



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

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

Flood Hazard Areas: See Map

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

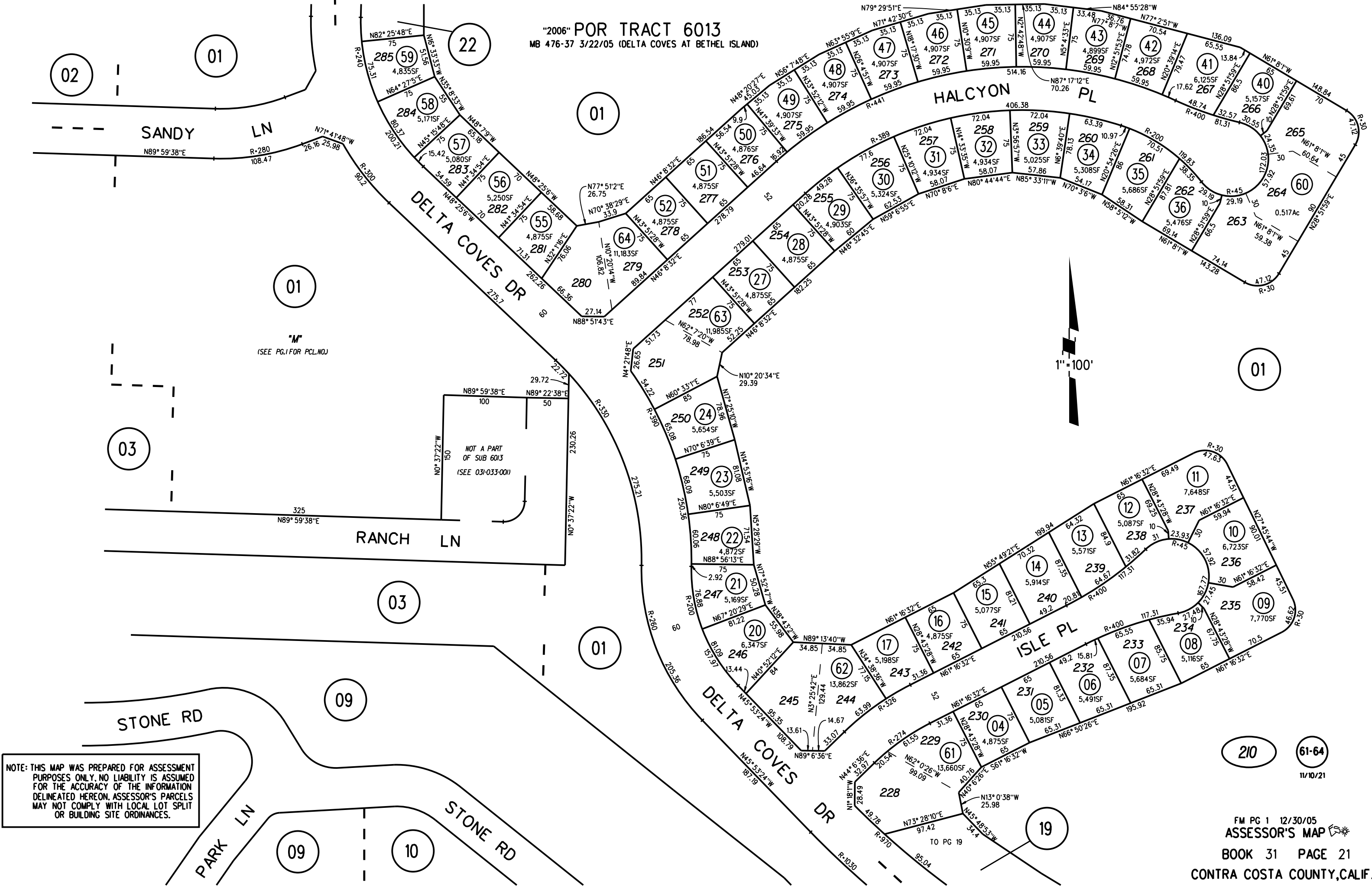
Sanitary District: IRONHOUSE SANITARY

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
Total:			7662.00	7662.00

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



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.



GP



Map Legend

- Assessment Parcels
- General Plan**
- SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
- WA (Water)
- Unincorporated
- Board of Supervisors' Districts

0 0 0.01 0.02 mi



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 County 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






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Map Legend

-  Assessment
-  Parcels
-  Unincorporated



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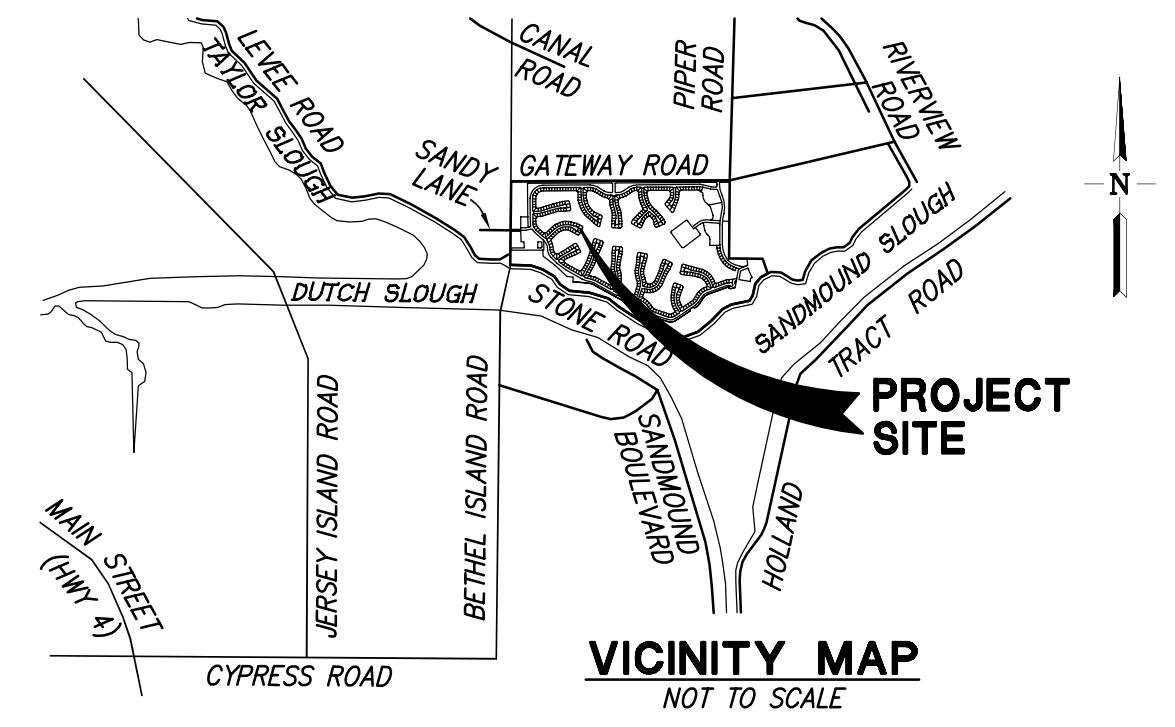
Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

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

CS:\WEB2013\131019\SURVEY\CAD FILES\PARCEL MAP\PM2024.DWG 7/2/2024 9:21:15 AM ALAN MULLEN

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
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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

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 _____

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION AND ANY APPROVED ALTERATIONS THEREOF UPON WHICH THIS FINAL MAP IS BASED.

JOHN KOPCHIK
DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

BY: _____ DATE: _____, 202_
DEPUTY

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: _____

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.

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

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I DO HEREBY STATE AS CHECKED BELOW THAT:

- A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 202_.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK








NOTE:

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

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
-  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

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 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

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 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'

