



## AGENCY COMMENT REQUEST

Date 8/6/24

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

<p><b>DISTRIBUTION</b></p> <p><b>INTERNAL</b></p> <p><input checked="" type="checkbox"/> Building Inspection      Grading Inspection</p> <p><input type="checkbox"/> Advance Planning      Housing Programs</p> <p><input type="checkbox"/> Trans. Planning      Telecom Planner</p> <p><input type="checkbox"/> ALUC Staff      HCP/NCCP Staff</p> <p><input checked="" type="checkbox"/> APC PW Staff      <input checked="" type="checkbox"/> County Geologist</p> <p><b>HEALTH SERVICES DEPARTMENT</b></p> <p><input checked="" type="checkbox"/> Environmental Health      Hazardous Materials</p> <p><b>PUBLIC WORKS DEPARTMENT</b></p> <p><input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)</p> <p>Traffic</p> <p><input checked="" type="checkbox"/> Flood Control (Full-size)      Special Districts</p> <p><b>LOCAL</b></p> <p><input checked="" type="checkbox"/> Fire District _____          San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a>  <input checked="" type="checkbox"/> Consolidated – (email) <a href="mailto:fire@cccfpd.org">fire@cccfpd.org</a>          East CCC – (email) <a href="mailto:brodriguez@eccfpd.org">brodriguez@eccfpd.org</a></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>Reclamation District # _____</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><input checked="" type="checkbox"/> CC Mosquito &amp; Vector Control Dist (email) _____</p> <p><b>OTHERS/NON-LOCAL</b></p> <p><input checked="" type="checkbox"/> CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><b>ADDITIONAL RECIPIENTS</b></p> <p>Delta Protection Commission, Delta Stewardship Council</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Maria Lara-Lemus</u></p> <p>Phone # <u>925-655-2904</u></p> <p>E-mail <u><a href="mailto:maria.lara-lemus@dcd.cccounty.us">maria.lara-lemus@dcd.cccounty.us</a></u></p> <p>County File # <u>CDMS24-00015</u></p> <p>Prior to <u>August 20, 2024</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p><input checked="" type="checkbox"/> Active Fault Zone (Alquist-Priolo) <u>Liquefaction zone</u></p> <p><input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p>60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p><b>AGENCIES:</b> 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>
---	---



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number:** CDMS24-00015

**File Date:** 8/1/2024

**Applicant:**

Owen Poole SDC Delta Coves LLC  
151 Spyrock Court  
Walnut Creek, CA 94595  
owen@realestatesvs.com  
(925) 933-4928

**Property Owner:**

Owen Poole  
151 Spyrock Court  
Walnut Creek, CA 94595  
owen@realestatesvs.com  
(925) 933-4928

**Project Description:**

The applicant requests Minor Subdivision permit approval for the division of a 0.517 acre lot. They are proposing three (3) parcels ranging from 6,798 sqft to 8,016 sqft. The subject property consists of lots 263, 264, and 265 of Tract 6013 in the Delta Coves area.

**Project Location: (Address: 485 HALCYON PL, BETHEL ISLAND, CA 945111122), (APN: 031210060)**

**Additional APNs:**

**General Plan Designation(s):** SL

**Flood Hazard Areas:** See Map

**60-dBA Noise Control:**

**Sphere of Influence:**

**Sanitary District:** IRONHOUSE SANITARY

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

**AP Fault Zone:**

**MAC/TAC:**

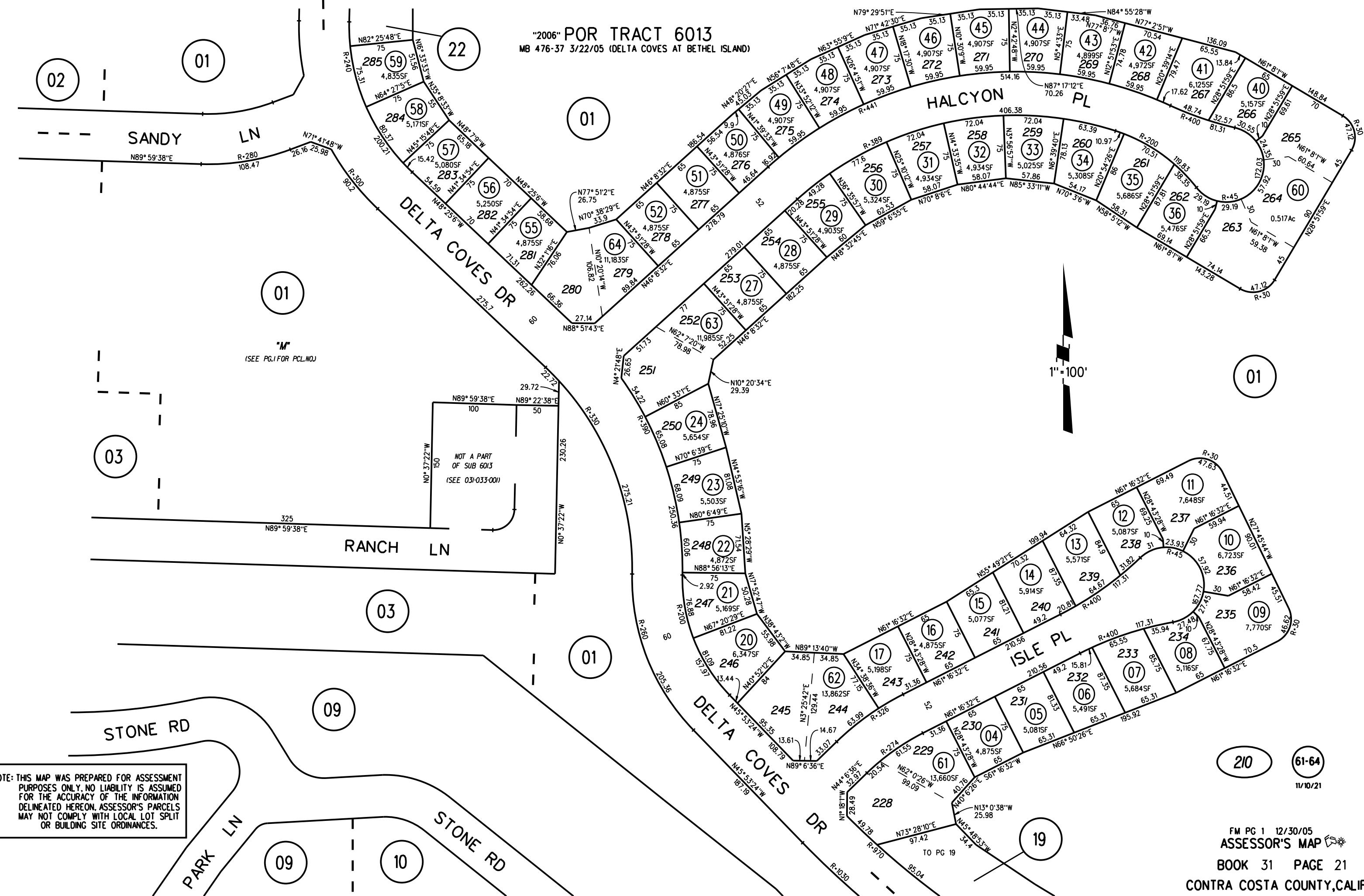
**Fire District:** CONSOLIDATED FIRE Former ECC

**Housing Inventory Site:**

**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
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
		<b>Total:</b>	<b>7662.00</b>	<b>7662.00</b>

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





GP



**DOIT GIS**  
CONTRA COSTA COUNTY

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 are provided by various Contra Costa Departments.  
Please direct all data inquires to the appropriate department.  
Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



# Zoning



Map Legend	
	Assessment Parcels
Zoning	
	ZONE_OVER
	P-1 -FH (Flood Hazard Combining District)
	P-1 -FH -UE (Flood Hazard and Animal Exclusion)
	Unincorporated
	Board of Supervisors' Districts
	Supervisors' Districts

**DOIT GIS**  
CONTRA COSTA COUNTY

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 are provided by various Contra Costa Departments.  
Please direct all data inquires to the appropriate department.  
Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



Aerial



**DOIT GIS**  
CONTRA COSTA COUNTY

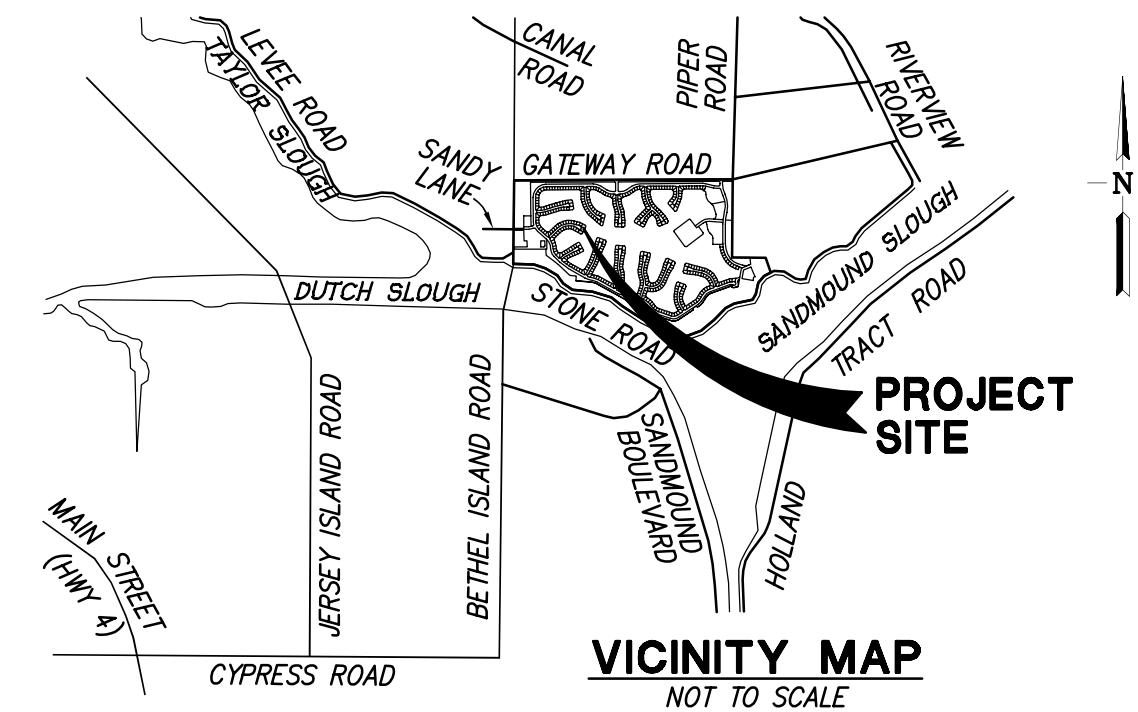
This map is a user generated, static output from an internet mapping application and is intended for reference use only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.  
Data layers contained within the CCMap application are provided by various Contra Costa Departments.  
Please direct all data inquires to the appropriate department.  
Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984

RECEIVED on 08/01/2024 CDMS24-00015  
By Contra Costa County  
Department of Conservation and Development

## SUBDIVISION DELTA COVES PARCEL MAP

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON  
THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED  
RECORDED AS DOCUMENT NO. 2021-0105962  
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY  
CALIFORNIA  
RUGGERI-JENSEN-AZAR  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
PLEASANTON, CALIFORNIA  
JULY 2024



### OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE MAP BOUNDARY ON THIS MAP, ENTITLED "SUBDIVISION \_\_\_\_\_, DELTA COVES PARCEL MAP", CONTRA COSTA COUNTY, CALIFORNIA, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

OWNER: ANDREW COON

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
ANDREW COON

### OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, 202\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THE SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_, AT THE REQUEST OF  
FIRST AMERICAN TITLE COMPANY.

DOCUMENT NO. \_\_\_\_\_

KRISTIN B. CONNELLY  
COUNTY RECORDER

BY: DEPUTY COUNTY RECORDER

## SUBDIVISION DELTA COVES PARCEL MAP

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON  
THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED  
RECORDED AS DOCUMENT NO. 2021-0105962  
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY  
CALIFORNIA  
RUGGERI-JENSEN-AZAR  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
PLEASANTON, CALIFORNIA  
JULY 2024

### TRUSTEE'S STATEMENT

THE UNDERSIGNED, OLIVIA TODD, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST,  
SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENT AND FIXTURE FILING  
RECORDED ON NOVEMBER 5, 2021 AS DOCUMENT NO. 2021-0309663 IN THE OFFICIAL  
RECORDS OF CONTRA COSTA COUNTY, DOES HEREBY CONSENT TO THE PREPARATION  
AND RECORDATION OF THIS SUBDIVISION MAP AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON THE  
\_\_\_\_\_  
DAY OF \_\_\_\_\_, 202\_\_\_\_.

OLIVIA TODD

BY: \_\_\_\_\_  
NAME

### TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BEFORE ME, \_\_\_\_\_,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
\_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN  
HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF  
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON  
A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION  
MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDC DELTA COVES, LLC,  
IN MAY 2024, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT  
THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR  
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



SCOTT A. SHORTLIDGE, L.S. NO. 6441 DATE

### COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT  
APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS  
THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL  
ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP  
HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY  
CORRECT.



DANA M. TREZISE, P.L.S. 7438 DATE  
INTERIM COUNTY SURVEYOR

### SIGNATURES OMITTED

IN ACCORDANCE WITH SECTION 66436(a), 3(A)(1) OF THE SUBDIVISION  
MAP ACT, SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS,  
WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED.

1. 185 O.R. 99 – WATER LINE AND ACCESS EASEMENT
2. 332 O.R. 67 – UTILITIES AND COMMUNICATION FACILITIES EASEMENT
3. 1646 O.R. 192 – AERIAL WIRES EASEMENT
4. 476 M 37 – PUBLIC UTILITY EASEMENT

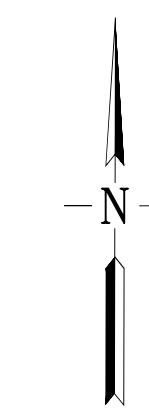
BY: \_\_\_\_\_  
DEPUTY CLERK

MONICA NINO  
CLERK OF THE BOARD OF SUPERVISORS  
AND COUNTY ADMINISTRATOR

**RECEIVED** on 08/01/2024 CDMS24-00015  
By Contra Costa County  
Department of Conservation and Development

## NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.



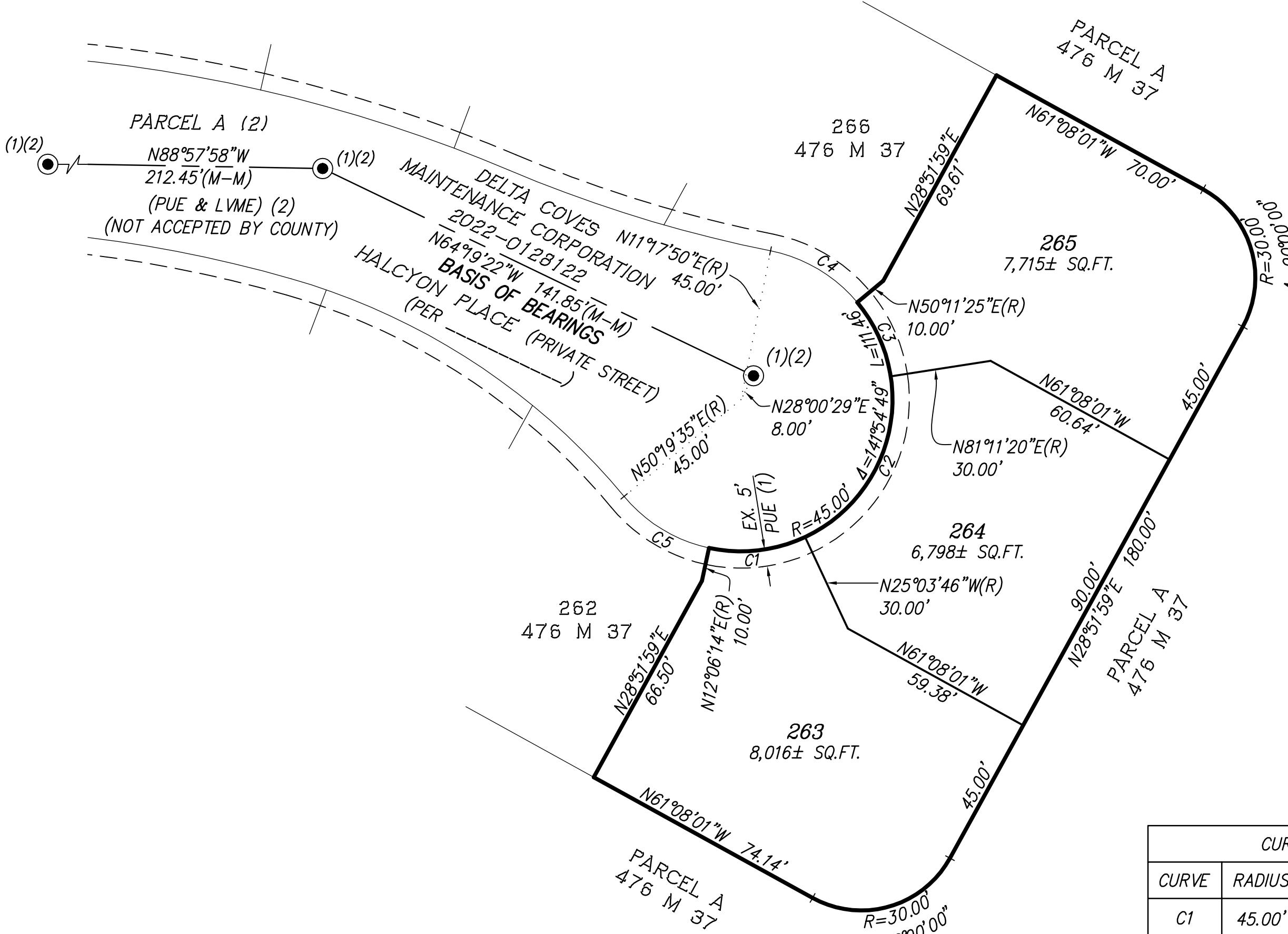
0                    30                    60                    90

5 ft.                10 ft.                15 ft.

1 inch = 30 ft.

## BASIS OF BEARINGS

THE BEARING N64°19'22" W OF THE LINE BETWEEN MONUMENTS  
AT HALCYON PLACE, AS SHOWN ON SUBDIVISION MAP 6013 FILED  
MARCH 22, 2005 IN BOOK 476 OF MAPS AT PAGES 37-88,  
OFFICIAL RECORDS OF CONTRA COSTA COUNTY.



## LEGEND

_____	SUBDIVISION BOUNDARY
_____	LOT LINE
-----	EASEMENT AS NOTED
_____	MONUMENT LINE
.....	MONUMENT TIE LINE
_____	EXISTING LOT LINE
①	FOUND STANDARD CITY WELL MONUMENT AS NOTED
EX.	EXISTING
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
( DATA )(1)	RECORD DATA & REFERENCE

## REFERENCES:

(1) SUBDIVISION 6013 - 476 M 37  
(2) SUBDIVISION 9582 - 550 M 9

SUBDIVISION \_\_\_\_\_  
DELTA COVES PARCEL MAP

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON  
THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED  
RECORDED AS DOCUMENT NO. 2021-0105962  
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY  
CALIFORNIA

RUGGERI-JENSEN-AZAR & ASSOCIATES  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
PLEASANTON, CALIFORNIA  
JULY 2024  
SCALE: 1"=30'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	45.00'	37°10'00"	29.19'
C2	45.00'	73°44'54"	57.92'
C3	45.00'	30°59'56"	24.35'
C4	45.00'	38°53'35"	30.55'
C5	45.00'	38°13'21"	30.02'