



## AGENCY COMMENT REQUEST

Date 8/6/24

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

**DISTRIBUTION**

**INTERNAL**

☒ Building Inspection      Grading Inspection  
 Advance Planning      Housing Programs  
 Trans. Planning      Telecom Planner  
 ALUC Staff      HCP/NCCP Staff  
☒ APC PW Staff      ☒ County Geologist

**HEALTH SERVICES DEPARTMENT**

☒ Environmental Health      Hazardous Materials

**PUBLIC WORKS DEPARTMENT**

☒ Engineering Services (1 Full-size + 3 email Contacts)  
 Traffic  
☒ Flood Control (Full-size)      Special Districts

**LOCAL**

☒ Fire District \_\_\_\_\_  
     San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
     ☒ Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
     East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

☒ Sanitary District Ironhouse Sanitary  
☒ Water District CCWD, Diablo Water  
 City of \_\_\_\_\_  
 School District(s) \_\_\_\_\_  
 LAFCO  
 Reclamation District # \_\_\_\_\_  
 East Bay Regional Park District  
 Diablo/Discovery Bay/Crockett CSD  
☒ MAC/TAC Bethel Island MAC  
 Improvement/Community Association  
☒ CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

☒ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
 CA Fish and Wildlife, Region 3 – Bay Delta  
 Native American Tribes

**ADDITIONAL RECIPIENTS**  
 Delta Protection Commission, Delta Stewardship Council  
 \_\_\_\_\_  
 \_\_\_\_\_

*Please submit your comments to:*

Project Planner Maria Lara-Lemus  
 Phone # 925-655-2904  
 E-mail maria.lara-lemus@dcd.cccounty.us  
 County File # CDMS24-00015  
 Prior to August 20, 2024

\*\*\*\*\*

We have found the following special programs apply to this application:

☒ Active Fault Zone (Alquist-Priolo) Liquefaction zone  
☒ Flood Hazard Area, Panel # \_\_\_\_\_  
 60-dBA Noise Control  
 CA EPA Hazardous Waste Site  
 High or Very High FHSZ

\*\*\*\*\*

**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.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_  
 Signature \_\_\_\_\_ DATE \_\_\_\_\_  
 Agency phone # \_\_\_\_\_



# 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

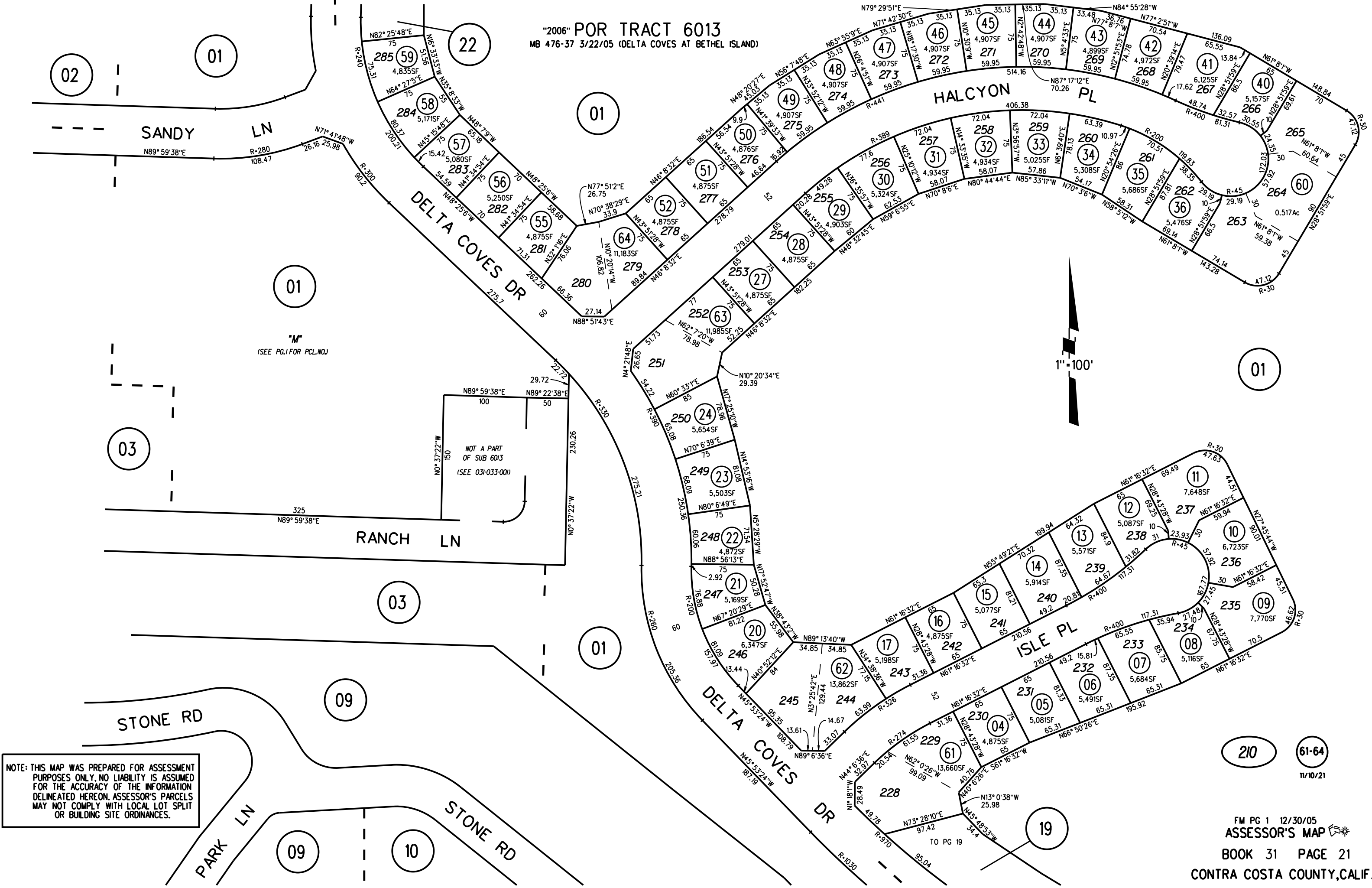
**Sanitary District:** IRONHOUSE SANITARY

**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
<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)



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



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



Map Legend

- Assessment
- Parcels
- Unincorporated

0 0 0.01 0.02 mi

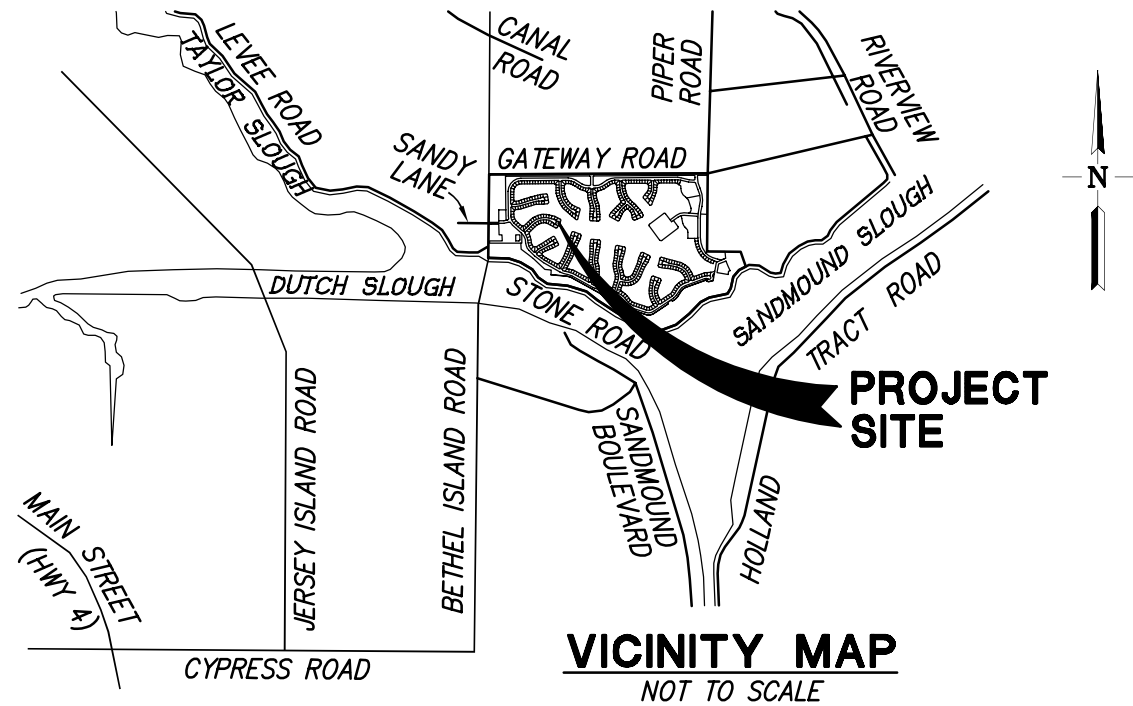


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SUBDIVISION \_\_\_\_\_  
DELTA COVES PARCEL MAP

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

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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.

- 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

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

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

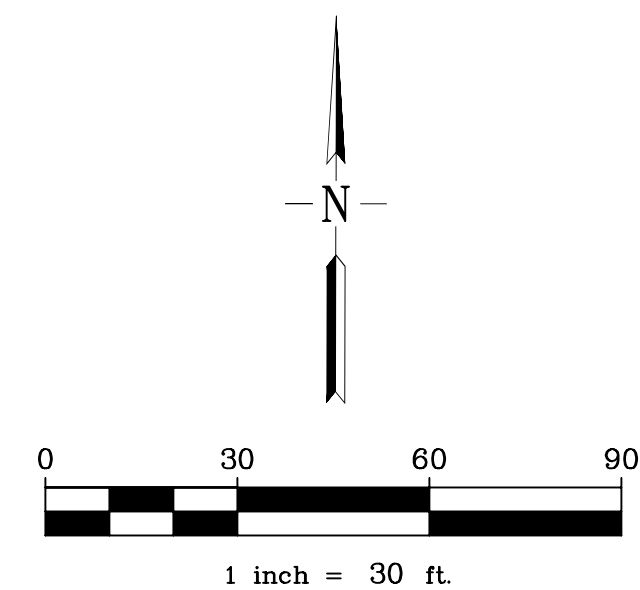
I DO HEREBY STATE AS CHECKED BELOW THAT:

- ☐ 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
LVM	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 \_\_\_\_\_  
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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°0'00"	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'