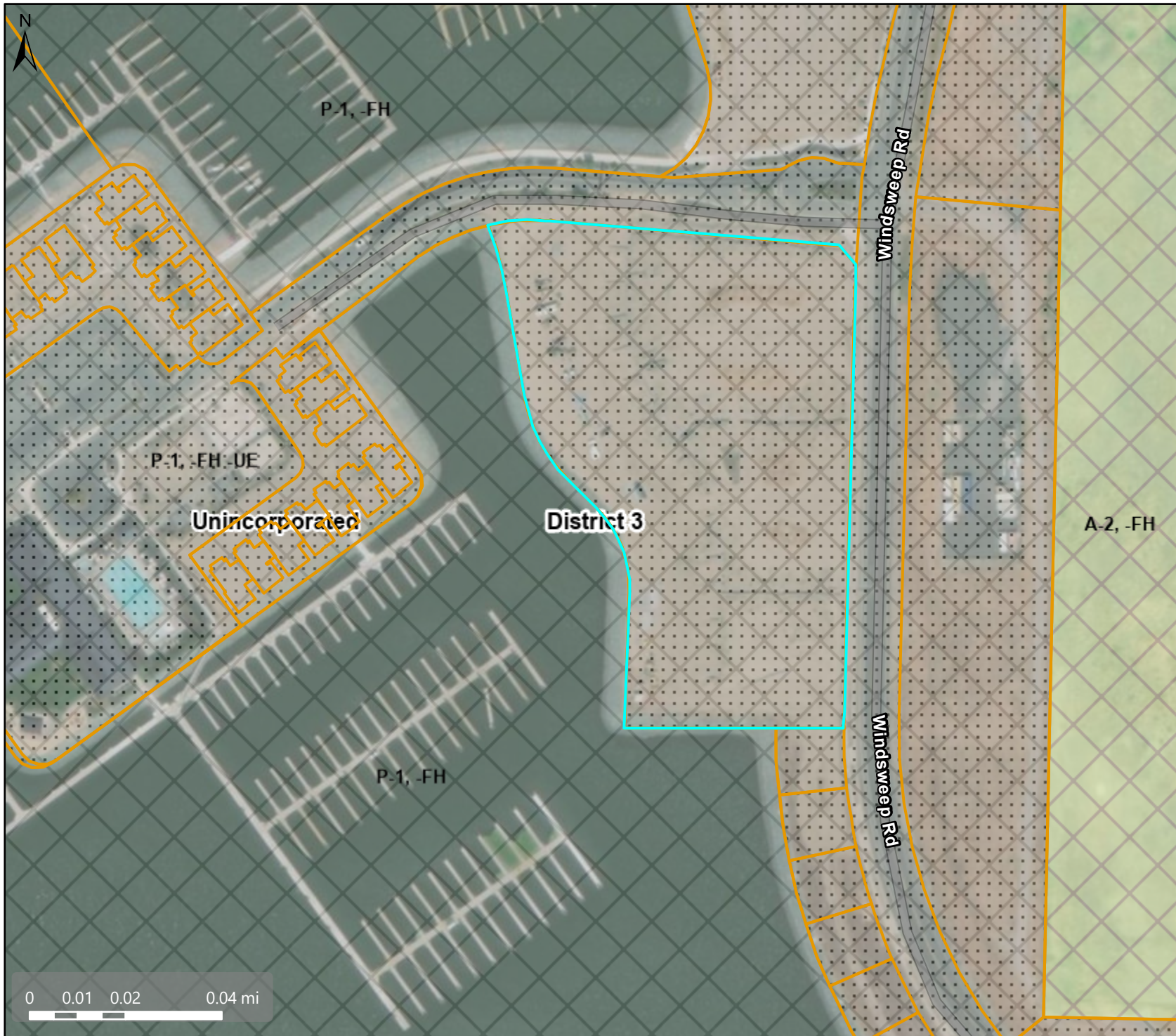
Board of  
Supervisors'  
Districts

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

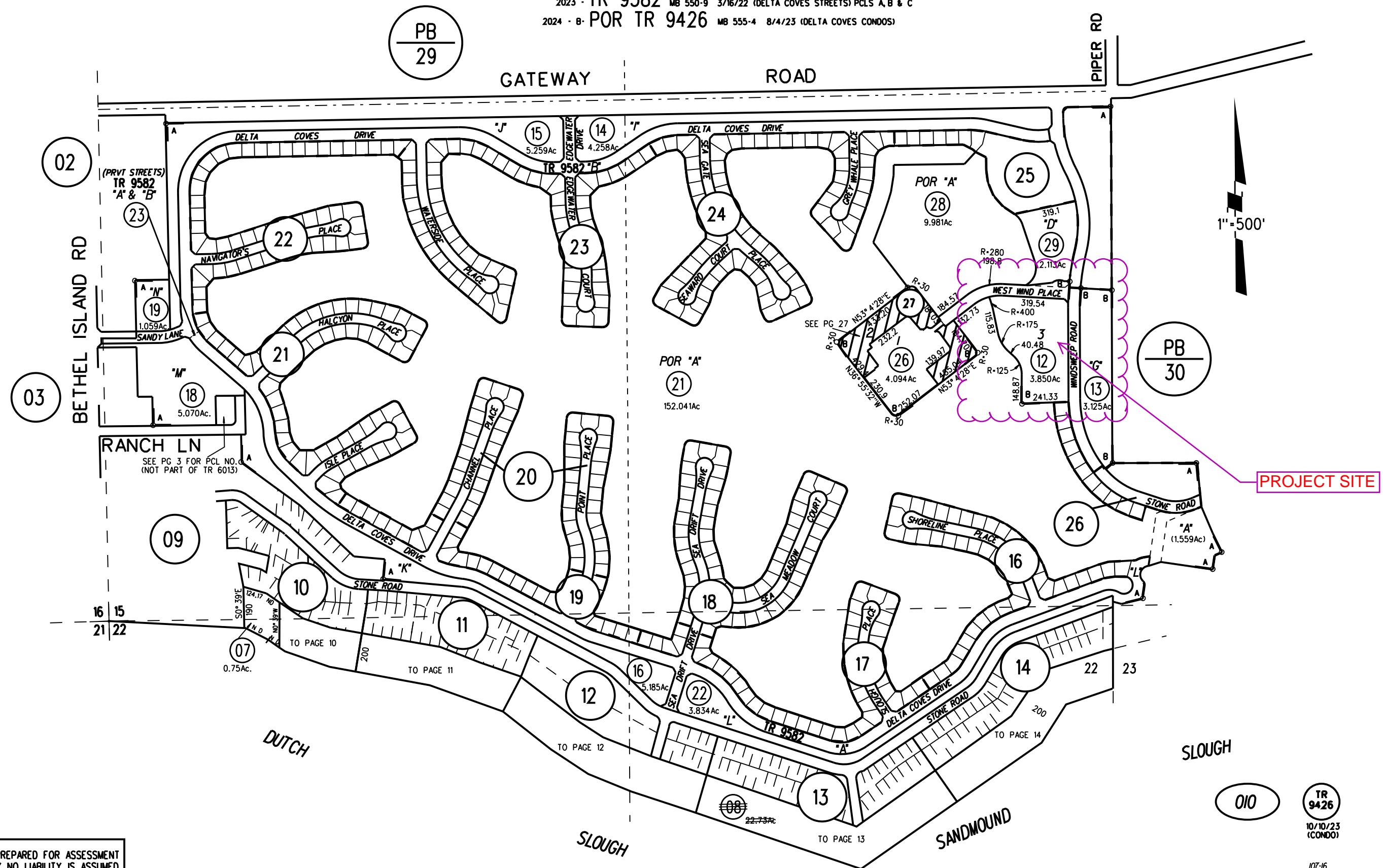
POR W1/2 SEC 14 / POR S1/2 SEC 15 & POR N1/2 SEC 22

T2N R3E MDBM

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

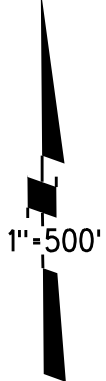
2023 - TR 9582 MB 550-9 3/16/22 (DELTA COVES STREETS) PCLS A, B & C

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.

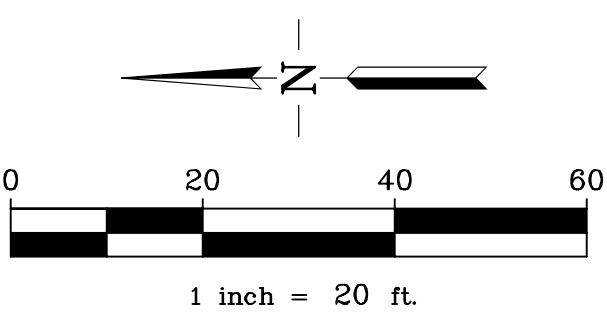
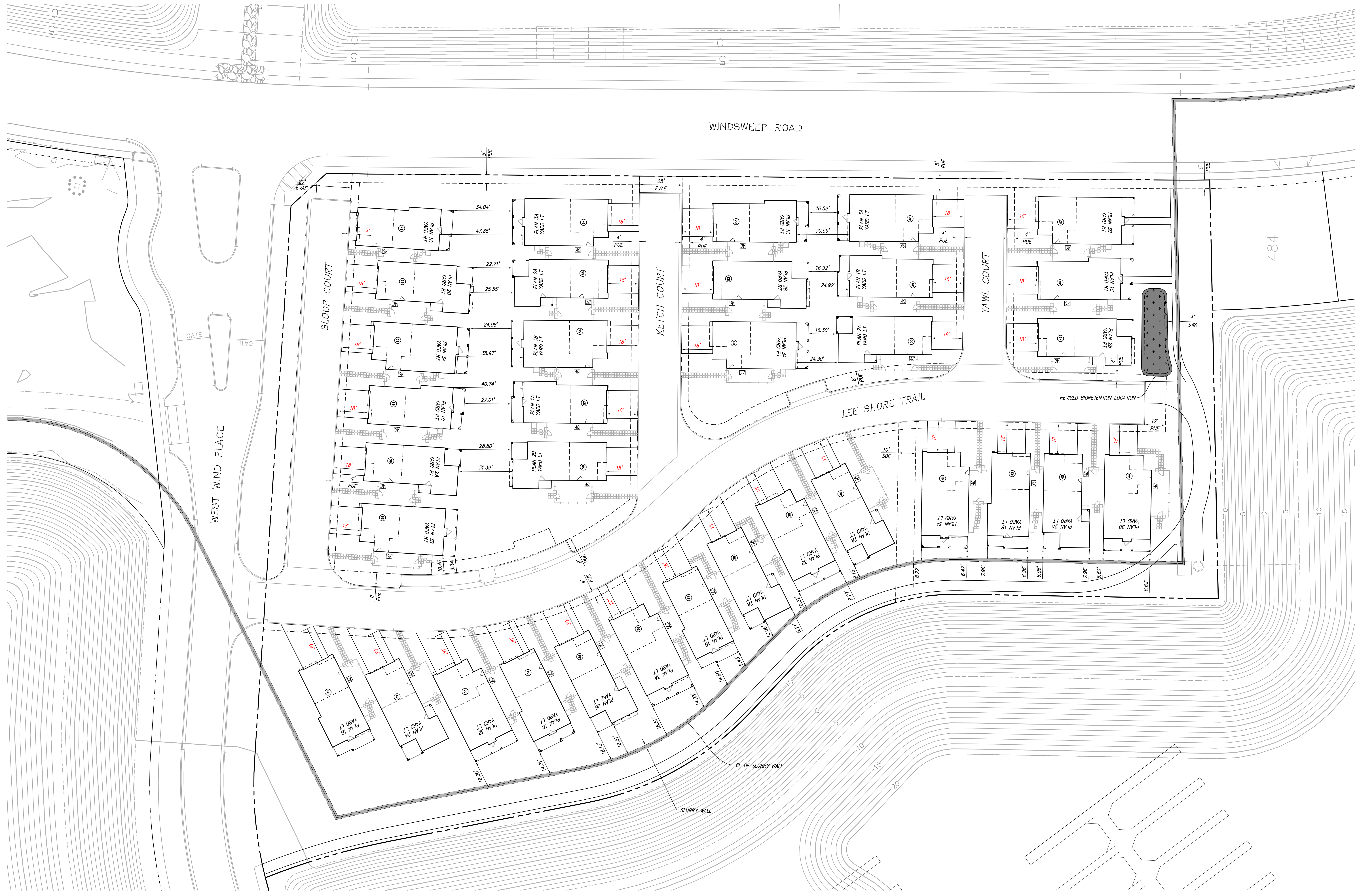
Sanborn Date : 03/11/1999







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





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

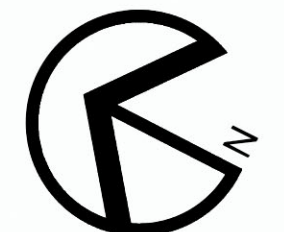
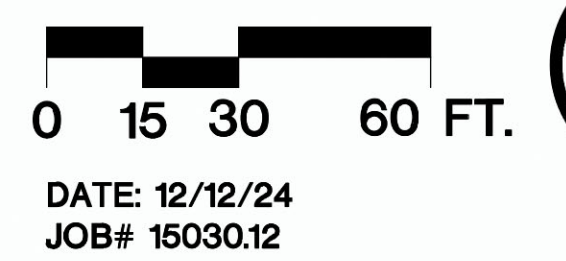
**PROGRAM LEGEND**

- 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**

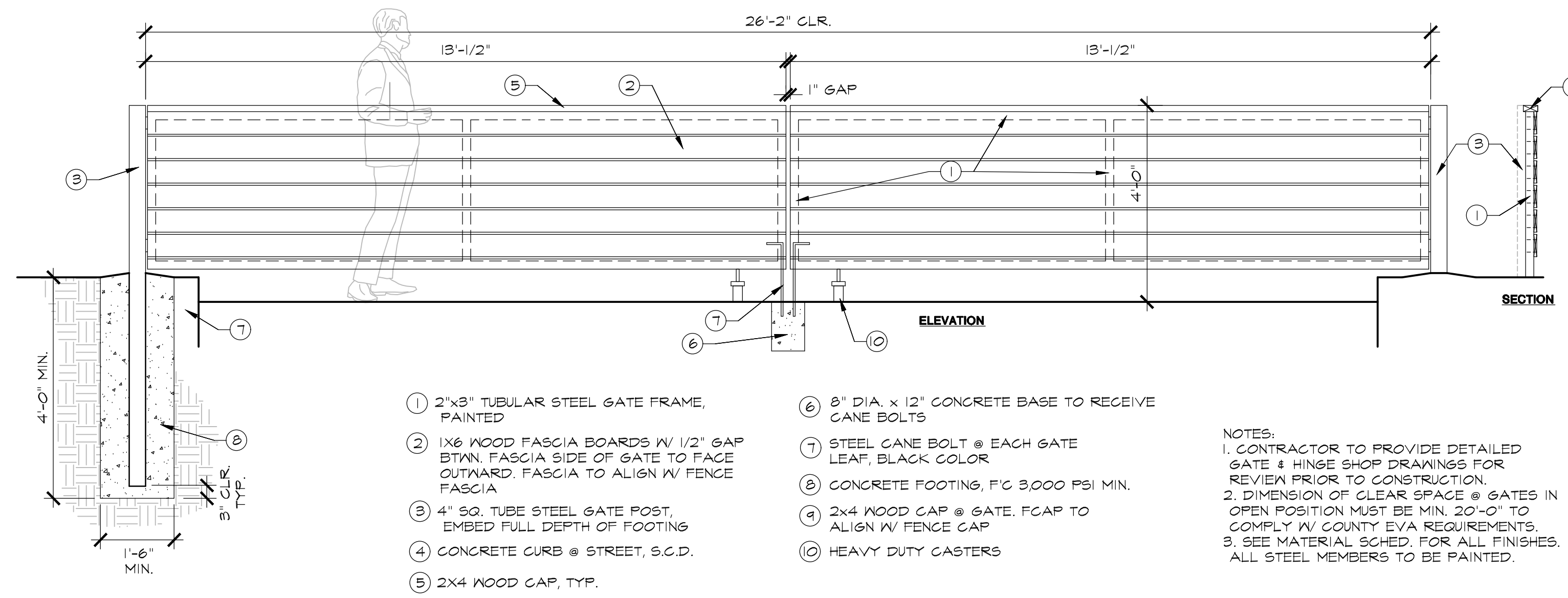
**REVISED DEVELOPMENT PLAN  
PARCEL E - SUBDIVISION 9633  
BETHEL ISLAND, CONTRA COSTA COUNTY, CA**

NOT FOR CONSTRUCTION

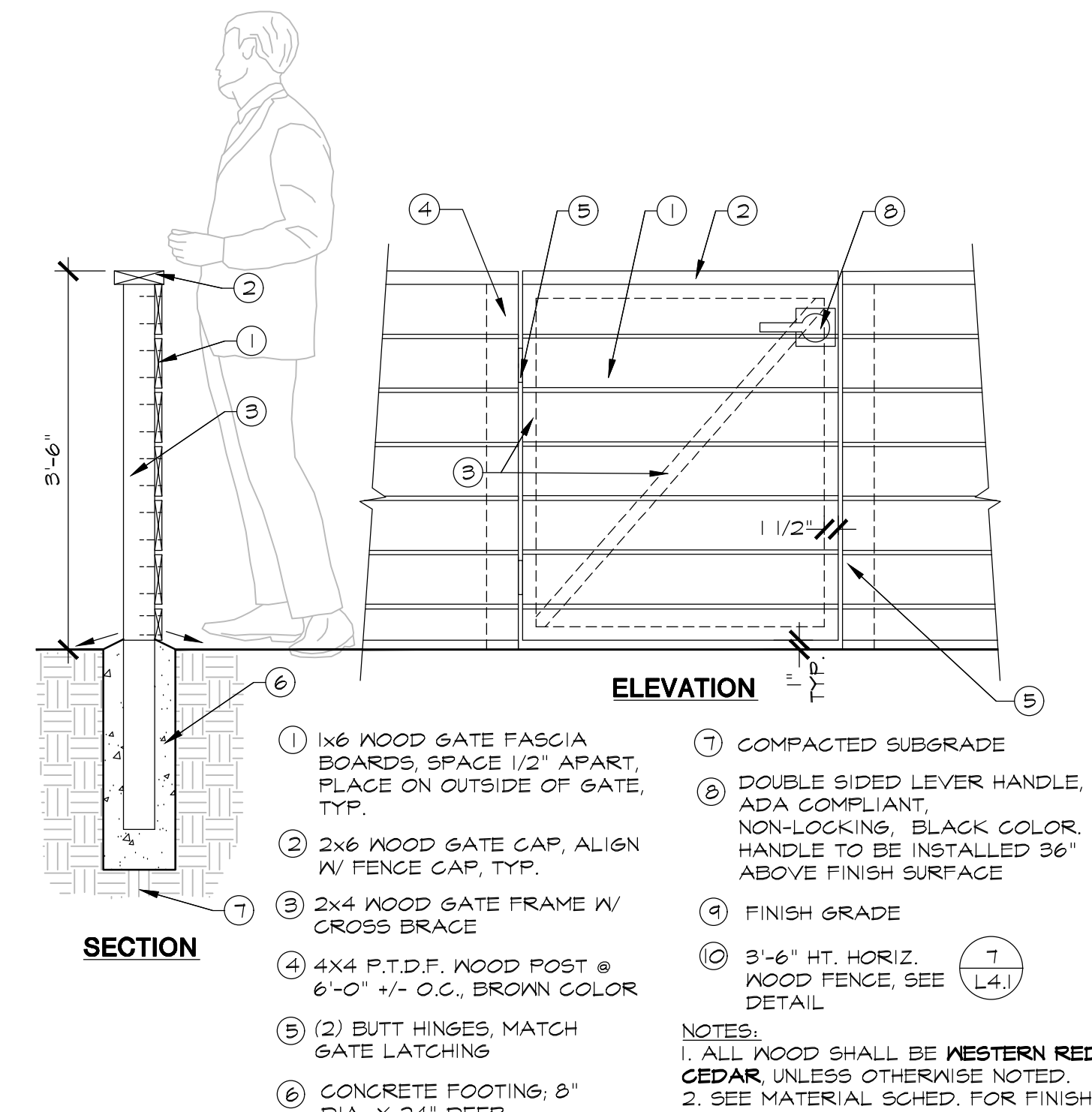


**ENVIRONMENTAL FORESIGHT, INC.**  
Landscape Architecture  
1700 N. Broadway, Suite 401  
Walnut Creek, CA 94596  
T (925) 945-0300 F (925) 945-6688  
www.environmentalforesight.com

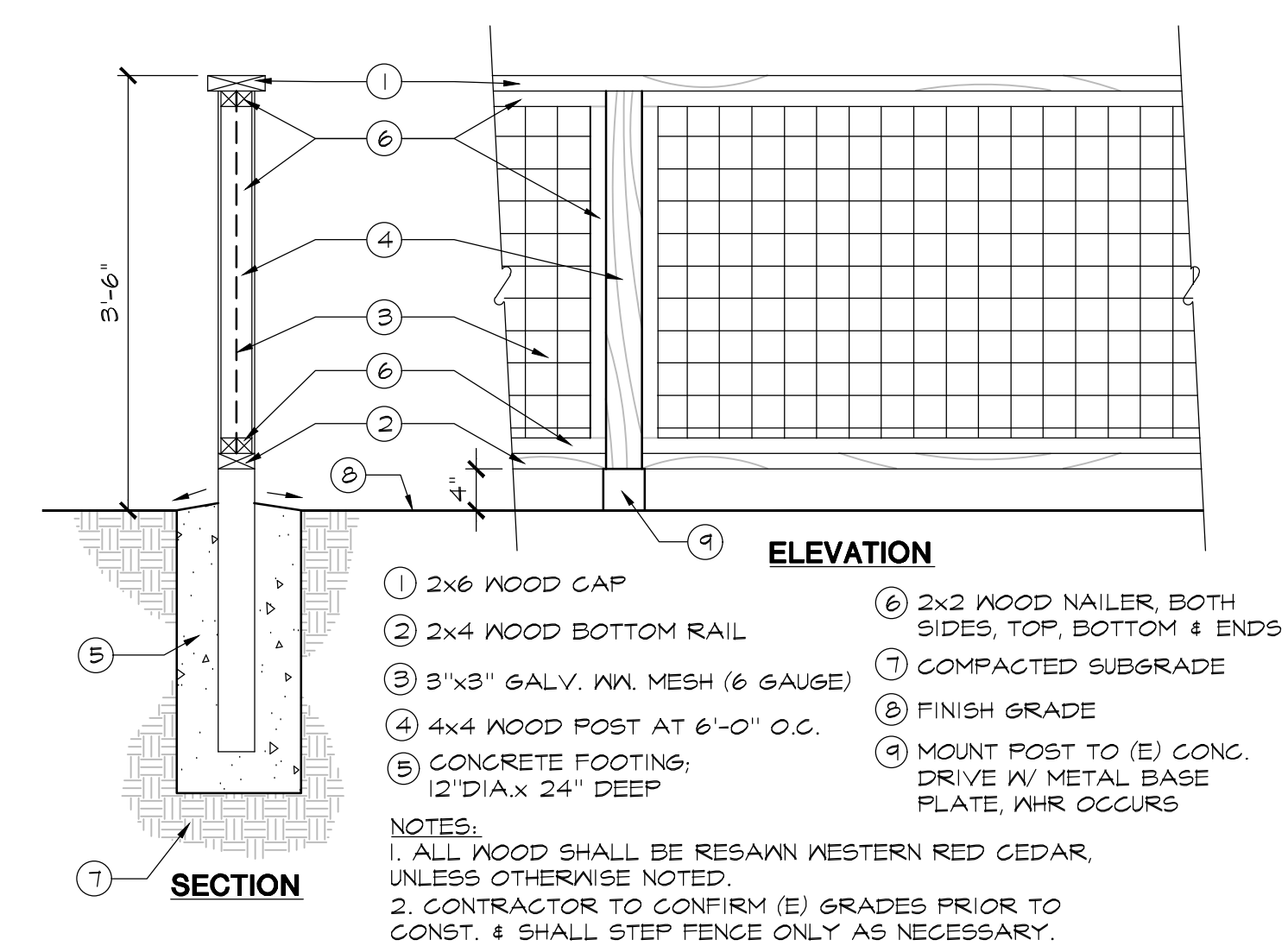




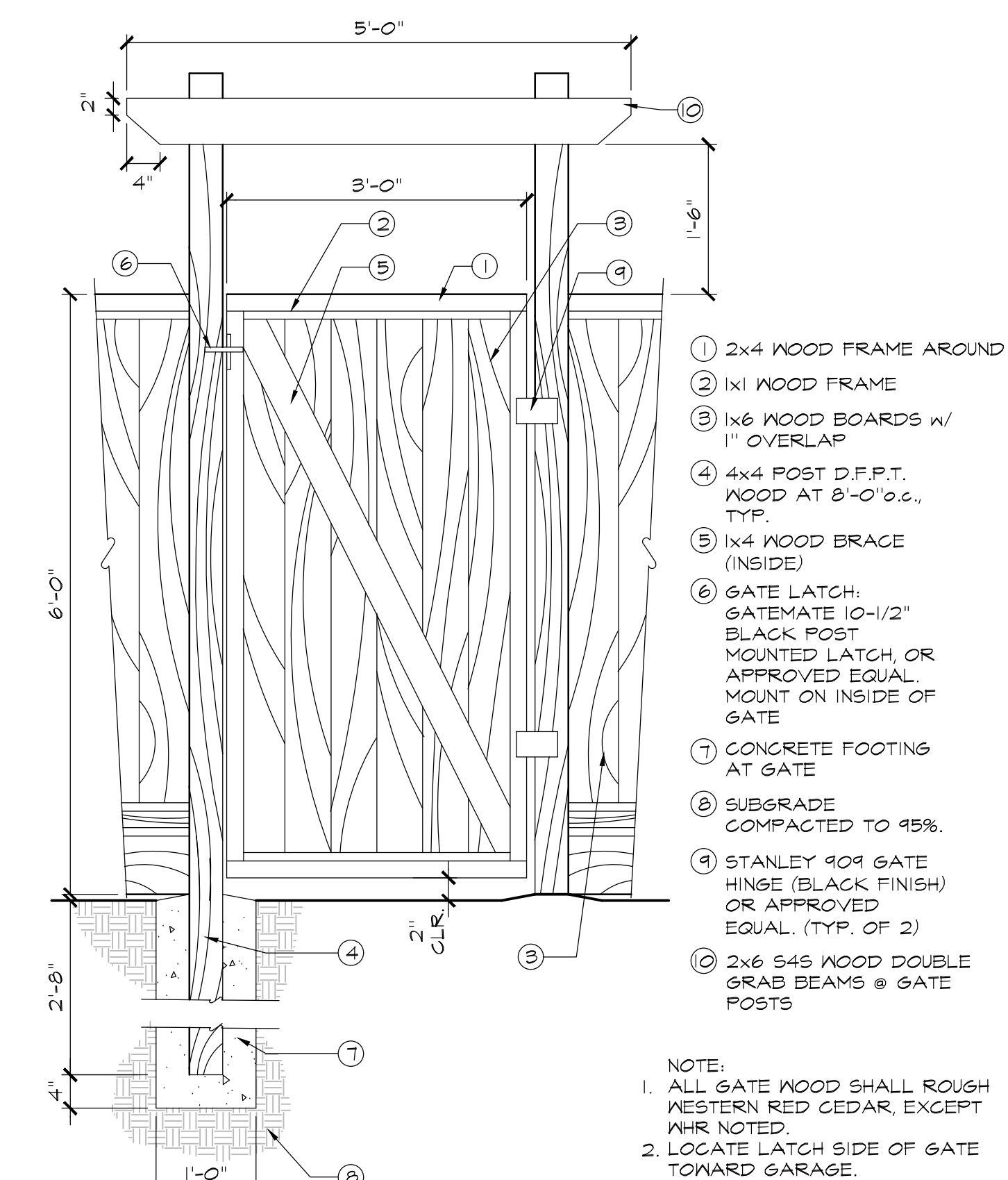
**3 3'-6" HT. HORIZONTAL WOOD GATE @ EVA (VEHICULAR)** SCALE: 1/2" = 1'-0" DT-VehGate.dwg



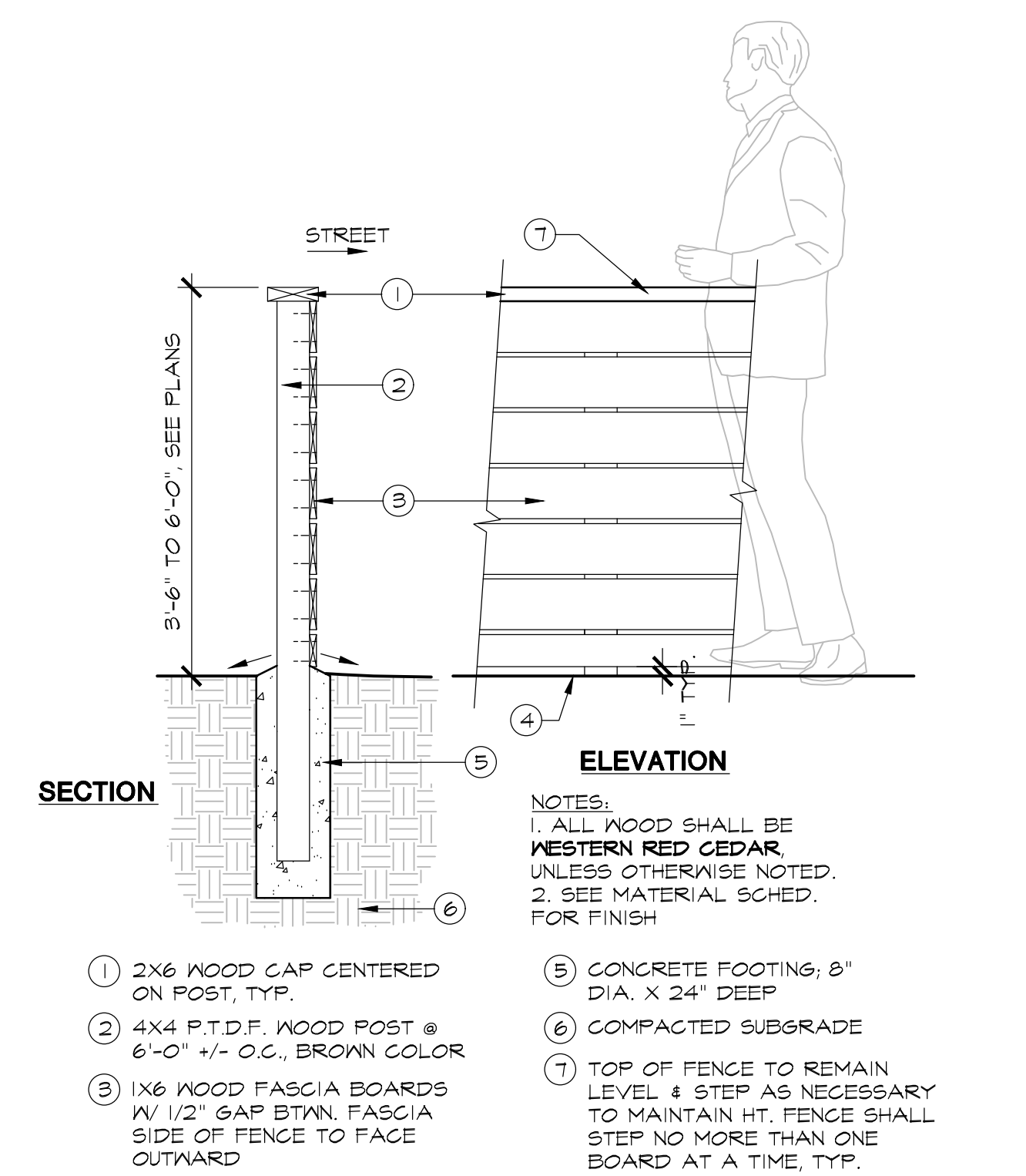
**1 3'-6" HT. HORIZ. WOOD GATE** SCALE: 3/4" = 1'-0" 1/16 DT-FerWood07.dwg



**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

