



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDS23-09669**

**File Date: 4/19/2024**

**Applicant:**

Kevin Weiss  
1731 Technology Drive Suite 880  
San Jose, CA 95110

kevin@jmhweiss.com  
(408) 202-2190

**Property Owner:**

ESTUARY COVE LL DUONG  
1211 EMBARCADERO STE 300  
OAKLAND, CA 946065106

davidduong@calwaste.com  
(408) 202-2190

**Project Description:**

The applicant requests approval to allow the subdivision of an approximately 77-acre property to 271 dwelling units, which will include 209 market-rate low-density single-family detached homes and 62 below-market-rate duplexes and a Final Development Plan to allow an approximately 621,500 net (955,870 gross) square feet of residential building area, approximately 37.16 acres of on-site open space, a public trail system, and related infrastructure. The subject property is located east of the Bethel Island Road and Sandmound Boulevard intersection in unincorporated Oakley.

**Project Location: (Address: 0 BETHEL ISLAND RD, OAKLEY, CA 94561), (APN: 032-112-007)**

**General Plan Designation(s):** AL, OIBA

**Zoning District(s):** P-1, -CE

**Flood Hazard Areas:** AE

**AP Fault Zone:** N/A

**60-dBA Noise Control:** N/A

**MAC/TAC:** Bethel Island

**Sphere of Influence:** Oakley

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** IRONHOUSE SANITARY

**Housing Inventory Site:** N/A

**Fees:**

<b>Fee Item</b>	<b>Description</b>	<b>Account Code</b>	<b>Total Fee</b>	<b>Paid</b>
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
ADJ0040	Fee Adjustment - DCD	002606-9660-REV-000-5B0040	3428.46	3428.46
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
SDS0040	P-1 Tentative Subdivision DCD	002606-9660-REV-000- 5B0040 .918	10000.00	10000.00
SDS0040P	P-1 Tentative Subdivision PW	000651-9660-REV-000- 6L0040 .918	6000.00	6000.00
		<b>Total:</b>	<b>19590.46</b>	<b>19590.46</b>

**IMPORTANT NOTICE TO APPLICANTS &**

The purpose of this notice is to alert you to various issues, which may affect your proposed project development. You are encouraged to research these requirements **before** submitting an application for development.

I understand that charges for staff time spent processing this application will be based on the Board of Supervisors' approved fee schedule. I understand that my initial deposit is a retainer and not a fee. This deposit will set up an account, which shall be charged at an hourly rate for all staff processing time. I assume full responsibility for all costs, incurred by the County in processing this application, whether or not the application is approved. I understand and agree that if the account is in a negative balance status, processing will be suspended until all past due amounts have been fully paid and an additional deposit is submitted as required by the project planner. Further, I understand that should the final costs be more than the deposit, I will be billed monthly for the additional charges. If the final costs are less, the unused portion of the deposit will be returned to me at the conclusion of the process or final inspection of the completed project, whichever occurs later (the necessary staff time will vary according to the complexity of the application and the project).

Also, I understand that staff processing time may include initial review and ongoing project processing by the Department of Conservation and Development, Community Development Division and Public Works Department including, but not limited to:

- A. Reviewing plans / submittal packages and conduct site visits
- B. Routing plans to and communicating with inter-office departments and outside agencies
- C. Researching documents relative to site history
- D. Consulting with applicant and/or other interested parties either in person or by phone
- E. Preparing environmental documents
- F. Drafting of staff reports and resolutions, including preparing pertinent maps, graphs and exhibits
- G. Attending meetings, public hearing before the Zoning Administrator, Planning Commission, and the Board of Supervisors
- H. Appeals – **Staff Costs for Processing an Appeal are Borne by the Applicant.**

\_\_\_\_\_ Initial

**FEES**

**Development Application Fees** - The Community Development Division application fee schedule is structured to generally require sufficient filing fees to cover the cost of processing development applications. Where the application review costs exceed the initial deposit, applicants will be required to submit additional deposits. For additional information about application fees or for a copy of the Application Fee Schedule, contact a Community Development representative at the Application and Permit Center 925-655-2700.

**Staff Costs for Processing an Appeal are Borne by the Applicant** - If an interested party files an appeal, the appeal must be accompanied by a filing fee of \$250. However, please note that the County fee schedule requires the applicant to pay fees for all staff costs of processing the appeal, even if the appeal is filed by a party that opposes the project. This would include any appeal of an administrative decision.

**California Department of Fish & Game Fees** - An additional fee may be due at the time of posting the environmental document and prior to project decision and before permits are issued. Additional fees are based on California Department of Fish and Game Code Section 713, **updated annually**, and effective **January 1, 2023 fees are as follows:**

<b>Categorically Exempt:</b>	<b>No Additional Fee</b>
Negative Declaration:	\$2,764.00
Mitigated Negative Declaration:	\$2,764.00
Environmental Impact Report:	\$3,839.25
Certified Regulatory Program:	\$1,305.25
County Clerk Processing Fee:	\$50.00

**Post-Approval Fees** - Once a development permit is approved, most development still requires issuance of other types of ministerial permits (e.g., building permits, grading permits, parcel maps, etc.). Development fees and additional processing fees are normally payable at the time of the issuance of those permits. Development fees are often required for such area-wide infrastructure improvements as traffic improvements, park dedication, and child care. An estimate for many of the post-approval fees, which will apply to your project, may be obtained by contacting the Building Inspection Division at 925-655-2700.

The purpose of this notice is to alert you to various issues which may affect your proposed project development. You are encouraged to research these requirements **before** submitting an application for development.

**FLOODPLAIN:** Your project must satisfy the requirements of the County's Floodplain Management Ordinance. If a site lies within or partially within a floodplain, flood zone information **must** be shown on the site plan. Before a development permit application within any area of Special Flood Hazards can be accepted as complete, the applicant must provide verification from the Floodplain Administrator that the required Flood Zone, Base Flood Elevation and minimum finished floor elevation have been determined. Contact the Public Works Department at 925-313-2000 to determine the flood zone of your property.

**DRAINAGE IMPROVEMENTS AND ROAD IMPROVEMENTS:** Your parcel may require major drainage or road improvements under County ordinances and policies. Contact the Public Works Department at 925-313-2000 as soon as possible to determine the scope of required drainage improvements and road improvements for your project. The counter at the Public Works Department is open from 7:00 a.m. to Noon and 12:30 to 5:00 p.m. Monday through Thursday, and is located at 255 Glacier Drive, Martinez.

Is the project located on a site which is included on any of the lists specified in Government Code §65962.3 relating to hazardous waste?  Yes  
Please refer to [www.calepa.ca.gov/sitecleanup/corteselist/sectionA.htm](http://www.calepa.ca.gov/sitecleanup/corteselist/sectionA.htm) to determine your site's status.  No

**PROPOSED COMMERCIAL OR INDUSTRIAL USES: Disclosure of Hazardous Materials** – Applications for development permits involving commercial and industrial projects, and uses where hazardous materials will be handled (in accordance with Sec. 65850.2 of the Government Code). To reduce the possibility that your application will be deemed incomplete, you are required to follow the steps listed below:

For businesses that will store hazardous materials and/or generate hazardous waste, please contact Contra Costa Health Services Hazardous Materials Programs at 4585 Pacheco Blvd., Suite 100, Martinez, CA 94553. They can be reached via phone 925-335-3200 or by visiting their website at [www.cchealth.org/hazmat/](http://www.cchealth.org/hazmat/). They can assist you with any questions and/or assist you with completing your online permit application.

**Notice to Bay Area Air Quality Management District (BAAQMD)** - The air permit requirements apply to all types of commercial and industrial projects, which generate direct sources of air pollution. For information regarding air permit requirements, Contact BAAQMD at 415-749-5000 or visit their website: <http://www.baaqmd.gov/>

**Requirement for Business License** - The approval of a development permit for a commercial or industrial operation **neither satisfies nor replaces** any County requirement to obtain a business license for the proposed use. Applicants and property owners may need to separately obtain a business license for their use. Questions on any County requirement for a business license should be directed to the County Treasurer/Tax Collector located at 625 Court Street, Martinez (925-957-5280).

**DISCLOSING PROJECT IMPACT ON TREES:** (grading and development) Your site plan shall *accurately and fully disclose* the location, species, tree dripline, and trunk circumference of all trees with a trunk circumference of 20 inches (50.8 cm; approximately 6½ inches in diameter) or greater, measured 4½ feet (1.37 m) above the ground whose tree trunks lie within 50 feet (15 m) of proposed grading, trenching, or other proposed improvements. The site plan shall include any multi-stemmed tree, the sum of whose circumferences measures 40-inches or more, measured 4½ feet from ground level.

**Failure to fully and accurately disclose information about trees and project impacts that can reasonably be anticipated (trenching for utility lines, drainage ditches, grading, etc.) may result in:**

- A. **staff determining that the application is not complete, in which case the project will not be scheduled for hearing; and/or**
- B. **subsequent interruption of development activity until such time as there is compliance with applicable tree ordinances.**

**Additional fees and requirements may be imposed by federal, state and local agencies that may be involved in reviewing your project. It is the applicant's responsibility to investigate whether additional fees and requirements will be imposed.**

**APPLICANT & PROPERTY OWNER(S) VERIFICATION**

I/We have read and understand the statements on this entire form; and I/we have contacted the above departments as suggested.

Applicant Signature \_\_\_\_\_ Name \_\_\_\_\_ Date \_\_\_\_\_  
Owner(s) Signature(s) \_\_\_\_\_ Name: \_\_\_\_\_ Date \_\_\_\_\_

A copy will be provided to you upon request.

## APPLICATION SUBMITTAL CHECKLIST

### SUBMITTAL AUTHORIZATION FORMS

- [Property Owner Authorization Form \(Link\)](#)
- [Important Notice To Applicants and Property Owners \(Link\)](#)

### SITE PLANS

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Site boundary and topographical survey</li> <li><input type="checkbox"/> Existing/proposed right-of-ways</li> <li><input type="checkbox"/> Existing and proposed building/structures/uses clearly labeled with setbacks</li> <li><input type="checkbox"/> Conceptual grading and drainage plan</li> <li><input type="checkbox"/> Existing natural features</li> <li><input type="checkbox"/> Location and heights of existing and proposed fences &amp; retaining walls</li> <li><input type="checkbox"/> Impervious area (square footage)</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Easements</li> <li><input type="checkbox"/> Traffic Circulation</li> <li><input type="checkbox"/> Location of light fixtures</li> <li><input type="checkbox"/> Contiguous off-site features</li> <li><input type="checkbox"/> Dimensioned parking spaces</li> <li><input type="checkbox"/> Landscaped areas with total area</li> </ul> |
|---|--|
- Tree information**
- The site (grading and development) plan shall accurately and fully disclose the location, species, tree dripline, and trunk circumference of all trees with a trunk circumference of 20 inches (50.8 cm; approximately 6½ inches in diameter) or greater, measured 4½ feet (1.37 m) above the ground whose tree trunks lie within 50 feet (15 m) of proposed grading, trenching, or other proposed improvements. The site plan shall include any multi-stemmed tree, the sum of whose circumferences measures 40-inches or more, measured 4½ feet from ground level.
  - Trees Along Property Lines - Include any qualifying trees whose trunks lie on adjoining property but whose canopy (dripline) extends onto the subject property.
  - Numbering of Trees for Identification Purposes - If the proposed development is in proximity to two or more qualifying trees, then each tree shall be assigned a number for identification purposes (e.g., #3, #5, etc.). (Trees whose trunks are more than 50 feet removed from the proposed ground disturbance need be only denoted by the outline of the aggregate tree canopy.)
  - Identification of Project Impact on Individual Trees -The site plan shall also specifically and clearly indicate whether individual trees are proposed to be (1) removed, or (2) altered or otherwise affected. The plan shall identify any proposed drainage ditches, sewer or water mains, drainage lines or other utility improvements which would result in trenching.
  - Tally of Trees to be Removed - The site plan shall contain a tally of the total number of trees proposed to be removed, and their respective trunk circumference sizes.
  - Identification of Designated Heritage Trees Any tree that has been designated by the Board of Supervisors for "heritage" status shall be so labeled on the site plan.

### ARCHITECTURAL DRAWINGS

#### Exterior elevations

- All sides of building(s)/structure(s)
- Proposed exterior materials, details, and features (i.e. shutters, planting boxes, window trim, cornices, signs, railings, wood siding, stucco, stone veneer, concrete tile roof, etc.)
- Exterior dimensions (height, width, depth) of all proposed improvements. (82-4.214 "Building height" means the vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code. Height may be measured from finished grade when such grade is below natural grade. Height shall be measured from natural grade when the finished grade is higher than natural grade.)
- N/A  For properties on 10% slope or greater and when the maximum height proposed is within 5 feet of the maximum allowed height, a roof plan with peak elevations should be shown on a grading plan that has natural and finished grades.
- Cross section of building(s) with height labeled

#### Floor plans

- All rooms, hallways and other common areas clearly labeled with their dimensions and use (i.e. bedroom, kitchen, etc.)
- All locations of doorways, stairways and landings, windows, permanent fixtures (sinks, toilets, showers, etc.) and major mechanical equipment (hot water heaters, furnaces, etc.)

### LANDSCAPING

#### Preliminary landscape plans

- Plant Legend
- Planting Plan
- Trees to remain or be removed
- Tree Preservation Information
- Hardscape features
- Schematic irrigation plan
- N/A  Trash area and landscape screening
- Utility transformer locations

### SIGNAGE PLANS See Landscape plans

#### Site plan

- Table of total signage square footage
- Setback to monument signs

#### Sign Details

- Sign details and dimensions
- Dimensions of proposed letters on signs
- One colored elevation

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Deidra Dingman**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Assistant Deputy Director

October 24, 2023

Kevin Weiss  
1731 Technology Drive, Suite 880  
San Jose, CA 95110

**RE: Notice of Incomplete Subdivision and Development Plan Applications**

**Site Address: 0 Bethel Island Road, Oakley**  
**APN: 032-112-007**  
**County File: #CDS23-09669 and CDDP23-03040**

Dear Mr. Weiss:

On September 25, 2023 the Department of Conservation and Development (DCD) received an application for a development plan and subdivision to develop an approximately 78-acre parcel into 271 residential units. The application was submitted pursuant to SB 330 and the builder's remedy. Staff has determined that the submittal is incomplete, and that additional information is required before the application can be deemed complete.

Based on the information provided with your application, additional information as identified below must be provided prior to the application being deemed complete.

Preliminary Application (SB 330)

1. Item #3 on the Preliminary Application form requires a site plan showing the building(s) location on the individual lots. The location of the duplex buildings was provided; however, this information was not provided for the single-family residential lots.  
**Addressed with Resubmittal of the SB330.**
2. Item #7 requests the proposed number of parking spaces. The response provided on the application was 32 street parking spaces for the duplexes. The response does not include the number of off-street parking spaces that would be provided for single-family residences.  
**Addressed with Resubmittal of the SB330.**

3. Item #12e was checked as having a stream or other resource on the project site. However, no location or description was provided.  
[Addressed with Resubmittal of the SB330.](#)
4. The County Assessor records indicate that Duong Estuary Cove LLC is the owner of the subject parcel. The Property Owner Affidavit indicates that the agent for service of process or officer of the ownership entity authorized may sign so long as an ownership disclosure is provided. This information was not provided. Please see the attached Property Owner Affidavit (page 8 of Preliminary Application form) for the complete requirement.  
[Addressed with Resubmittal of the SB330.](#)

#### Additional Incomplete Items

5. County Code Section 94-2.204 identifies the requirements for a tentative map and County Code Section 94-2.206 identifies data to accompany the tentative map. The following are items that are required.
  - a. A preliminary plan – site plan was submitted with the application. However, no tentative map was provided. Further, the site plan provided does not contain the recorded easements. Based on the recorded Parcel Map for Subdivision 8220, it appears that there is a 20' wide right-of-way and utility easement along Wells Road and a drill site easement on Sandmound Blvd. The drill site easement is likely within the open space public passive park. [See Existing Conditions sheet.](#)
  - b. The site plan provided does not include the subdivision number assigned for the application. Please revise to include the subdivision number CSD23-09669. [Added to Title Block.](#)
  - c. The site plan provided identifies the source of water supply as Diablo Water District. However, County records do not identify the project site as being served by the Water District. Please provide any correspondence from the Water District that indicates they will serve the project site. If none, then how will the project be served for water? [See emails from Christine Belleci.](#)
  - d. The area of each lot should be indicated on the tentative map. [See horizontal Control Plan](#)
  - e. Provide a preliminary geologic report. Please refer to the County Geologist's attached email which provides the requirements for the report.  
[See attached Geotech Report by Engeo](#)
6. Trees within 50 feet of any proposed improvements should be identified on the site plan and should include the location, species, drip line and trunk diameter for trees with a diameter of 6 inches or greater. These trees should also be numbered and identified if they are proposed for removal or altered. Additionally, an arborist report should also be submitted. [See attached Arborist Report and Tree Disposition plan](#)
7. Dimensioned floor plans, a landscaping plan, and grading plans were not submitted. Please provide these plans. [See Architectural plans, Landscape plan and Grading plans.](#)
8. The elevations provided included a color scheme, but not the proposed materials.  
[Please refer to the colored front elevations of each unit for material call outs.](#)
9. The project site has a General Plan land use designation of Agricultural Lands (AL) and Off-Island Bonus Area (OIBA). These designations allow for a density of one dwelling unit per 5 acres. However, OIBA allows a density of 1.0-2.9 units per net acre if substantial recreation

facilities are included in the proposed project. The proposed project does not appear to meet either density range. **SB330.**

10. Attached are agency comments received at the time this letter was prepared. Please read through the comments and provide a response or the requirements indicated in the letter. Additional agency comments will be provided to you upon receipt.

If you have additional questions, please feel free to contact me directly at (925) 655-2867 or via email at [Jennifer.Cruz@dcd.cccounty.us](mailto:Jennifer.Cruz@dcd.cccounty.us).

Sincerely yours,



Jennifer Cruz  
Principal Planner

Attachments: Preliminary Application Form  
Agency Comments

Cc: Duong Estuary Cove LLC, 1211 Embarcadero, Suite 300, Oakland, CA 94606  
Bryan Wenter, Miller Starr Regalia, 1331 North California Blvd., Suite 600, Walnut Creek, CA 94596  
County Files #CDS23-09669, CDDP23-03040



# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

October 18, 2023

Ms. Jennifer Cruz  
Contra Costa County  
DCD-Community Development Division  
30 Muir Rd.  
Martinez, CA 94553

**Subject:** Subdivision – Coronado Estates  
Address  
Project # CDSD23-09669  
**CCCFPD Project No.: P-2023-004332**

Dear Ms. Cruz:

We have reviewed the tentative map application to establish a major subdivision of 271 residential lots at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

The review was completed with the information provided. Additional details would be needed to do a comprehensive review.

1. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.

**Noted.**

2. Required Access:

**Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-foot unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building.** Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC **All proposed streets, conform to width and turning radius requirements.**

Heights of all buildings not provided. See requirement for Aerial Fire Apparatus Access:

**Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power**

**All roof eave heights are in compliance with Appendix D, Section 105 of the 2019 CFC. The eave heights for the Duets are 29'-11", 29'-10", and 29'-9" respectively.**

lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

3. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC **See Traffic Circulation Plan**

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CF **How is this typically achieved for the County standard road with of 32ft? In a residential neighborhood the driveway cuts almost automatically create this effect, but alternating sides of the street.**

4. Any Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC. **No gates proposed.**
5. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC **Noted.**
6. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. Final locations to be approved by the Fire District. (C103.1) CFC **See Utility Plan for proposed hydrant locations.**

7. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.  
**Noted - Please provide necessary resources to complete said Land Development permit.**  
The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations, **See Utility Plan for proposed hydrant locations.**  
Fire apparatus access to include slope and road surface **See Grading Plan for proposed slopes.**  
Aerial fire apparatus access, **No proposed structures require Aerial Access.**

Elevations of building, **All elevations have maximum heights and eave heights dimensioned. Sections show the B.F.E and Free Board**  
Size of building and type of construction, **The type of construction is VB and is shown on each floor plan.**

Gates, fences, retaining walls, bio-retention basins, any obstructions to access. **See Civil Plans.**

Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor, **See Architectural Plans.**

Striping and signage plan to include "NO PARKING-FIRE LANE" markings **See Traffic Circulation Plan**  
**This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.** (501.3) CFC

**Noted.**

8. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC **Noted - Added to the fire notes.**

**Note:** A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

**Noted - Added to the fire notes.**

9. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2019-37.  
*Noted. This will be shown on the Title Sheet of the Architectural Construction Documents.*
10. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC  
*Noted, although, no new or modified signals are proposed with this development.*
11. Flammable or combustible liquid storage tanks shall *not* be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC  
*Noted - Added to the fire notes.*
12. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC  
*Noted.*

**CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.**

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron  
Fire Inspector

File: 0 BETHEL ISLAND RD-PLN-P-2023-004332

## Jennifer Cruz

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**From:** Darwin Myers <dmyersassoc@gmail.com>  
**Sent:** Wednesday, October 4, 2023 10:25 PM  
**To:** Jennifer Cruz  
**Subject:** CDS23-09669 (APN 032-112-007 973.33 ac.)

Jennifer,

I will be on vacation from October 7th thru Oct 21st. I received the Agency Comment Request for the captioned project. My only comment at this time is that the Subdivision Ordinance requires all subdivision applications to include a geotechnical report. Without the investigation, the application must be deemed incomplete.

Furthermore, the project site is in a Seismic Hazard Zone (for earthquake-triggered liquefaction). Therefore the focus of the required investigation should be on analysis of liquefaction potential as well as expansive and corrosive soils. Mitigation measures must be provided for all hazards confirmed to be present on the project site (e.g. risk of a lateral spreading failure, and surface manifestation of liquefaction (i.e. ground cracking, total and differential settlement, etc.). Normally I would expect the investigation to include several 50 ft. deep (or greater) CPTs, along with auger boreholes and laboratory testing of samples. [See attached Geotech Report by Engeo](#)

We should touch base when I'm at work. (week of Oct. 23th- 27th).  
Cheers, Darwin

## Jennifer Cruz

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**From:** Will Nelson  
**Sent:** Monday, October 23, 2023 4:56 PM  
**To:** Jennifer Cruz  
**Subject:** RE: Anne Nounou shared "Agency Comment Request Packet" with you  
**Attachments:** Advance Planning SD23-9669 and DP23-3040 Comments.docx

Hi Jen,

I've reviewed these applications. The project is inconsistent with the AL/OIBA land use designation in terms of use and density. I have attached several pages of policies and implementation measures from various elements of the General Plan. I am particularly concerned that this project may not be consistent with policies and implementation measures related to availability of utilities (water and sewer), impacts to the natural environment (particularly wetlands and upland habitat), and mitigation of flood hazards.

Let me know if you would like to discuss further.



**William R. Nelson**  
Principal Planner  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553  
**Phone** (925) 655-2898  
**Web** [www.contracosta.ca.gov](http://www.contracosta.ca.gov)

**We're planning for the future of Contra Costa County.**  
**Learn more and get involved at [envisioncontracosta2040.org](http://envisioncontracosta2040.org).**



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## LAND USE ELEMENT

### Policies

3-9. Areas not suitable for urban development because of the lack of availability of public facilities shall remain in their present use until the needed infrastructure is or can be assured of being provided.

*See emails from Christine Belleci with regards to water, and Vivian Housen with regards to Sanitary Sewer.*

3-22. Housing opportunities for all income levels shall be created. Fair affordable housing opportunities should exist for all economic segments of the county. *Noted, 20% of the proposed lots will be affordable.*

3-25. Innovation in site planning and design of housing developments shall be encouraged in order to upgrade quality and efficiency of residential living arrangements and to protect the surrounding environment.

*Proposed development is occurring in areas that have been evaluated by the project biologist. Site planning has taken into consideration, and avoided to the extent practicable, those areas occupied by sensitive habitat such as wetlands and riparian communities.*

3-28. New residential development shall be accommodated only in areas where it will avoid creating severe unmitigated adverse impacts upon the environment and upon the existing community.

*Where development does encroach into sensitive communities mitigation measure will be implemented to ensure protection of the remaining habitat and to compensate on site with the creation/conversion, and protection of wetlands and riparian resources.*

3-64. To retain the characteristics of Bethel Island that make it a unique place in the Delta with its own separate identity, development shall be limited to a low overall density, and open space buffers shall be required. In addition, agricultural, open space, and wetland areas, along with rare plant communities, shall be preserved and protected. *Noted, Large portions of land are proposed to remain open.*

3-65. Residential development on Agricultural Lands, to the extent permitted beyond one unit per parcel in the off-island area, shall be clustered with development rights on the undeveloped land dedicated to the County. *SB330*

### Implementation Measures

3-c. Where appropriate, require the dedication of deeded development rights to the County (or cooperate in dedication to other public agencies) for lands to be protected as open space.

*Noted. Please let us know how the county would like to proceed with the open space language and mapping.*

3-d. Review proposed land development projects for consistency with land use designations and relevant policies and standards of each element of the General Plan. *SB330*

## PUBLIC FACILITIES AND SERVICES ELEMENT

### Policies

7-21. At the project approval stage, the County shall require new development to demonstrate that adequate water quantity and quality can be provided. The County shall determine whether (1) capacity exists within the water system if a development project is built within a set period of time, or (2) capacity will be provided by a funded program or other mechanism. This finding will be based on information furnished or made available to the County from consultations with the appropriate water agency, the applicant, or other sources. *See emails from Christine Belleci with regards to water service.*

7-26. The need for water system improvements shall be reduced by encouraging new development to incorporate water conservation measures to decrease peak water use. *Noted*

7-33. At the project approval stage, the County shall require new development to demonstrate that wastewater treatment capacity can be provided. The County shall determine whether (1) capacity exists within the wastewater treatment system if a development project is built within a set period of time, or (2) capacity will be provided by a funded program or other mechanism. This finding will be based on *See emails from Vivian Housen with regards to Sanitary Sewer Service.*

information furnished or made available to the County from consultations with the appropriate water agency, the applicant, or other sources.

7-45. On-site water control shall be required of major new developments so that no significant increase in peak flows occurs compared to the site's pre-development condition, unless the Planning Agency determines that off-site measures can be employed which are equally effective in preventing adverse downstream impacts expected from the development or the project is implementing an adopted drainage plan. **Hydraulics of the site will be such that the run off will be comparable to pre-development conditions with the use of detention areas.**

7-55. As appropriate and to the extent allowed by law, assess all new development projects at least \$0.35 per square foot of impervious surface created. This drainage fee is to be collected through existing County Flood Control drainage area fee ordinances, newly adopted drainage area fee ordinances, existing and new assessment districts, or other financial entities. The fee may be applied to the cost of any developer-sponsored regional flood control improvements on- or off-site which mitigate the project's flooding impacts. Regional facilities are defined as systems sized to handle at least 15 cubic feet per second and suitable for public agency maintenance, i.e., 24-inch diameter and larger storm drains. 7-

7-56. All residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of County Floodplain management applied to all ordinances, approved entitlements (land use permits, tentative, final, and parcel maps, development plan permits, and variances) and ministerial permits (buildings and grading permits). **Noted.**

#### Implementation Measures

7-i. Conditionally approve all tentative subdivision maps and other preliminary development plans on verification of adequate water supply for the project. Such condition shall be satisfied by verification, based on substantial evidence in the record, that capacity within the system to serve the specific development project exists or comparable demonstration of adequate wastewater treatment capacity. Where no tentative map or preliminary plan is required prior to development, approve no map or development permit without this standard being satisfied.

**Noted. See emails from Christine Belleci with regards to water service.**

7-t. Conditionally approve all tentative subdivision maps and other preliminary development plans on verification of adequate wastewater treatment capacity for the project. Such condition shall be satisfied by verification based upon substantial information in the record that capacity within the system to serve the specific development project exists or comparable demonstration of adequate wastewater treatment capacity. Where no tentative map or preliminary plan is required prior to development, approve no map or development permit without this standard being satisfied.

**Noted. See emails from Vivian Housen with regards to Sanitary Sewer Service.**

7-ah. Protect natural channels that are not to be maintained by government by requiring dedicated development rights; protect storm drainpipes by requiring drainage easements; and seek to secure open government-maintained facilities by fee title land rights.

**Noted.**

7-as. In considering subdivision map approval, evaluate whether the project would violate the standards expressed in the Growth Management Element, in order to appropriately condition or deny such approval.

## CONSERVATION ELEMENT

### Policies

8-23. Runoff of pollutants and siltation into marsh and wetland areas from outfalls serving nearby urban development shall be discouraged. Where permitted, development plans shall be designed in such a manner that no such pollutants and siltation will significantly adversely affect the value or function of wetlands. In addition, berms, gutters, or other structures should be required at the outer boundary of the buffer zones to divert runoff to sewer systems for transport out of the area.

See Stormwater Control Plans

8-24. The County shall strive to identify and conserve remaining upland habitat areas which are adjacent to wetlands and are critical to the survival and nesting of wetland species.

A Corps verified wetland delineation has been performed. Appropriate setback buffer have been included in the site plan.

8-27. Seasonal wetlands in grassland areas of the County shall be identified and protected.

A Corps verified wetland delineation has been performed. Protection of the majority of wetlands will occur.

### Implementation Measures

8-e Prior to the approval of discretionary permits involving parcels within a significant ecological resource area as described in Implementation Measure 8-a, the County shall require a biotic resources evaluation based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, an impacts, where feasible, or indicate why mitigation if not feasible. A biological resources analysis has been completed. Additional survey will be performed in associated with appropriate timelines. A mitigation and Monitoring Plan is being developed for the project and will accompany agency application materials.

8-g Require the environmental impact analysis of all significant grassland land sites proposed for development to include an early spring site reconnaissance to determine the presence of vernal pools and rare species associated with vernal pools, and document the use of any seasonal wetlands by water bird species. A general observation of such sites during the dry portion of the year shall be deemed insufficient for environmental review. Significant grasslands include generally parcels of more than 40 acres which are located in an area dominated by native or introduced grass species.

The project biologist is in the process of completing a spring evaluation of the habitat on site.

8-j A setback from the edge of any wetland area may be required for any new structure. The breadth of any such setback shall be determined by the County after environmental review examining (a) the size and habitat value of the potentially affected wetland, and (b) potential impacts on the wetland, and adjacent uplands, arising out of the development and operation of the new structure. Unless environmental review indicates that greater or lesser protection is necessary or adequate, setbacks generally will be between 50 and 100 feet in breadth. Expansions or other modifications of non-habitable agriculturally-related structures existing as of 1990 shall be exempt from this setback requirement. Parcels which would be rendered un-buildable by application of this standard shall also be exempt. The project biologist has been working with the development team to incorporate appropriate setback buffers from sensitive habitats.

8-l The County shall require avoidance, minimization and/or compensatory mitigation techniques to be employed with respect to specific development projects having a potential to affect a wetland. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to offsite and in-kind mitigation shall be preferred to out-of-kind, (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan, and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied.

Understood the current Ratio we are providing is 2 to 1.

To the extent permitted by law, the County may require 3:1 compensatory mitigation of any project affecting a "Significant Wetland".

## SAFETY ELEMENT

### Policies

10-33. The areas designated on Figure 10-8 shall be considered inappropriate for conventional urban development due to unmitigated flood hazards as defined by FEMA. Applications for development at urban or suburban densities in areas where there is a serious risk to life shall demonstrate appropriate solutions or be denied. **Noted. Housing structures are designed such that the living area will be 2ft above FEMAs 100yr flood elevation, and walls and structure will have adequate flood venting and bracing.**

10-38. Flood-proofing of structures shall be required in any area subject to flooding; this shall occur both adjacent to watercourses as well as in the Delta or along the waterfront. Flood-proofing includes, but is not necessarily limited to: anchoring to prevent flotation, collapse, or lateral movement; using flood-resistant construction materials; employing construction methods and practices that minimize flood damage; elevating building pads above the base flood elevation plus required freeboard; elevating habitable building floors above the base flood elevation plus required freeboard; and providing adequate venting to allow for equalization of hydrostatic flood forces. Appropriate flood-proofing methods shall be determined by the Floodplain Administrator on a project-by-project basis.

**This note has been provided on the Sections. See Sheet A47 & A48**

10-49. Buildings in urban development near the shoreline and in flood-prone areas shall be protected from flood dangers, including consideration of rising sea levels caused by climate change. **Noted**

10-44. Development shall be restricted in areas where flood-related hazards cannot be adequately addressed. **Noted. See 10-33's response.**

10-54. New development and substantial improvements or upgrades in the 100- and 500-year flood hazard zones shall be constructed in accordance with applicable County, State, and federal regulations including compliance with the minimum standards of FEMA's National Flood Insurance Program (NFIP) to avoid or minimize the risk of flood damage. **Noted. See 10-33's response.**

10-63. In order to protect lives and property, intensive urban and suburban development shall not be permitted in reclaimed areas unless flood protection in such areas is constructed, at a minimum, to the standards of the Flood Disaster Protection Act of 1973. Levees protecting these areas shall meet the standards of the U.S. Army Corps of Engineers. **Noted. See 10-33's response.**

10-69. Dam and levee failure, as well as potential inundation from tsunamis and seiche, shall be a significant consideration of the appropriateness of land use proposals. **Noted. See 10-33's response.**

### Implementation Measures

10-y. Through the environmental review process, ensure that potential flooding impacts, due to new development, including on-site and downstream flood damage, subsidence, dam or levee failure, and potential inundation from tsunamis and seiche, are adequately assessed. Impose appropriate mitigation measures (e.g., flood-proofing, levee protection, Delta reclamations).

**Noted. We are studying the hydrology of the site and providing appropriate detention to alleviate downstream issues.**



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**CONTRA COSTA COUNTY**  
**DEPARTMENT OF CONSERVATION & DEVELOPMENT**

30 Muir Road  
Martinez, CA 94553

**Telephone:** (925) 655-2709      **Fax:** (925) 655-2750

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**TO:** Jennifer Cruz, Project Planner  
**FROM:** Robert Sarmiento, Transportation Planning Section (RS)  
**DATE:** October 12, 2023  
**SUBJECT:** **Coronado Estates (DP23-03040)**

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The Transportation Planning Section has reviewed the subject project, located between Sandmound Boulevard and Wells Boulevard near Bethel Island Road. Comments are below; in summary, the comments pertain to an evaluation of the project's "vehicle miles traveled" and transportation operations ("level of service") impacts, pedestrian facilities, bicycle parking, electric vehicle charging infrastructure, and transportation demand management. Please let me know if you have any questions.

**Background**

The project is subject to the following policies and plan:

**Vehicle Miles Traveled (VMT):** On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)<sup>1</sup>, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

**Level of Service (LOS):** The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual<sup>2</sup>, which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

**Contra Costa Complete Streets Policy<sup>3</sup>:** In July 2016, the County adopted the Complete Streets Policy, which ensures that the needs of travelers of all ages and abilities, in a wide variety of travel modes, are considered in all planning, programming, design, construction, operations, and maintenance activities.

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<sup>1</sup> County Transportation Analysis Guidelines (TAG): [link](#)

<sup>2</sup> CCTA Technical Procedures:

[https://ccta.net/wp-content/uploads/2018/12/Final\\_Technical\\_Procedures\\_Full\\_Jan2013-1.pdf](https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf)

<sup>3</sup> Complete Streets Policy:

2016: Complete Streets Resolution [link](#), CS Policy Final Draft [link](#)

**East County Action Plan<sup>4</sup>:** The East County Action Plan addresses key East County transportation issues. Among other things, it identifies Routes of Regional Significance, which includes Bethel Island Road. The Action Plan sets quantitative Regional Transportation Objectives (RTOs), with a target year for achieving those RTOs, and establishes a program of actions, measures, and projects for meeting the RTOs.

### Comments

1. In accordance with SB 743 and the TAG, an evaluation of VMT impacts is required to be conducted for the project.  
*VMT analysis is included in the traffic study.*
2. An LOS analysis to evaluate the project's impact on transportation operations is required to be conducted for the project, consistent with the TAG, East County Action Plan, and the CCTA Technical Procedures Manual. The LOS analysis should include an analysis of the project's impact on the operational performance of Bethel Island Road, a Route of Regional Significance with associated RTOs and actions in the East County Action Plan.  
*LOS analysis is included in the traffic study*
3. The proposed sidewalk on Sandmound Boulevard should be extended both west to the proposed roadway associated with the future commercial project/property and east to the project boundary and an existing sidewalk.  
*The proposed sidewalk has been extend to the existing walk near Mariner and to the ER on Bethel Island Road.*
4. Please have the applicant confirm if sidewalks will be installed along the frontage of Wells Road, including its north-south segment.  
*Sidewalk will be installed along the Wells Frontage but improvement end at the 90degee bend.*
5. Please have the applicant provide pedestrian facilities within the public parking lot and from the parking lot to both the sidewalk on Sandmound Boulevard and the project's internal roadways/trails and/or the proposed roadway connection to the future commercial project.  
*Completed, See Landscape Plans*
6. To encourage non-motorized travel to the open space public passive park, the project should install bicycle parking facilities in the public parking lot.  
*Completed, See Landscape Plans*
7. In accordance with the County's electric vehicle (EV) Ordinance, the project will be required to include EV charging infrastructure in each residential unit. According to Appendix A ("Electric Vehicle Charging Chart") in the TAG, "for each dwelling unit, a listed raceway to accommodate a dedicated 208/240-volt branch circuit" is required to be installed in each single-family residential unit. In addition, the public parking lot should include EV charging infrastructure.<sup>5</sup>  
*Noted. This will be shown on the Electrical Sheets of the Architectural Construction Documents.*
8. As a residential development that includes more than 13 units, the project is subject to the County's Transportation Demand Management (TDM) Ordinance<sup>6</sup>. Information on complying with the TDM Ordinance can be found in the residential project sections of the County TDM Ordinance Guide<sup>7</sup>. *A preliminary TDM plan is included in the traffic study.*

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<sup>4</sup> 2023 Final Draft East County Action Plan: [link](#)

<sup>5</sup> The number of required EV charging spaces for the public parking lot can be found in Table 5.106.5.3.1 within Section 74-4.006 - Amendments to CGBSC: [link](#)

<sup>6</sup> County TDM Ordinance: [link](#)

<sup>7</sup> County TDM Ordinance Guide: [link](#)

cc: John Cunningham, DCD  
Maureen Toms, DCD  
Raquel Caicedo, DCD  
Jerry Fahy, PWD  
Jeff Valeros, PWD  
Monish Sen, PWD



**CONTRA COSTA COUNTY  
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**TO:**            Jennifer Cruz, Project Planner

**FROM:**        Joanne Chiu, East Contra Costa County Habitat Conservancy

**DATE:**        October 16, 2023

**SUBJECT:**    County File #CDS23-09669/CDDP23-03040 and the ECCC HCP/NCCP

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***Applicability of the ECCC HCP/NCCP to County File #CDS23-09669/CDDP23-03040***

The proposed project, County File #CDS23-09669/CDDP23-03040, a subdivision of a ~78.33-acre parcel (APN 032-112-007) into 271 residential lots, easements and dedications, and open space (the “Project” or “Bethel Estuary Estates”), is subject to Ordinance No. 2007-53, updated per Ordinance No. 2021-25 and Ordinance No. 2023-10. The Project will need to comply with the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (“HCP/NCCP”).

***Background on the ECCC HCP/NCCP***

The HCP/NCCP is intended to provide an effective framework to protect natural resources in eastern Contra Costa County, while improving and streamlining the environmental permitting process for impacts on endangered species. The Plan provides for comprehensive species, wetlands, and ecosystem conservation and contributes to the recovery of endangered species in northern California. The HCP/NCCP avoids project-by-project permitting that is generally costly and time consuming for applicants and often results in uncoordinated and biologically ineffective mitigation. Rather than individually surveying, negotiating, and securing mitigation, project proponents can receive their endangered species permit by paying a single fee and/or dedicating land, conducting limited species- and habitat-specific biological surveys and adhering to specified species avoidance and minimization measures.

Through the HCP/NCCP, the County has authorization from United States Fish and Wildlife Service (“USFWS”) and the California Department of Fish and Wildlife (“CDFW”) to cover activities and projects that may impact sensitive species under the County’s regional endangered species permit. All development activities within the HCP/NCCP inventory area and the Urban Limit Line (ULL) are automatically subject to HCP/NCCP compliance and will receive authorization to impact or “take” endangered species when such take is incidental to an otherwise lawful activity (incidental take coverage). If the activity or project occurs outside the ULL, but within the HCP/NCCP inventory area, incidental take coverage can be voluntarily obtained through the HCP/NCCP.

Coverage under the HCP/NCCP include, but are not limited to the following:

- Fulfillment of ESA, CESA, NEPA, and CEQA requirements
- Streamlined species permitting process saving time and planning costs
- Consistent and predictable mitigation measures

### ***ECCC HCP/NCCP Permitting***

The Project applicant will need to complete and submit an application for take authorization under the HCP/NCCP to the Department of Conservation and Development simultaneously with the submittal of the request for approval of the Project.

The standard application, the HCP/NCCP Planning Survey Report (“PSR”), is located with the Department of Conservation and Development and at [www.cocohcp.org/193/Project-Permitting](http://www.cocohcp.org/193/Project-Permitting). A complete PSR application package includes the following information:

- Project Details
  - Project Description
  - Project Vicinity Map
  - Project Site Plans
- Existing Conditions and Impacts
  - Field-Verified Land Cover Mapping
  - Descriptions of Land Cover Types
  - Photographs of the Project Site
  - Project Impacts
  - Methods and Results of Species Planning Surveys
  - Habitat Maps
  - Wetland Delineation (if applicable)
- Identification of applicable:
  - Species-Specific Avoidance and Minimization Measures
  - Pre-construction Surveys
  - Avoidance and Minimization Measures and Construction Monitoring
  - Other applicable HCP/NCCP Conservation Measures
- Mitigation Measures
  - HCP/NCCP mitigation fee calculation

The project biologist is in the process on completing the PSR.

A USFWS and CDFW-approved biologist(s) is required to complete the PSR and conduct the surveys required as part of the PSR; a current list of approved biologists can be found at [www.cocohcp.org/270/Approved-Biologists](http://www.cocohcp.org/270/Approved-Biologists). The project biologist is approved to conduct survey associated with the PSR. Additional surveys are being performed.

The PSR can be submitted during, and as part of, the project’s CEQA review. The PSR must be deemed complete and final by the Department of Conservation and Development prior to granting take authorization to the Project. Conditions of approval for the Project require the project applicant to comply with all terms and conditions of the HCP/NCCP, including payment of the required HCP/NCCP mitigation fees and compliance with all relevant surveys, monitoring, avoidance, minimization and conservation measures of the HCP/NCCP.

If you have any questions or would like to speak with staff regarding the proposed project and HCP/NCCP applicability, please contact me at (925) 655-2906, or [joanne.chiu@dcd.cccounty.us](mailto:joanne.chiu@dcd.cccounty.us).

To: Jennifer Cruz, Principal Planner  
From: Gabriel Lemus, Assistant Deputy Director  
By: Susan Johnson, Planner & Melanie Erickson, Planner  
Date: October 18, 2023  
Subject: **Bethel Estuary Estates County Files #CDS23-09669 & #CDDP23-03040 – 0 Bethel Island Rd., Oakley**

Dear Jennifer,

The following is the Housing and Community Improvement Division's response to an Agency Comment Request to assist in your review of a Development Plan application #CDDP23-03040. The subject property (APN: 032-112-007) is located at 0 Bethel Island Road in the Oakley area of unincorporated Contra Costa County.

As indicated in the submitted Planning application, the applicant seeks Tentative Map and Final Development Plan approval to subdivide an approximately 78.33-acre parcel into 271 lots resulting in 165 market-rate single-family (2,200 – 3,000 SF) detached homes (the subdivision plans show 209 units) and 62 moderate-income (1,100 – 1,200 SF) duplex units (the subdivision drawings show 62 duplex units and not duplex lots). The application included the submittal of a SB 330 preliminary application form and Government Code Section 65589.5(d)(5) (Builder's Remedy) request. The unit count in the plans and application do not match and the applicant should make corrections accordingly. In addition, the elevations depict a "high-density single-family duplex". Please clarify with the applicant whether they are referring to townhomes or a duplex, as they are two very different housing types.

#### SB 330 / Builder's Remedy

It is our understanding that for a project to qualify for Builder's Remedy, it needs to meet one of the following criteria as outlined in Government Code Section 65589.5:

- Twenty percent of the total units sold or rented to lower-income households; or
- One hundred percent of the units sold or rented to moderate-income households; or
- The project must be an emergency shelter

Based on our review of the application submittal, the project does not qualify for Builder's Remedy because of the proposed mix of affordability in the total development project (only twenty-three percent of the units are proposed to be moderate-income units). Moderate income is defined as 120 percent of area median income (AMI). Lower income is defined as 80 percent of AMI. Please request that the applicant provide more information further explaining their SB 330 proposal and how it qualifies with the above criteria.

#### Housing Element Sites Inventory

The parcel is listed on the County's current HCD approved Housing Element Sites Inventory (Sites Inventory) (APN: 032-112-007) and is subject to compliance with the State's SB 166 No Net Loss Rule regarding Sites Inventory sites pursuant to Government Code 65863.

The Sites Inventory is a separate requirement, distinct from the Inclusionary Housing Ordinance. Parcels on the Sites Inventory are sites that have been evaluated and identified as suitable parcels for residential development to fulfill the County's share of regional housing needs as determined by the Association of Bay Area Government (ABAG). Government Code Section 65863 requires the County to ensure that its Sites Inventory can accommodate its share of the regional housing need throughout the planning period.

Assessor's Parcel Number (APN): 032-112-007 is listed in the current Housing Element Sites Inventory with a development potential of 185 moderate-income units. The application proposes to develop 62 moderate-income duplex units. As proposed, the project is only proposing 62 moderate income units, which is 123 moderate income units less than what was identified for the site in the Sites Inventory. As such, the project will need to make findings that explain whether there is remaining capacity in the remaining undeveloped Sites Inventory sites to comply with the No Net Loss rule.

The State's Government Code mandates SB166 findings for all discretionary projects where a housing development does not propose the maximum density on the property or does not propose the number of units at the affordability levels indicated in the Sites Inventory list. If the development of the number of units in a project is less than the density listed in the Sites Inventory, then a developer may be required to assist staff in identifying an alternative site or rezoning another site to make up the deficiency of units at the affordability levels identified in the Sites Inventory.

### Inclusionary Housing

Pursuant to County Code Section 822-4.402(d), in a residential development of one hundred twenty-six or more for-sale units, at least fifteen percent of the for-sale units shall be developed and sold as inclusionary units under the terms and conditions of County Code Section 822-4.410(b). At least twenty percent of the inclusionary units shall be sold at an affordable sales price to lower income households, and the remaining inclusionary units shall be sold at an affordable sales price to moderate income households.

If the calculation of the required number of inclusionary units results in a fraction of a whole number, a partial in-lieu fee shall be paid in accordance with County Code Section 822-4.404 for the fraction of the unit. The amount of the partial in-lieu fee shall be a percentage of the in-lieu fee for a single unit, with the percentage equal to the fraction of the whole number.

As proposed, the development does not comply with the County's Inclusionary Housing Ordinance, which, as mentioned above, requires at least twenty percent of the inclusionary units to be sold at an affordable sales price to lower income households. In addition, inclusionary units must be dispersed throughout the residential development and have access to all on-site amenities that are available to market rate units. The proposed duplexes are concentrated in one corner of the development and are not comparable in size to the proposed market rate units. Please refer to County Code Section 822-4.412 for additional requirements.

271 units x 15% = 40.65 Inclusionary Units required  
40.65 units x 20% = 8.13 Lower-Income Units required

### Comments

- The applicant should ensure the project description is consistent with the submitted plans and clarify if all the units proposed are for-sale or a combination of for-sale and rental. The duplexes are being viewed as for-sale owner-occupied units. For example, the assumption is that each unit in the duplex will be owned and occupied by a separate household. Please confirm that both of the units in the proposed duplexes are intended to be for-sale owner-occupied units or if one or both of the duplex units are intended for rent.

**The current intent is for-sale, but this may change based on developer of the duplexes.**

- The project as proposed does not appear to qualify as an eligible SB 330/Builder's Remedy project. Please have the applicant provide more information regarding how they are proposing an eligible housing project under the referenced law.

**We intend to satisfy via 822-4.406 (d): Dual Developers, one affordable and one market rate.**

- Provide a completed Inclusionary Housing Plan. **The application shall be deemed incomplete pursuant to Section 822-4.414 until a housing plan has been submitted, reviewed, and preliminarily approved.** A copy of the Inclusionary Housing Plan Checklist is attached for your reference and use. Failure to submit a housing plan may result in delays in the processing of the application. **Noted. Inclusionary Housing plan, will be submitted.**
- As proposed, the project does not comply with County Code Section 822-4.402(d) and Section 822-4.412. A copy of the Inclusionary Housing Ordinance is attached for your reference. **We intend to satisfy via 822-4.406 (d): Dual Developers, One affordable and one market rate.**
- Staff will need to make findings regarding the State’s No Net Loss regulations under Government Code Section 65863 relating to the remaining capacity and density in the Housing Element Sites Inventory for low-income units. The findings will need to include the quantification of the remaining unmet need for the jurisdiction’s share of the regional housing need at the designated income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.  
**Noted.**
- Pursuant to Government Code 65863(e), if the applicant’s initial application would result in the remaining sites in the housing element to not be adequate to accommodate the County’s share of the regional housing need, then the County may require the project applicant to comply with state law. The County may request the applicant to assist in researching the undeveloped sites listed in the Sites Inventory to quantify and demonstrate that the County still has sufficient capacity by density and affordability to meet the County’s remaining share of the regional housing needs. Alternatively, the County may require the applicant to assist in providing potential undeveloped or underdeveloped sites that are not listed in the Sites Inventory that may be rezoned to accommodate the potential deficiency in density and affordability of units in the County as a result of this project.  
**Noted.**
- Please address non-compliance with the Housing Element Sites Inventory and the applicant’s proposal to comply.  
**We intend to satisfy via 822-4.406 (d): Dual Developers, One affordable and one market rate.**
- We reserve the ability to make further comments if the project scope/project plans are revised, and based on the Inclusionary Housing Plan when it is submitted.  
**Noted.**
- We are available to meet with you and the developer to discuss this letter if requested.

Sincerely,

Susan Johnson, Planner  
 Contra Costa County  
 Department of Conservation & Development  
 Housing & Community Improvement Division

Melanie Erickson, Planner  
 Contra Costa County  
 Department of Conservation & Development  
 Housing & Community Improvement Division



Contra Costa County  
**Public Works  
Department**

Brian M. Balbas, Director  
Deputy Directors  
Stephen Kowalewski, Chief  
Allison Knapp  
Warren Lai  
Carrie Ricci  
Joe Yee

# Memo

October 24, 2023

**TO:** Jennifer Cruz, Principal Planner, Department of Conservation and Development  
**FROM:** Larry Gossett, Senior Civil Engineer, Engineering Services Division  
**SUBJECT:** **SUBDIVISION SD23-9669**  
**30-DAY COMMENTS – INCOMPLETE**  
(Duong Estuary Cove LLC/Sandmound Blvd./Oakley/APN 032-112-007)  
**FILE:** **SD23-9669**

We have reviewed the application for **subdivision SD23-9669** received by your office on **October 2, 2023**, and submit the following comments:

## Background

The applicant requests approval of a Tentative Map and Development Plan to subdivide approximately a 78.33-acre parcel into 271 residential lots (38.20 acres), 2.97 acres of easements and dedications, and 37.16 acres of open space. 165 Lots will be low-density detached (2,200-3,000 SF), 62 lots will be below market rate duplexes (1,100-1,200 SF). This application was submitted pursuant to SB 330.

The currently vacant property is bounded by Sandmound Boulevard on the south, Wells Road on the north, a vacant commercial property to the west, and townhomes to the east. Dutch Slough is nearby to the east, and Bethel Island Road to the west. Most of the Sandmound Boulevard frontage abuts the City of Oakley.

Most of the site is at or below "sea level". Reclamation District #799 (Rec 799) maintains the levees protecting the site and the collection and discharge of storm waters accumulating behind the levees.

Any exceptions to County Ordinance Code requirements must be applied for in advance and will be considered as noted in Chapter 92-6 of said Code.

## Traffic and Circulation

Our Transportation Engineering Division provided the following comments relative to the Site Plan submitted:

1. The developer must prepare a transportation impact analysis for the County's review given the size of the development. The study must be consistent with Contra Costa County's "Transportation Analysis Guidelines." [The traffic study complies with TAG requirements](#)

2. The proposed roads serving the single-family duplexes are 22 feet wide and do not appear to have adequate turnaround areas. According to Section 96-12.406 of Contra Costa County's Title 9, "a paved turnaround area shall be provided at the end of any private road serving more than two lots. The radius for the edge of the pavement shall be thirty-five feet."

[The effective width for a car maneuvering is 26ft. If it is sufficient for fire, and parking lot, we argue it should be sufficient for Alley loaded products.](#)

3. Wells Rd. and Sandmound Blvd. should be improved to current county standards, and the developer should provide additional details and cross-sections for these proposed improvements. Improvements within Contra Costa County's right-of-way must include sidewalks at minimum, and the developer should be required to install sidewalks along Wells Rd. and Sandmound Blvd. west of the development to Bethel Island Rd.

[Sidewalks are proposed along both Wells and Sandmound. See Section sheet and horizontal control plans.](#)

4. The Bethel Island Area of Benefit (AOB) identifies bicycle and pedestrian improvements plus road widening along Sandmound Blvd. (Project #2.1). The developer should construct Project #2.1 with the development. [Sidewalks and Bike lanes are proposed along Sandmound Blvd. See Section sheet and horizontal control plans. Please provide more information about Project #2.1](#)

5. To accommodate the construction of the improvements to Project #2.1, additional right-of-way along Sandmound Blvd. within Contra Costa County's jurisdiction would be required. The preliminary plan stated that 21 feet would be dedicated by others only where adjacent to onsite improvements, which is limited to the portion of Sandmound Blvd. in the City of Oakley. The dedication should include the entire length of Sandmound Blvd. along the development's parcels, including the future commercial site, so that the ultimate road width is 76 feet.

[Holding the existing Centerline of Sandmound, the project will dedicate the additional RoW, such that we upload our half the 76ft responsibility.](#)

6. Frontage improvements located within the City of Oakley on Sandmound Blvd. should be coordinated with the City of Oakley.

[Plans will be submitted to City of Oakley and currently conform to their Ultimate Road design.](#)

7. A segment of the trail and a trail connection are shown in the road right-of-way along the southeastern corner of the development. The segment of the trail within the road right-of-way should be replaced with sidewalks and the trail connection should be relocated further east.

[Noted, and revised.](#)

8. The proposed subdivision road intersecting Wells Rd. at the northwestern corner of the development should be perpendicular (90 degrees) to Wells Rd.

[Revised.](#)

9. The developer should specify whether the interior roads are proposed to be public or private facilities. [Public, for Single Detached, Private for Duplexes.](#)

10. The developer should identify traffic-calming measures such as raised crosswalks, speed humps, and stop control features for all roads serving the proposed development. For example, Transportation Engineering would prefer a raised crosswalk at the trail crossing in the northern cluster of single-family detached housing. [Recommendations discussed in traffic study](#)

11. The access point of the proposed "public parking lot" is too close to the intersection of Sandmound Blvd. and the future subdivision road. In addition, the developer should identify a maintenance entity responsible for maintaining the "public parking lot."

[This can be adjusted. What is the minimum distance from intersections required?](#)

[As for who will maintain said public park, we assumed the county. Please let us know how the county would prefer this to be handled.](#)

## Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. **Hydraulics of the site will be such that the run off will be comparable to pre-development conditions with the use of detention areas.**

No site grading or drainage infrastructure has been shown on the submitted Site Plan. The project will be required to construct on site drainage infrastructure to convey runoff to a facility maintained by Rec 799. Rec 799 may require infrastructure improvements to their facilities to accommodate the runoff from a project of this magnitude.

## Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. The proposed project will exceed the threshold of 5,000 square feet of impervious area, triggering the requirement for a SWCP. **See Stormwater Control Plan.**

The SWCP shall be prepared using the latest edition of the Stormwater C.3 Guidebook and template (available at [www.ccleanwater.org](http://www.ccleanwater.org)) and meet the requirements of the Regional Water Quality Control Board. The design, location, and installation of the clean water facilities cannot be deferred to a later date linked to the acquisition of building permits for each lot proposed with this subdivision request.

This application cannot be deemed complete without submittal of an adequate SWCP that includes a bound report and attached stormwater exhibit depicting separate drainage areas and the facilities designated to treat each drainage area.

## Floodplain Management

The property lies within the Special Flood hazard Area (100-year flood boundary) Zone AE as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. To meet FEMA and County Floodplain Ordinance requirements, the lowest habitable space and all equipment servicing it must be elevated at least 2 feet above the 9.0-foot Base Flood Elevation.

**This note has been provided on the Sections. See Sheet A47 & A48**

It appears the applicant intends to construct all habitable areas above the garage area, which is allowed. However, these spaces still require adequate flood venting to minimize hydrostatic pressure from collapsing structures. It would also preclude emergency access for the residents and require them to shelter in place during a flood event. Deed restrictions against converting these lower garage/storage areas into habitable restrictions will also be required.

**The Architectural Construction Documents shall calculate and show adequate flood vents.**

Note that a significant portion of the site, as much as 6 feet below sea level, may require considerable imported soil to accommodate the house design and flood protection requirements. No grading plan was provided to quantify the amount of fill required or its impact on nearby wetland areas or construction-related impacts such as hauling routes, noise, and dust, etc.

**See Grading Plan.**

## Lighting District Annexation

The subject property is not annexed into the lighting district. The property owner will be required, as a condition of approval, to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing.

*Noted, see preliminary Light Locations on plans.*

## Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the East Contra Costa Regional Fee and Financing Authority/Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM) area and Bethel Island Area of Benefit as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of building permits.

*Noted.*

## Drainage Area Fee and Creek Mitigation

The property is located within unformed Drainage Area 45. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

***The submitted application should be considered incomplete.*** Before accepting the application as complete, the following concerns should be addressed:

- Provide response to Traffic and Circulation comments, and the requested Transportation Impact Analysis described above.
- Provide a preliminary Grading and Drainage Plan to show how the project intends to comply with the drainage requirements of the County Ordinance Code, as well as estimated the quantity of fill material necessary to develop the site and potential impacts to wetlands.
- Provide a preliminary Stormwater Control Plan using the latest edition of the Stormwater C.3 Guidebook and template (available at [www.cccleanwater.org](http://www.cccleanwater.org)) and meet the requirements of the Regional Water Quality Control Board.
- Any exceptions requested from County Ordinance Code Standards must be requested in writing by the applicant in conjunction with the tentative map submittal in accordance with Chapter 92-6 of the County Ordinance Code.

*Noted. The above shall be address with this next submittal.*

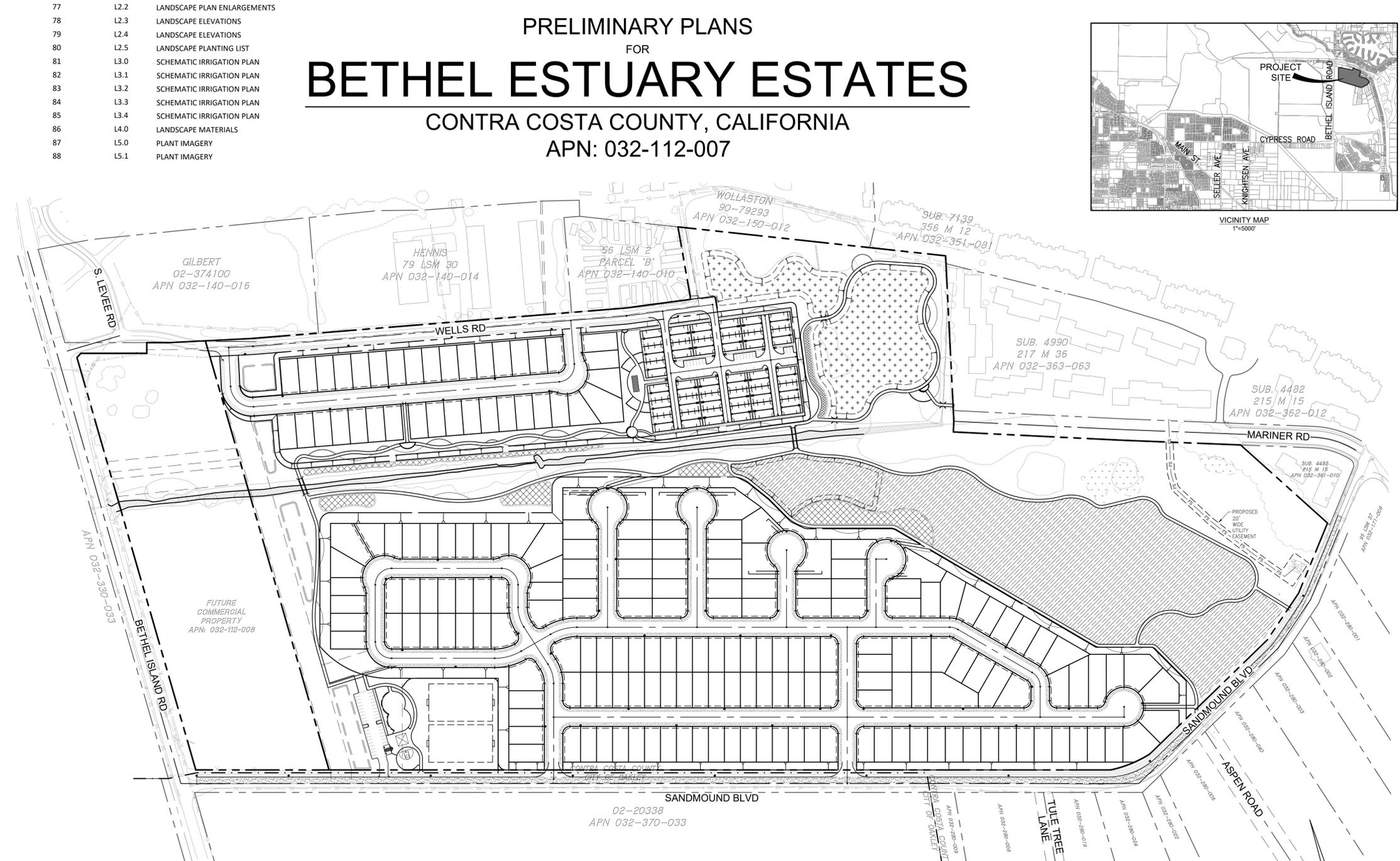
Should you have any questions, please contact me at (925) 313-2278 or [larry.gossett@pw.cccounty.us](mailto:larry.gossett@pw.cccounty.us).

LG:ss

G:\engsvc\Land Dev\SD\SD 9669\30-Day Comments 10-24-23.docx

C: J. LaRocque, Engineering Services  
K. O'Connor, Engineering Services  
Duong Estuary Cove LLC, *owner*  
1211 Embarcadero Suite 300  
Oakland, CA 94606  
Kevin Weiss, *applicant*  
1731 Technology Drive, Suite 880  
San Jose, CA 95110

PAGE	SHEET	DESCRIPTION
1	C1.0	COVER
2	C1.1	NOTES
3	C2.0	EXISTING CONDITIONS
4	C3.0	OVERALL HORIZONTAL CONTROL PLAN
5	C3.1	SOUTHWEST DETACHED HORIZONTAL CONTROL PLAN
6	C3.2	SOUTHEAST DETACHED HORIZONTAL CONTROL PLAN
7	C3.3	NORTHWEST DETACHED HORIZONTAL CONTROL PLAN
8	C3.4	DUPLEX HORIZONTAL CONTROL PLAN
9	C4.0	OVERALL GRADING PLAN
10	C4.1	SOUTHWEST DETACHED GRADING PLAN
11	C4.2	SOUTHEAST DETACHED GRADING PLAN
12	C4.3	NORTHWEST DETACHED GRADING PLAN
13	C4.4	DUPLEX GRADING PLAN
14	C5.0	OVERALL UTILITY PLAN
15	C5.1	SOUTHWEST DETACHED UTILITY PLAN
16	C5.2	SOUTHEAST DETACHED UTILITY PLAN
17	C5.3	NORTHWEST DETACHED UTILITY PLAN
18	C5.4	DUPLEX UTILITY PLAN
19	C6.0	CROSS SECTIONS
20	C7.0	OVERALL STORM WATER CONTROL PLAN
21	C8.0	TRAFFIC CIRCULATION PLAN
22	A01	PLAN 1 FLOOR PLAN
23	A02	PLAN 1 FRONT ELEVATIONS
24	A03	PLAN 1 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS
25	A04	PLAN 1 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS
26	A05	PLAN 1 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS
27	A06	PLAN 1 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS
28	A07	PLAN 1 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS
29	A08	PLAN 1 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS
30	A09	PLAN 1 ROOF PLANS
31	A10	PLAN 2 FLOOR PLANS
32	A11	PLAN 2 FRONT ELEVATIONS
33	A12	PLAN 2 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS
34	A13	PLAN 2 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS
35	A14	PLAN 2 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS
36	A15	PLAN 2 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS
37	A16	PLAN 2 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS
38	A17	PLAN 2 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS
39	A18	PLAN 2 ROOF PLANS
40	A19	PLAN 3 FLOOR PLANS
41	A20	PLAN 3 FRONT ELEVATIONS
42	A21	PLAN 3 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS
43	A22	PLAN 3 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS
44	A23	PLAN 3 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS
45	A24	PLAN 3 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS
46	A25	PLAN 3 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS
47	A26	PLAN 3 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS
48	A27	PLAN 3 ROOF PLANS
49	A28	PLAN 4 FLOOR PLANS
50	A29	PLAN 4 FRONT ELEVATIONS
51	A30	PLAN 4 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS
52	A31	PLAN 4 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS
53	A32	PLAN 4 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS
54	A33	PLAN 4 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS
55	A34	PLAN 4 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS
56	A35	PLAN 4 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS
57	A36	PLAN 4 ROOF PLANS
58	A37	UNIT FLOOR PLANS
59	A38	DUET FLOOR PLANS
60	A39	DUET FRONT ELEVATIONS
61	A40	DUET ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS
62	A41	DUET ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS
63	A42	DUET ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS
64	A43	DUET ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS
65	A44	DUET ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS
66	A45	DUET ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS
67	A46	DUET ROOF PLANS
68	A47	PLANS 1, 2, & 3 SECTIONS
69	A48	PLAN 4 & DUET SECTIONS
70	A49	COLOR SCHEMES
71	L1.0	TREE DISPOSITION PLAN
72	L1.1	TREE DISPOSITION PLAN
73	L1.2	TREE DISPOSITION PLAN
74	L1.3	TREE DISPOSITION PLAN
75	L2.0	OVERALL LANDSCAPE PLAN
76	L2.1	LANDSCAPE PLAN ENLARGEMENTS



# PRELIMINARY PLANS FOR BETHEL ESTUARY ESTATES CONTRA COSTA COUNTY, CALIFORNIA APN: 032-112-007

**GENERAL NOTES:**

**OWNER:** DUONG ESTUARY COVE, LLC  
 1211 EMBARCADERO #300  
 OAKLAND, CALIFORNIA 94606

**DEVELOPER:** SANDMOUND HOLDINGS, LLC  
 9201 MADRONE RANCH TRAIL  
 AUSTIN, TEXAS 78738

**CIVIL ENGINEER:** JMH WEISS, INC.  
 1731 TECHNOLOGY DRIVE, SUITE 880  
 SAN JOSE, CA 95110

**A.P.N.:** 032-112-007

**SITE AREA:** 78.33 ACRES  
**DEDICATIONS & EASEMENTS:** 2.97 ACRES  
**DEVELOPMENT AREA:** 38.20 ACRES  
**OPEN SPACE:** 37.16 ACRES

**EXISTING ZONING:** P-1, PLANNED DISTRICT - RESIDENTIAL & OPEN SPACE

**EXISTING GENERAL PLAN:** AL, OIBA, AGRICULTURAL LANDS & OFF ISLAND BONUS AREA

**PROPOSED ZONING:** P-1, PLANNED DISTRICT - RESIDENTIAL & OPEN SPACE

**EXISTING USE:** OPEN SPACE

**PROPOSED USE:** RESIDENTIAL & OPEN SPACE RECREATIONAL

**NUMBER OF RESIDENTIAL LOTS:** 271  
 SINGLE FAMILY DETACHED: 209 LOTS, (1-209)  
 SINGLE FAMILY DUPLEX: 62 LOTS, (210-271)  
 BELOW MARKET RATE RATIO: 22%

**SERVICES:**  
 WATER SUPPLY: DIABLO WATER DISTRICT  
 SANITARY SEWER: IRONHORSE SANITARY DISTRICT  
 STORM DRAIN: CITY OF OAKLEY  
 GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
 FIRE: EAST CONTRA COSTA FIRE PROTECTION DISTRICT

**TELEPHONE:** AT&T  
**CABLE TV:** COMCAST

**FLOODING:** ENTIRE SITE IS WITHIN: FIRM PANEL 06013C0170G DATED 3/21/2017 ZONE AE (EL 9 FEET NAVD 88)

**TOPOGRAPHY:** AERIAL TOPOGRAPHY PROVIDED BY NEXUS 3D CONSULTING DATED JULY 27, 2023

**BASIS OF ELEVATION:** ELEVATIONS ARE SHOWN IN NAVD 88

**BASIS OF BEARING:** CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83)

**SETBACKS:**  
 SINGLE FAMILY DETACHED: FRONT: 20FT, SIDE: 5FT, REAR: 15FT  
 SINGLE FAMILY DUPLEX: (SEE SHEET 2)

**ROUGH EARTHWORK\*:**  
 SEASONAL WETLAND CREATION: 40,000 CY FILL  
 PARKS AND DEVELOPMENT AREA: 300,000 CY FILL  
 \* EARTHWORK QUANTITIES SHOW ARE APPROXIMATE IN PLACE CUBIC YARDS AND DOES NOT ACCOUNT FOR SHRINK OR SWELL OF SOILS.

**PUBLIC AMENITY:** PUBLIC PARKS AND CONNECTED LINEAR WETLAND TRAIL SYSTEM

**PUBLIC PARK:** 2.77 ACRES  
**NEIGHBORHOOD PARKS:** 1.64 ACRES  
**PUBLIC TRAIL SYSTEM:** 2.10 MILES

**PARKING:**  
 SINGLE FAMILY DUPLEX - AFFORDABLE HOUSING NEIGHBORHOOD  
 OFF-STREET SPACES: 124 (2 SPACES IN GARAGE PER HOUSE)  
 ON-STREET SPACES: 27 (VARIOUS LOCATIONS OFF DRIVE AISLE)  
 SINGLE FAMILY DETACHED  
 OFF-STREET RESIDENT SPACES: 418 (2 SPACES IN GARAGE PER HOUSE)  
 OFF-STREET GUEST SPACES: 418 (2 SPACES ON DRIVEWAY PER HOUSE)



**SUBDIVISION TRACT 9669  
 VESTING TENTATIVE MAP  
 BETHEL ESTUARY ESTATES  
 COVER**

CONTRA COSTA COUNTY CALIFORNIA

DATE: APRIL 2024  
 SCALE: 1" = 150'  
 JOB: 5298  
 SHEET NO: C1.0

**JMH Weiss**  
 Real Estate Development Consultants  
 Planning and Engineering  
 1731 Technology Drive, Suite 880 (408) 286-4555  
 San Jose, CA 95110 JMHWeiss.com

## LEGEND

EXISTING	(SYMBOL SIZE MAY VARY)	PROPOSED
	PROPERTY BOUNDARY	
	PROPERTY LINE - ADJACENT PARCEL	
	LOT LINE	
	GRADING LIMIT OF WORK	
	CURB & GUTTER	
	STORM DRAIN	
	SANITARY SEWER	
	CITY STANDARD CURB INLET	
	STORM DRAIN INLET/FLAT GRATE INLET	
	AREA DRAIN	
	STORM MANHOLE	
	SANITARY MANHOLE	
	DIRECTION OF SURFACE DRAINAGE	
	OVERLAND RELEASE	
	CONTOUR	
	GRADE BREAK	
	FENCELINE	
	CURB OPENING	
	GAS LINE	
	ROOF DRAIN DOWNSPOUT	
	SITE LIGHTING (SEE ARCH PLANS)	
	TREES (SEE LANDSCAPE PLANS)	
	LANDSCAPE (SEE LANDSCAPE PLANS)	
	CONCRETE (SEE GEOTECHNICAL REPORT FOR SECTIONS)	

## ABBREVIATIONS

DATA	(D)	LANDSCAPE EASEMENT	LSE
MEASURED DATA	(M)	LINEAR FEET	LF
OVERHEAD ELECTRICAL	(OH)E	LANDSCAPE	LS
AGGREGATE BASE	AB	LEFT	LT
ASPHALT CONCRETE	AC	MAINTENANCE HOLE	MH
AREA DRAIN	AD	MONUMENT TO MONUMENT	M-M
APPROXIMATE	APPROX	MONUMENT	MON
ARCHITECTURE	ARCH	MONITORING MANHOLE	MON-MH
AIR RELEASE VALVE	ARV	ON CURB	O.C.
AGGREGATE SUB-BASE	ASB	PUBLIC ACCESS EASEMENT	PAE
BEGINNING OF CURVE	BC	PRESSURE BLOW-OFF VALVE	PBO
BACKFLOW PREVENTER	BFP	PORTLAND CEMENT CONCRETE	PCC
BLOW-OFF	BO	PACIFIC GAS & ELECTRIC	PG&E
BEST MANAGEMENT PRACTICES	BMP	POST INDICATOR VALVE	PIV
BUTTERFLY VALVE	BV	PROPERTY LINE	PL
BACK OF WALK	BW	PRIVATE LANDSCAPE EASEMENT	PLSE
BARB WIRE FENCE	BWF	PLANTER	PLTR
CURB & GUTTER	C&G	PARCEL MAP	PM
CATCH BASIN	CB	POINT OF BEGINNING	POB
CENTERLINE	CL	PRIVATE STREET	PS
CHAIN LINK FENCE	CLF	PRIVATE STORM DRAIN EASEMENT	PSDE
CLASS	CLS	PRIVATE SANITARY SEWER EASEMENT	PSSE
CONCRETE	CONC	PUBLIC UTILITY EASEMENT	PUE
COUNTER CLOCKWISE	COW	POLYVINYL CHLORIDE PIPE	PVC
CLEANOUT TO GRADE	COTG	POINT OF VERTICAL INTERSECTION	PVI
CURB RETURN	CR	QUICK LIME TREATED	QLT
CLOCKWISE	CW	REINFORCED CONCRETE BOX	RCB
DEMOLITION	DEMO	REINFORCED CONCRETE PIPE	RCP
DRAINAGE INLET	DI	REVISION	REV
DUCTILE IRON PIPE	DIP	RIGHT-OF-WAY	ROW, R/W
DOMESTIC	DOM	RIGHT	RT
DRAWING	DWG	RAIN WATER LEADER	RWL
DRIVEWAY	DWY	STORM DRAIN	SD
END OF CURVE	EC	SIDEWALK	SW, SWLK
EXISTING GRADE	EG	STORM DRAINAGE CLEANOUT	SDCO
ELBOW	ELB	SERVICE	SERV
ELEVATION	EL, ELEV	SANITARY SEWER	SS
ELECTRICAL/ELECTRIC	ELEC	SANITARY SEWER CLEANOUT	SSCO
EDGE OF PAVEMENT	EP	STATION	STA
END OF RADIUS	ER	TOP OF CURB	TC
EASEMENT	ESMT	TRANSFORMER	TFMR
ELECTROLYSIS TESTING STATION	ETS	TOP OF GRATE	TG
EMERGENCY VEHICLE	EVAE	TYPICAL	TYP
ACCESS EASEMENT	EX, EXIST	UNDERGROUND	UG
EXISTING	EX, EXIST	VERTICAL CURVE	VC
FACE OF CURB	FC	VITRIFIED CLAY PIPE	VCP
FINISH GRADE	FG	WATER	W
FIRE HYDRANT	FH	WITH	W/
FLOW LINE	FL	WATER LINE EASEMENT	WLE
FINISHED PAVEMENT	FP	WATER METER	WM
GAS	G	WELDED STEEL PIPE	WSP
GRIND & OVERLAY	G&O	WATER VALVE	WV
GRADE BREAK	GB		
HIGH POINT	HP		
HVAC UNIT	HV		
INVERT	INV		
IRON PIPE	IP		
IRRIGATION	IRR		
JOINT ACCESS EASEMENT	JAE		
JOINT POLE	JP		
JOINT TRENCH	JT		
LATERAL	LAT		

## FIRE NOTES

- DURING CONSTRUCTION, THE APPLICANT SHALL PROVIDE A 20 FOOT WIDE ALL WEATHER PAVING SURFACE (PAVING) FOR EMERGENCY VEHICLE ACCESS WITHIN 150 FEET OF ALL CONSTRUCTION OR COMBUSTIBLE STORAGE. THIS ACCESS AND THE INSTALLATION OF THE HYDRANTS SHALL BE PROVIDED BEFORE ANY CONSTRUCTION OR COMBUSTIBLE STORAGE WILL BE ALLOWED.
 

A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.
- DURING CONSTRUCTION, PERSONNEL OPERATING AT THE CONSTRUCTION SITE SHALL HAVE A MEANS OF COMMUNICATING AND REPORTING A FIRE OR MEDICAL EMERGENCY. THIS REQUIREMENT MAY BE MET BY USE OF A CELLULAR TELEPHONE AND DIALING 911.
- FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS SHALL NOT BE LOCATED ON THE SITE WITH OUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT.
- THE APPLICANT MUST IMMEDIATELY NOTIFY THE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT (510-494-4282) OF ANY UNDERGROUND PIPES, TANKS, OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.
- A SEPARATE PERMIT IS REQUIRED FOR THE UNDERGROUND FIRE SERVICE.
- FIRE ALARM/ECS WILL BE ISSUED UNDER A SEPARATE PERMIT
- FIRE DEPARTMENT CONNECTIONS (FDC) FOR ALL SPRINKLER SYSTEMS MUST BE LOCATED NOT MORE THAN 100 FEET AWAY FROM A FIRE HYDRANT PER N.F.D.A. 13.
- THE APPLICANT SHALL INSTALL N.F.P.A 13 FIRE SPRINKLERS COMPLYING WITH LOCAL AMENDMENTS. FIRE SPRINKLER DENSITIES ARE REQUIRED AS FOLLOWS.
  - ROOF HEIGHTS 20 FEET OR LESS PROVIDE A .33GPM/3,000 SQUARE FOOT
  - ROOF HEIGHTS OVER 20 FEET AND UP TO 30 FEET PROVIDE A .495GPM/3,000 SQUARE FOOT
  - ROOF HEIGHTS OVER 30 FEET PROVIDE A .6GPM/3,000 SQUARE FOOT
- THE PROJECT WILL REQUIRE A DIGITAL PLAN SUBMISSION TO THE GIS DEPARTMENT. THE DIGITAL PLAN SUBMISSION WILL BE USED BY THE FIRE DEPARTMENT TO AID IN EMERGENCY RESPONSE.

## SUBDIVISION TRACT 9669 VESTING TENTATIVE MAP BETHEL ESTUARY ESTATES NOTES

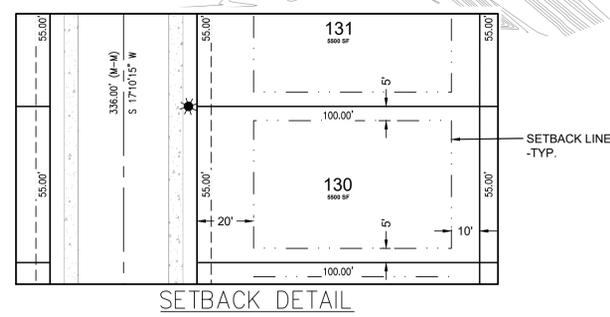
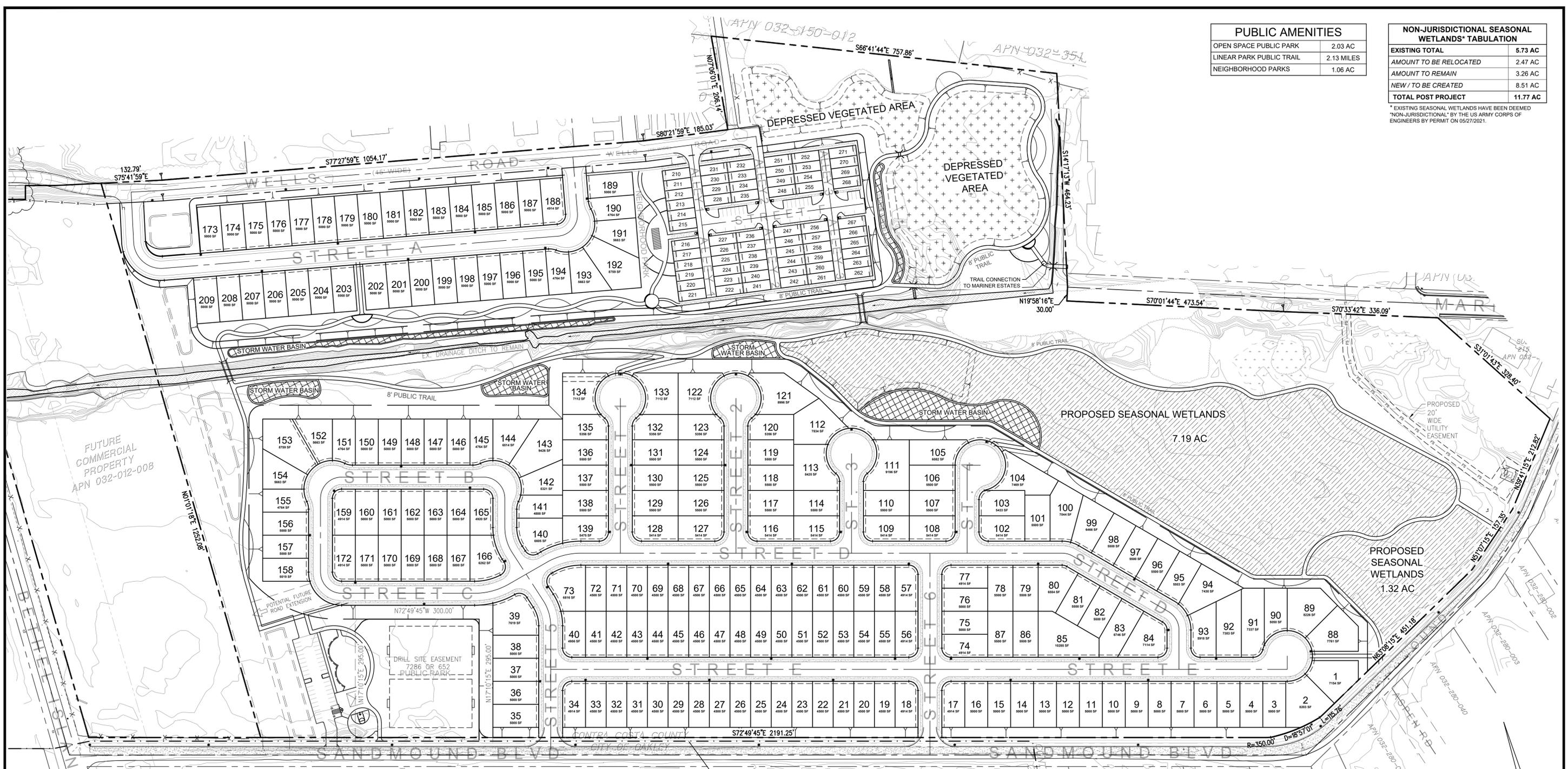
CONTRA COSTA COUNTY	CALIFORNIA
<b>J M H</b> <b>weiss</b> Real Estate Development Consultants Planning and Engineering 1731 Technology Drive, Suite 880 San Jose, CA 95110	DATE: APRIL 2024 SCALE: JOB: 5298 SHEET NO: <h3 style="text-align: center;">C1.1</h3>



PUBLIC AMENITIES	
OPEN SPACE PUBLIC PARK	2.03 AC
LINEAR PARK PUBLIC TRAIL	2.13 MILES
NEIGHBORHOOD PARKS	1.06 AC

NON-JURISDICTIONAL SEASONAL WETLANDS* TABULATION	
EXISTING TOTAL	5.73 AC
AMOUNT TO BE RELOCATED	2.47 AC
AMOUNT TO REMAIN	3.26 AC
NEW / TO BE CREATED	8.51 AC
<b>TOTAL POST PROJECT</b>	<b>11.77 AC</b>

\* EXISTING SEASONAL WETLANDS HAVE BEEN DEEMED \*NON-JURISDICTIONAL\* BY THE US ARMY CORPS OF ENGINEERS BY PERMIT ON 05/27/2021.



**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
**BETHEL ESTUARY ESTATES**  
**OVERALL HORIZONTAL**

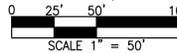
CONTRA COSTA COUNTY CONTROL PLAN CALIFORNIA

**J M H**  
**weiss**  
 Real Estate Development Consultants  
 Planning and Engineering  
 1731 Technology Drive, Suite 880 (408) 286-4555  
 San Jose, CA 95130 JMHweiss.com

DATE: APRIL 2024  
 SCALE: 1" = 100'  
 JOB: 5298  
 SHEET NO: **C3.0**

SEE SHEET C3.4

SEE SHEET C3.3



FUTURE COMMERCIAL PROPERTY APN 032-012-008

DRILL SITE EASEMENT 7286, OR 652  
PUBLIC PARK

CONTRA COSTA COUNTY  
CITY OF OAKLEY

**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
**BETHEL ESTUARY ESTATES**  
 SOUTHWEST DETACHED HORIZONTAL CONTROL PLAN CALIFORNIA

**J M H Weiss**  
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 1731 Technology Drive, Suite 880 (408) 286-4555  
 San Jose, CA 95110 JMW@weiss.com

DATE: APRIL 2024  
 SCALE: 1" = 50'  
 JOB: 5298  
 SHEET NO: C3.1

SEE SHEET C3.4

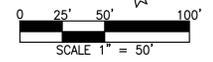
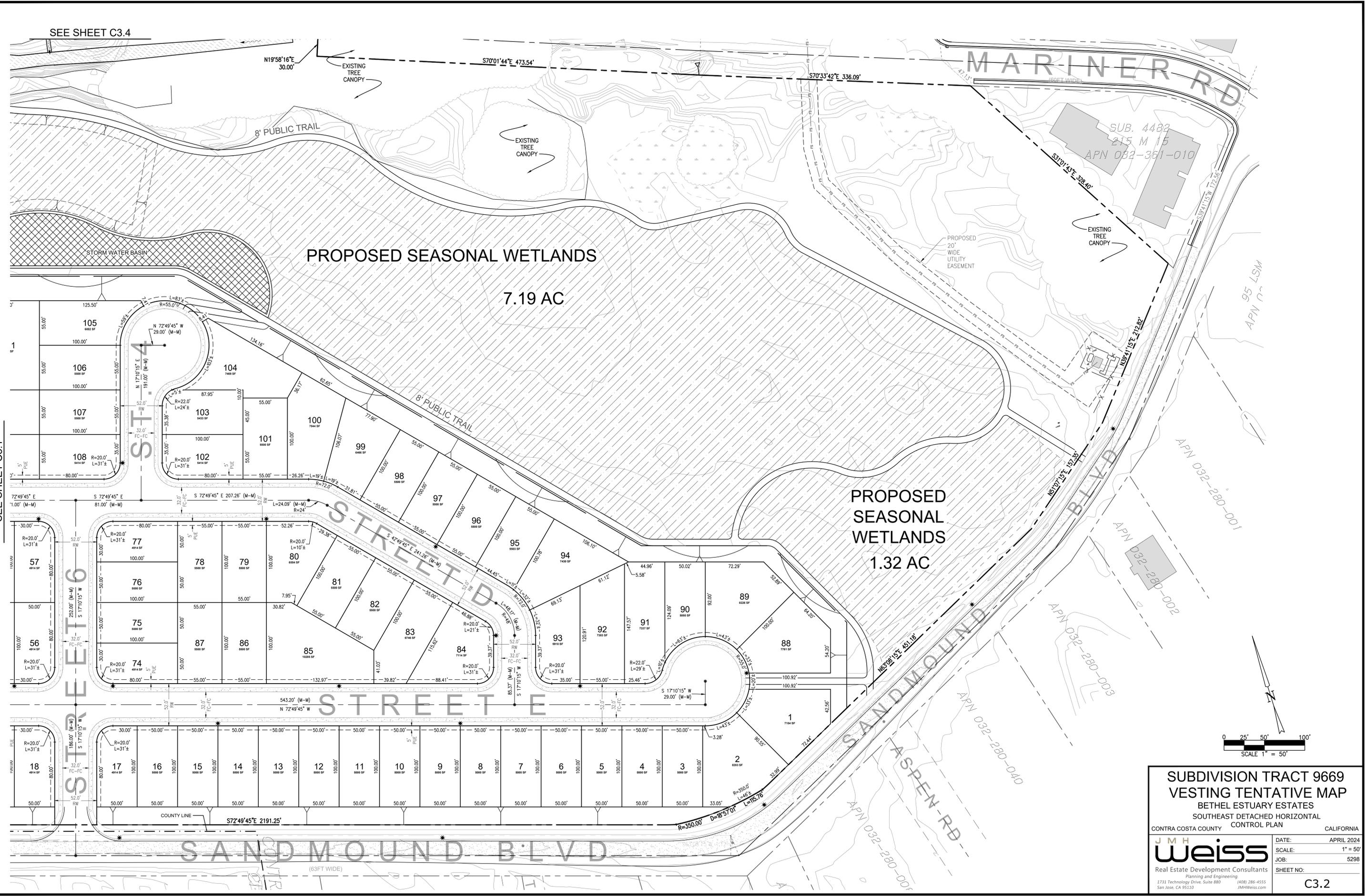
PROPOSED SEASONAL WETLANDS

7.19 AC

PROPOSED SEASONAL WETLANDS

1.32 AC

SEE SHEET C3.1

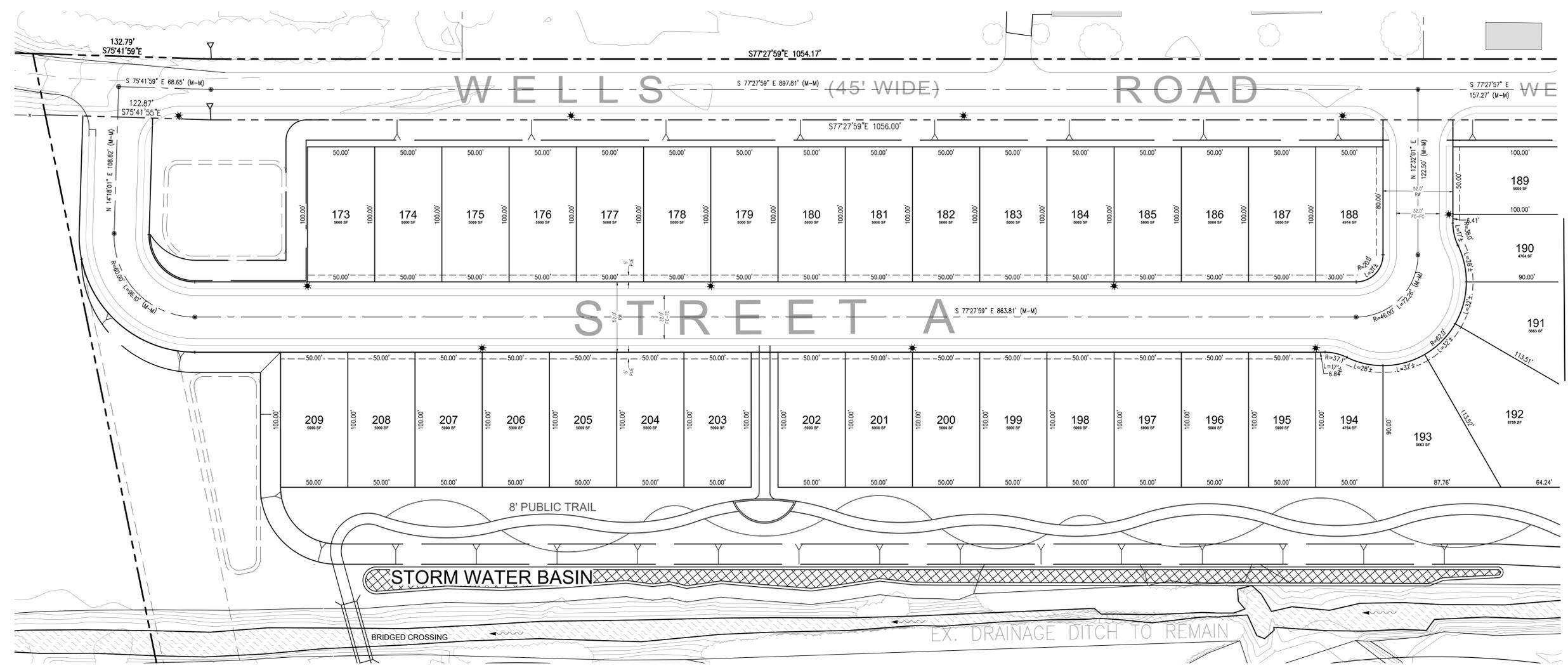
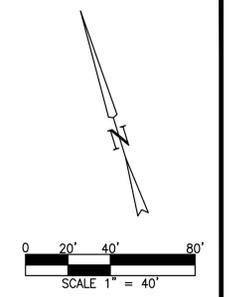


**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 SOUTHEAST DETACHED HORIZONTAL  
 CONTROL PLAN

CONTRA COSTA COUNTY CALIFORNIA

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 San Jose, CA 95130 JMHWeiss.com

DATE: APRIL 2024  
 SCALE: 1" = 50'  
 JOB: 5298  
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SEE SHEET C3.4

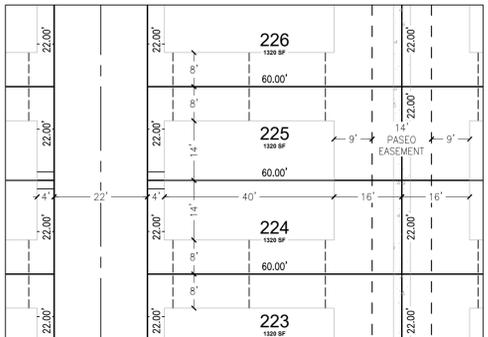
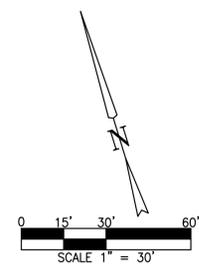
SEE SHEET C3.1

**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 NORTHWEST DETACHED HORIZONTAL  
 CONTROL PLAN

CONTRA COSTA COUNTY CALIFORNIA

**J M H**  
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DATE:	APRIL 2024
SCALE:	1" = 30'
JOB:	5298
SHEET NO.:	<b>C3.3</b>



SEE SHEET C3.3

SEE SHEET C3.2

**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 DUPLEX HORIZONTAL  
 CONTRA COSTA COUNTY CONTROL PLAN CALIFORNIA

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DATE: APRIL 2024  
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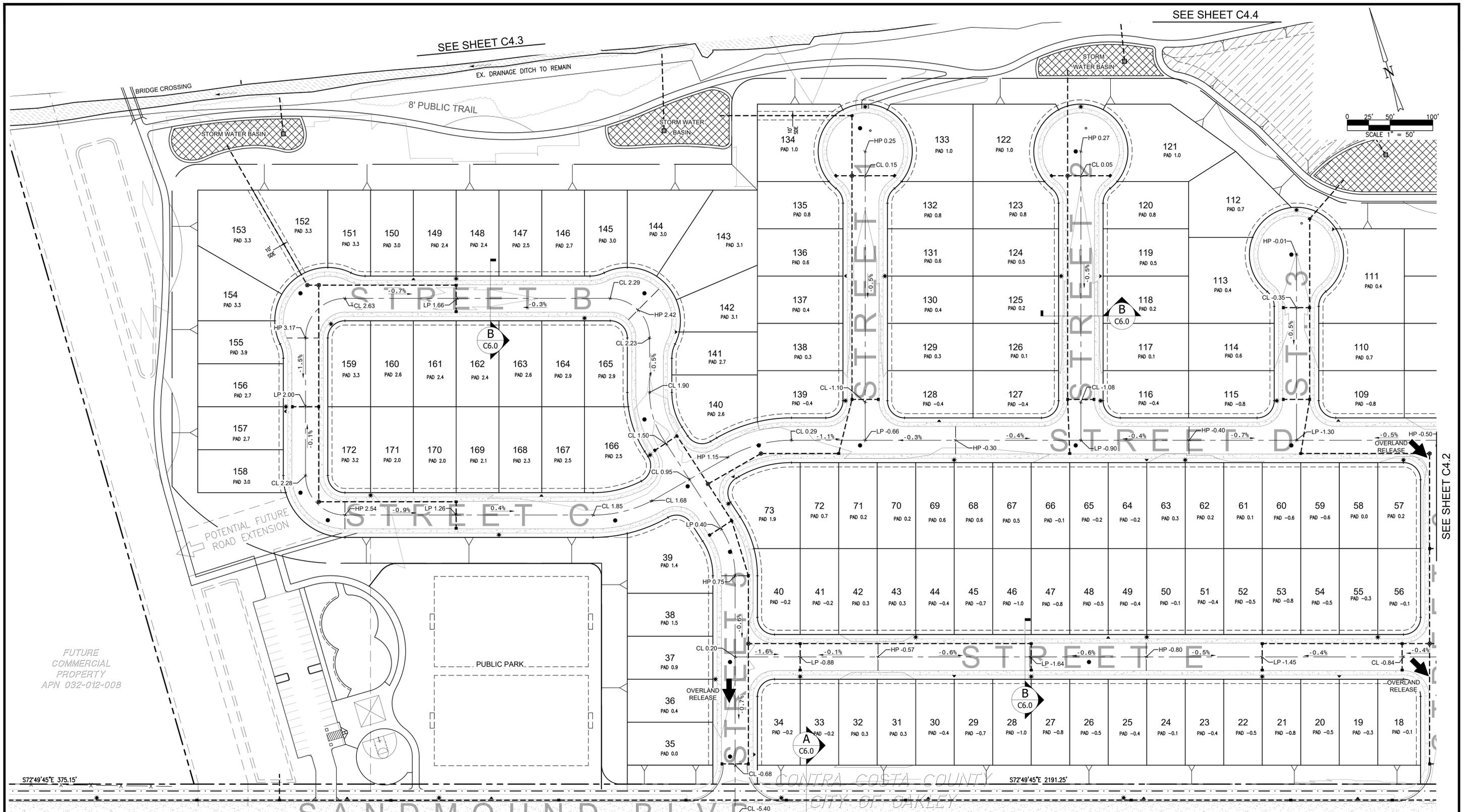


**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 OVERALL GRADING PLAN

CONTRA COSTA COUNTY CALIFORNIA

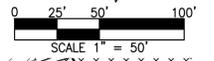
**JMH**  
**weiss**  
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 San Jose, CA 95130 JMHweiss.com

DATE: APRIL 2024  
 SCALE: 1" = 100'  
 JOB: 5298  
 SHEET NO: **C4.0**



SEE SHEET C4.4

SEE SHEET C4.3



BRIDGE CROSSING

EX. DRAINAGE DITCH TO REMAIN

8' PUBLIC TRAIL

STORM WATER BASIN

STORM WATER BASIN

STORM WATER BASIN

POTENTIAL FUTURE ROAD EXTENSION

PUBLIC PARK

FUTURE COMMERCIAL PROPERTY  
APN 032-012-008

S72°49'45"E 375.15'

S72°49'45"E 2191.25'

SANDMOUND BLVD

CONTRA COSTA COUNTY  
CITY OF OAKLEY

**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 SOUTHWEST DETACHED  
 GRADING PLAN

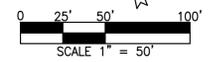
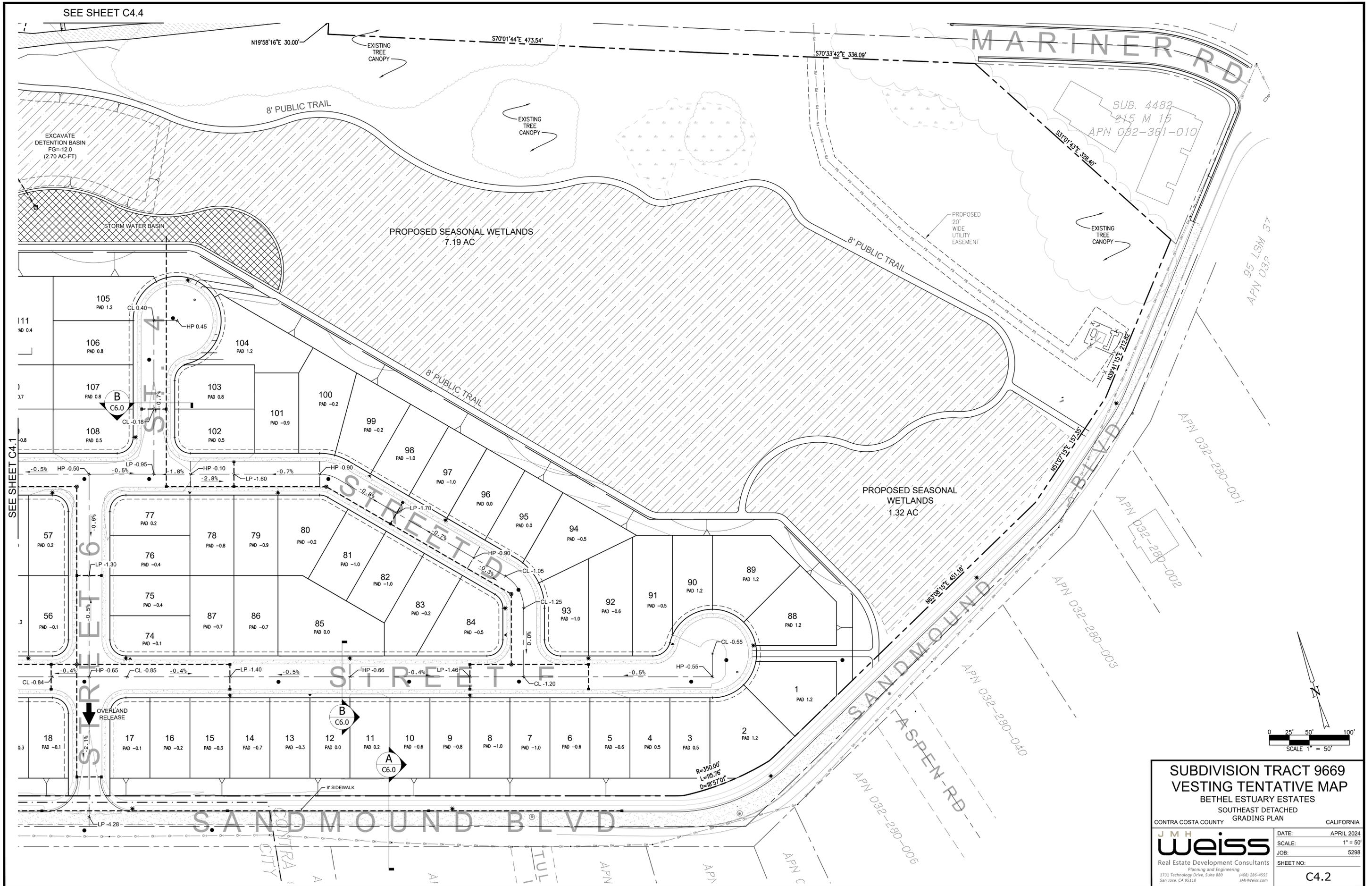
CONTRA COSTA COUNTY CALIFORNIA

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 San Jose, CA 95131 JMWweiss.com

DATE: APRIL 2024  
 SCALE: 1" = 50'  
 JOB: 5298  
 SHEET NO: C4.1

02-20232

SEE SHEET C4.4



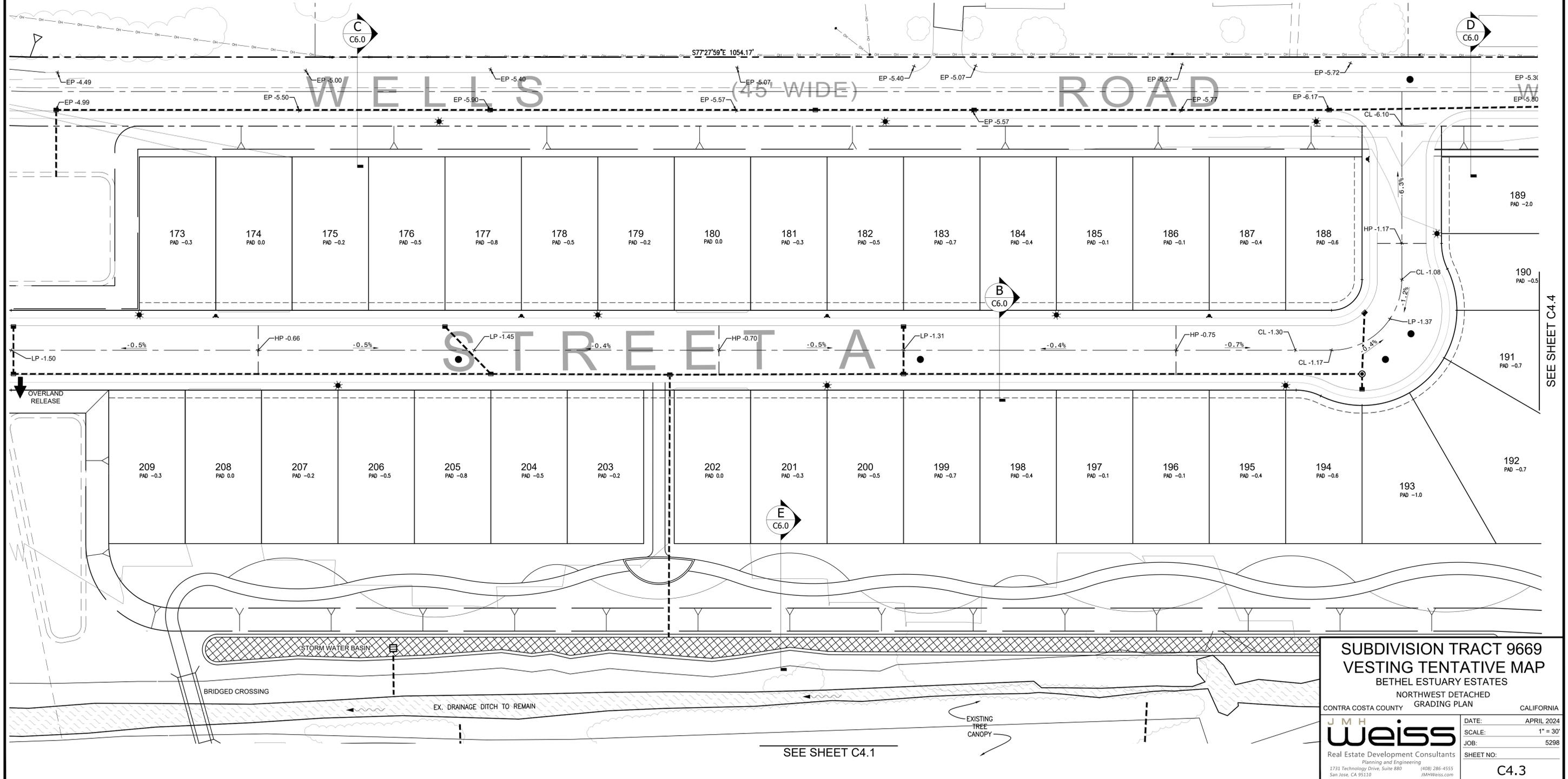
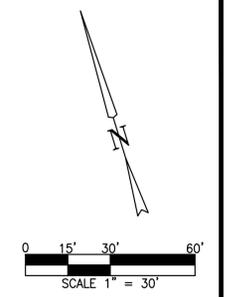
**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 SOUTHEAST DETACHED  
 GRADING PLAN

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DATE: APRIL 2024  
 SCALE: 1" = 50'  
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 SHEET NO: C4.2

\\sanjose\new\_projects\5298 - Coronado Village - Oakley\Engineering Plans\Planning\5298 - Grading Plan.dwg - rbrwn - EDTED: Thu, Apr 11, 2024 12:52pm



**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
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 GRADING PLAN

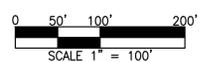
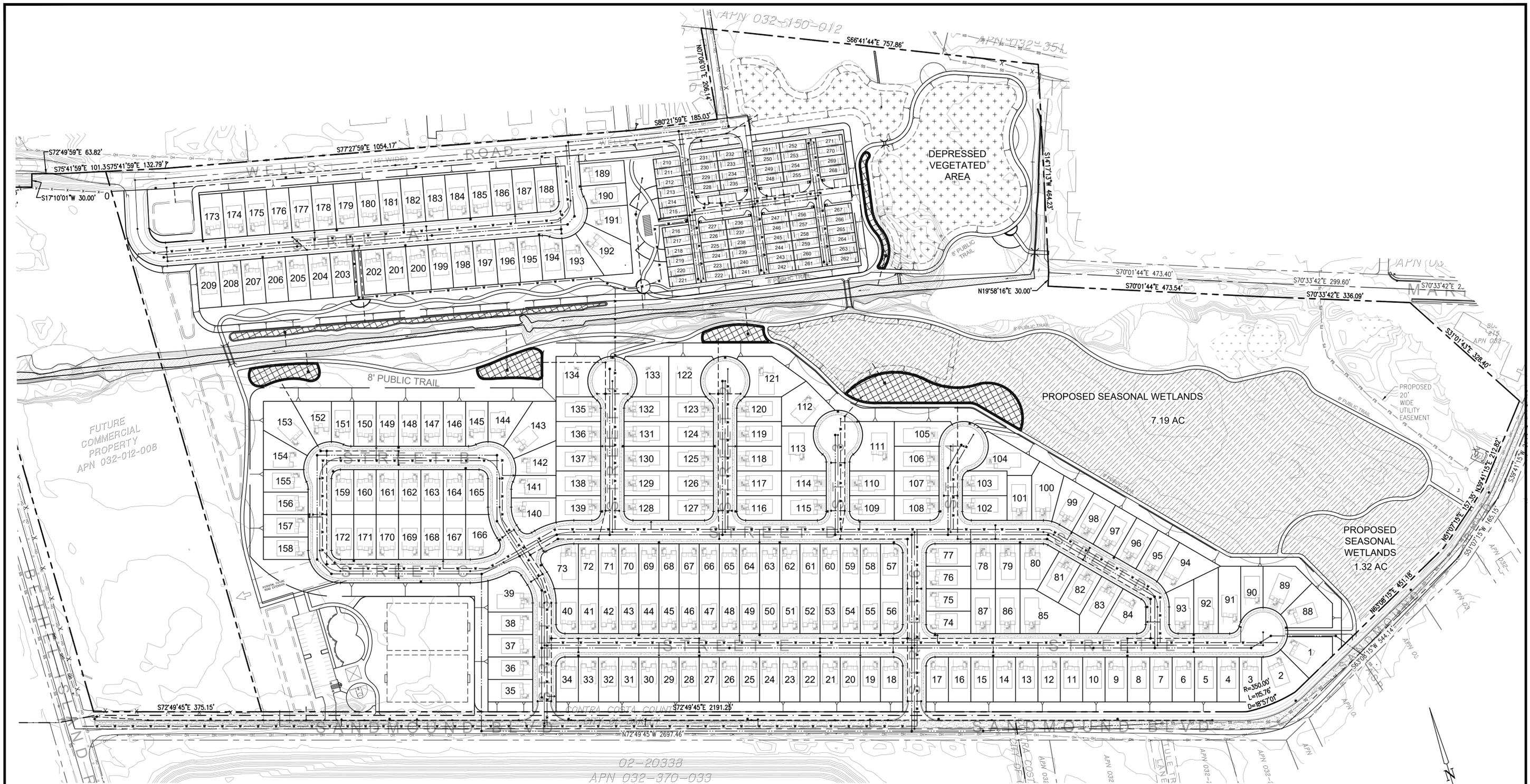
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 San Jose, CA 95131 JMHWeiss.com

DATE: APRIL 2024  
 SCALE: 1" = 30'  
 JOB: 5298  
 SHEET NO: C4.3

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**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 OVERALL UTILITY PLAN

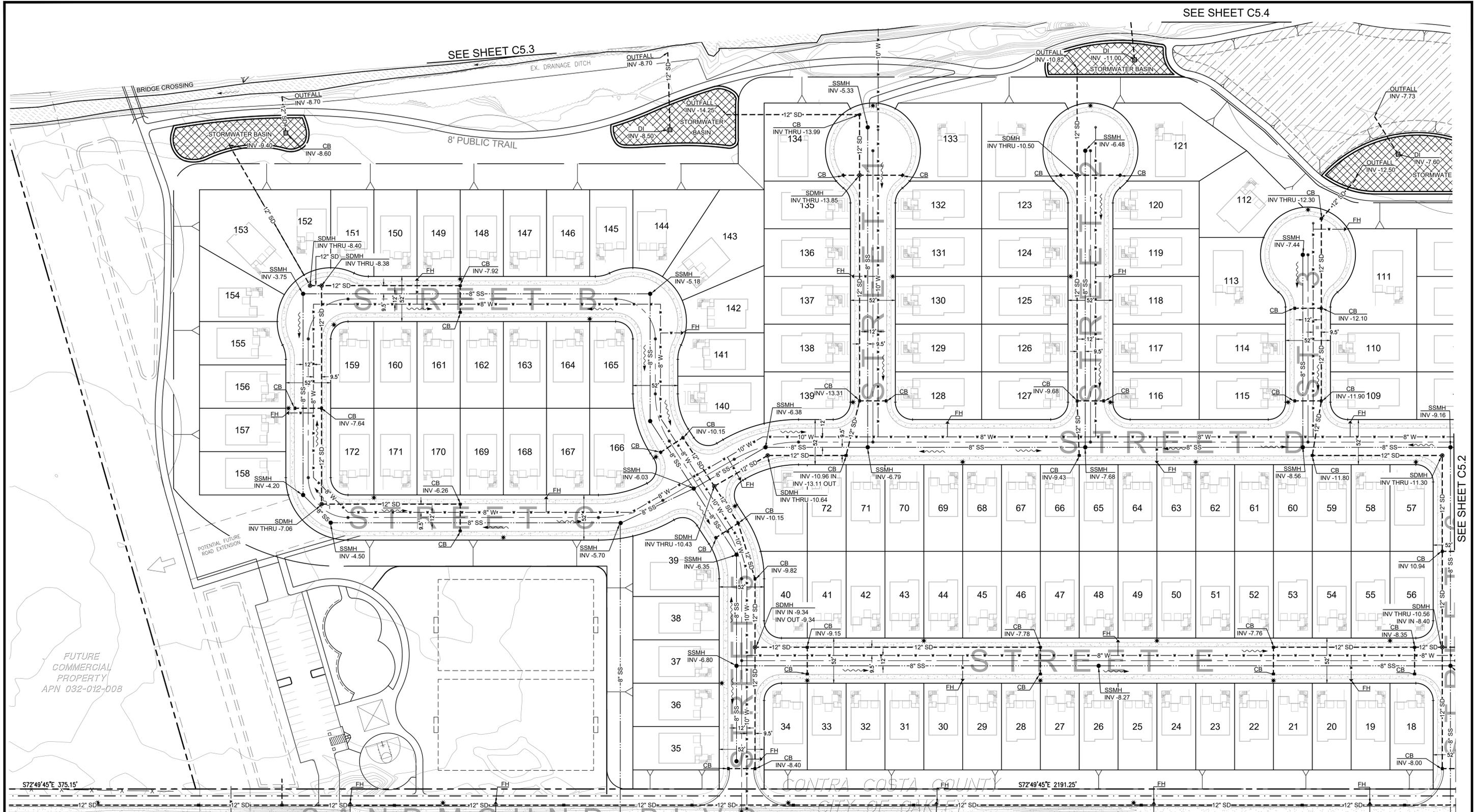
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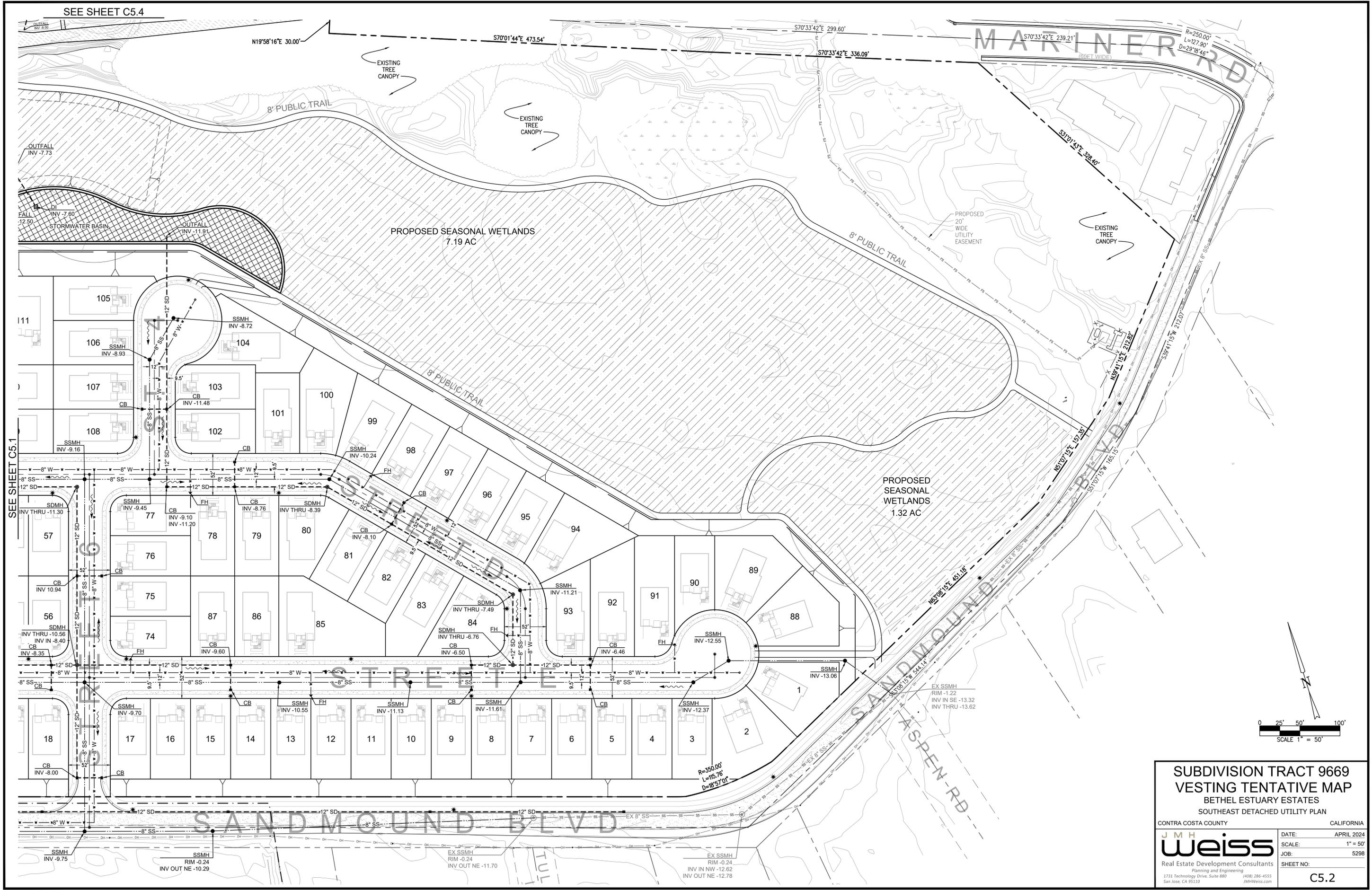
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SEE SHEET C5.4

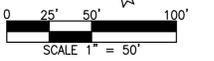
SEE SHEET C5.3



SEE SHEET C5.4



SEE SHEET C5.1



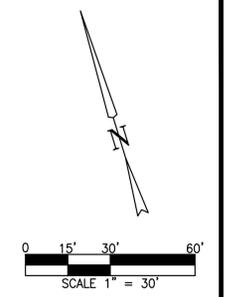
**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 SOUTHEAST DETACHED UTILITY PLAN

CONTRA COSTA COUNTY CALIFORNIA

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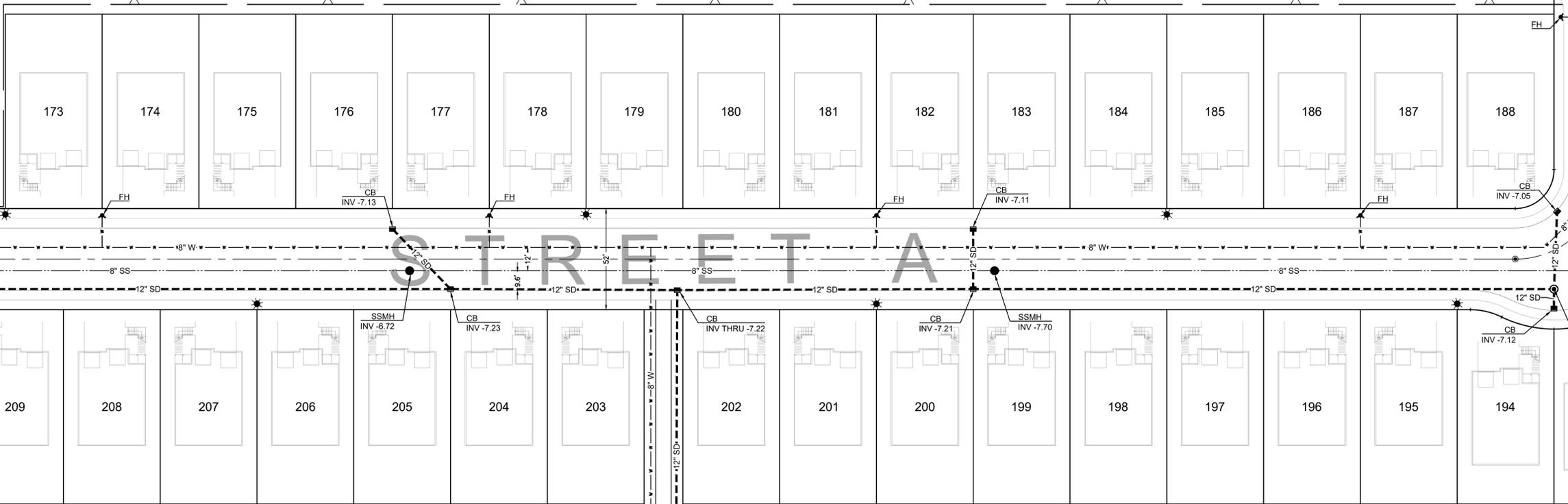
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\\sajon\new\_projects\5298 - Coronado Village - Oakley\Engineering Plans\Planning\5298 - Overall Site Utility Plan.dwg - rbravn - EDITED: Thu, Apr 11, 2024 12:53pm



# WELLS ROAD (45' WIDE)

# STREET A



8' PUBLIC TRAIL  
TREATMENT BASIN

BRIDGED CROSSING

EX. DRAINAGE DITCH

SEE SHEET C5.1

SEE SHEET C5.4

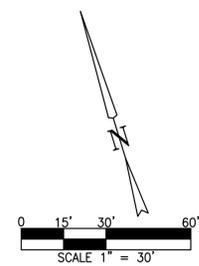
**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
**BETHEL ESTUARY ESTATES**

NORTHWEST DETACHED UTILITY PLAN  
CONTRA COSTA COUNTY CALIFORNIA

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San Jose, CA 95110

DATE: APRIL 2024  
SCALE: 1" = 30"  
JOB: 5298  
SHEET NO:  
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\\sanjose\new\_projects\5298 - Coronado Village - Oakley\Engineering Plans\Planning\5298 - Overall Site Utility Plan.dwg - rbrown - EDITED: Thu, Apr 11, 2024 12:53pm



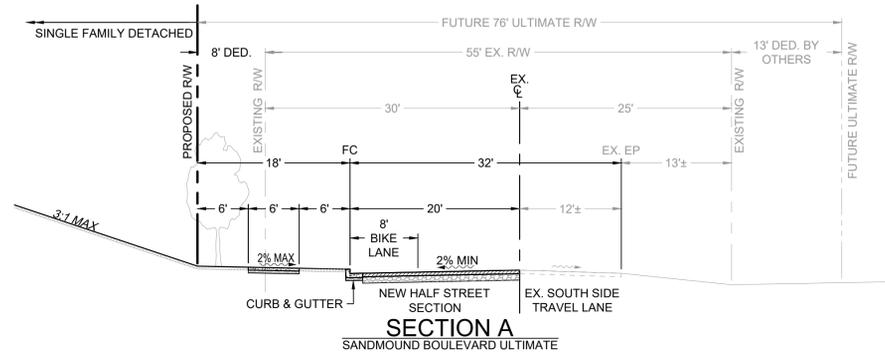
SEE SHEET C5.3

SEE SHEET C5.2

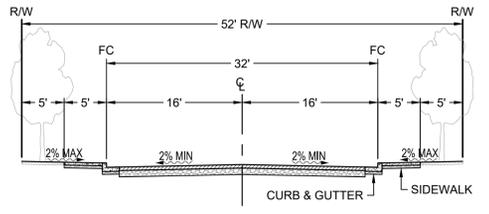
**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 DUPLEX UTILITY PLAN  
 CONTRA COSTA COUNTY CALIFORNIA

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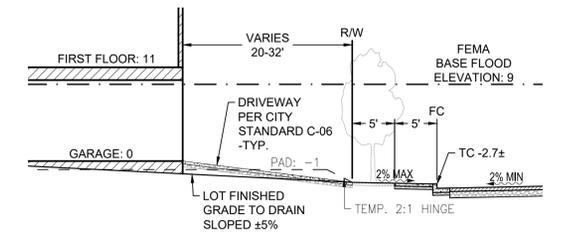
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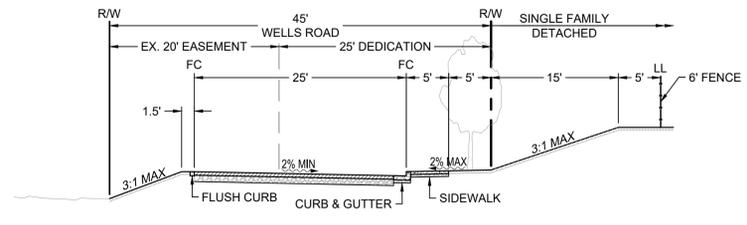
**SECTION A**  
SANDMOUND BOULEVARD ULTIMATE



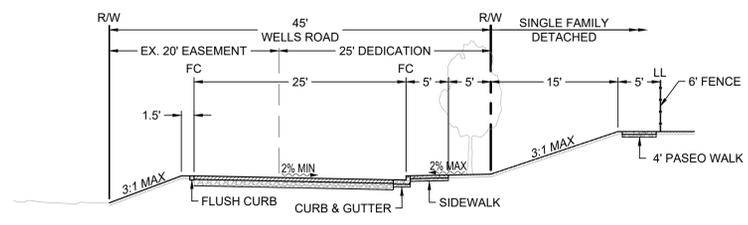
**SECTION B**  
TYPICAL SINGLE FAMILY DETACHED RESIDENTIAL STREET



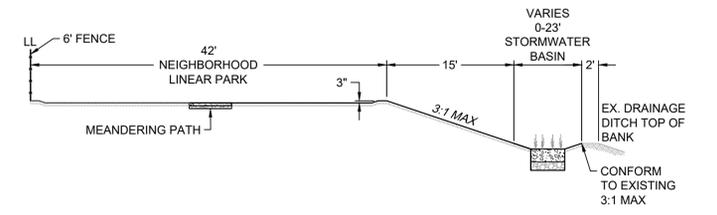
**TYPICAL SINGLE FAMILY DETACHED LOT GRADING**



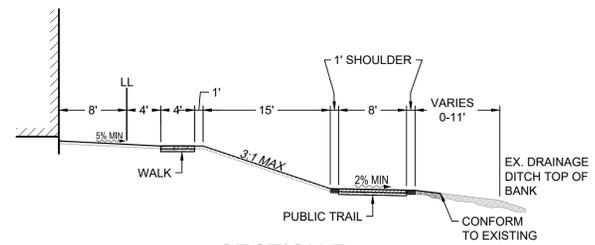
**SECTION C**  
WELLS ROAD ADJACENT BACK OF LOTS - SINGLE FAMILY DETACHED



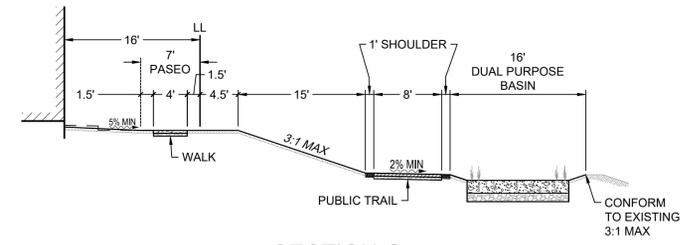
**SECTION D**  
WELLS ROAD ADJACENT TO SIDE OF LOT - SINGLE FAMILY DETACHED



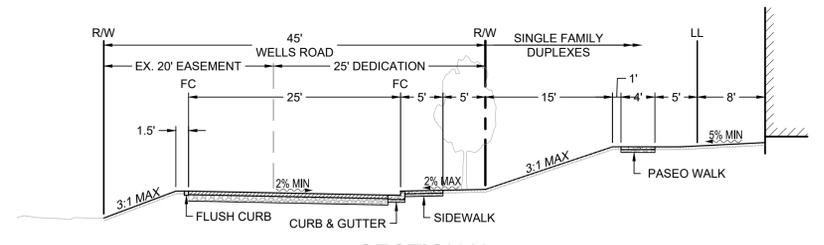
**SECTION E**  
PUBLIC TRAIL - SINGLE FAMILY DETACHED



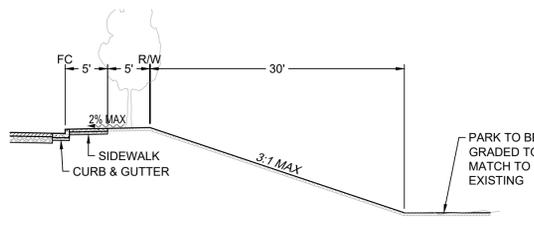
**SECTION F**  
PUBLIC TRAIL - SINGLE FAMILY DUPLEXES



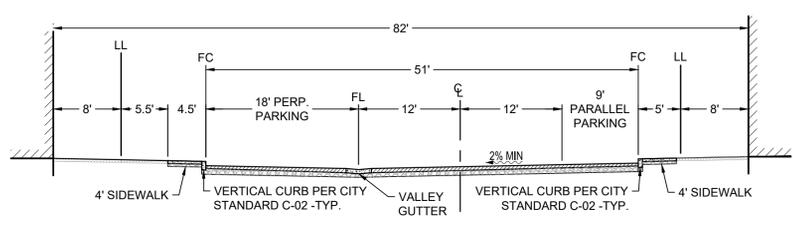
**SECTION G**  
LOT FRONTING THE PUBLIC TRAIL - SINGLE FAMILY DUPLEX



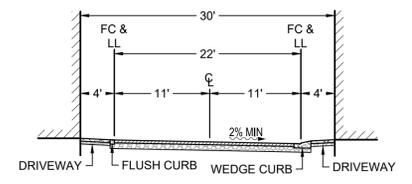
**SECTION H**  
WELLS ROAD ADJACENT TO LOTS - SINGLE FAMILY DUPLEX



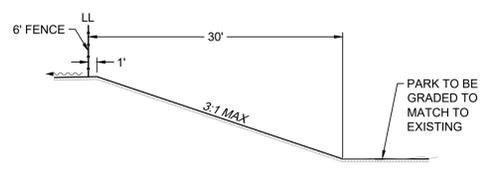
**SECTION I**  
PUBLIC PARK SLOPE ADJACENT TO STREET



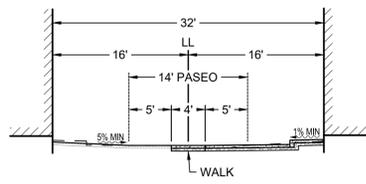
**SECTION J**  
MAIN DRIVE - SINGLE FAMILY DUPLEXES



**SECTION K**  
TYPICAL ALLEY



**SECTION L**  
PUBLIC PARK SLOPE ADJACENT TO LOTS



**SECTION M**  
14FT PASEO - SINGLE FAMILY DUPLEX

**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
BETHEL ESTUARY ESTATES  
CROSS SECTIONS

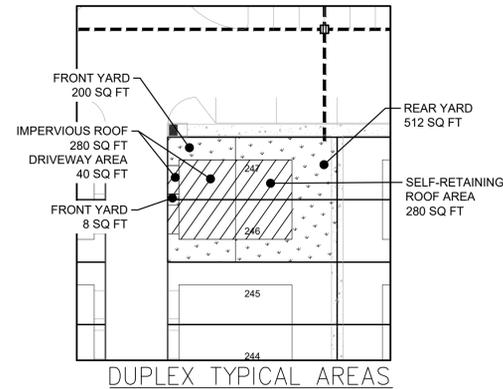
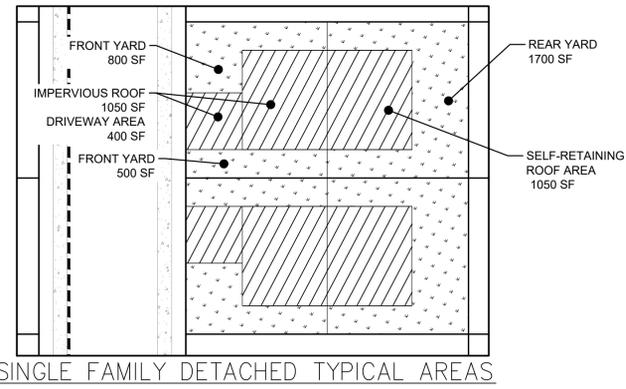
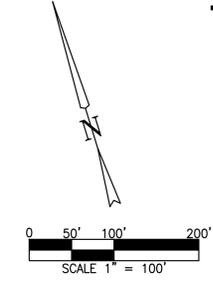
CONTRA COSTA COUNTY CALIFORNIA

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San Jose, CA 95130 JMHWeiss.com

DATE: APRIL 2024  
SCALE: 1" = 10'  
JOB: 5298  
SHEET NO: C6.0

**LEGEND**

- BIORETENTION AREA (BRA)
- LANDSCAPE (PERVIOUS) AREA
- IMPERVIOUS AREA
- DRAINAGE AREA BOUNDARY LINE
- DRAINAGE AREA DESIGNATION
- TRIBUTARY AREA



IMPERVIOUS AREA (I.A.)				
	COUNT (EA)	I.A. PER LOT (SF)	TOTAL (SF)	TOTAL (AC)
STREETS	ALL	-	526,185	12.08
SINGLE FAMILY DETACHED LOTS	209	1,450	321,860	7.39
DUPLEX LOTS	62	320	19,840	0.46
<b>GRAND TOTAL</b>			<b>867,885</b>	<b>19.92</b>

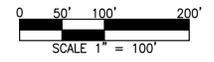
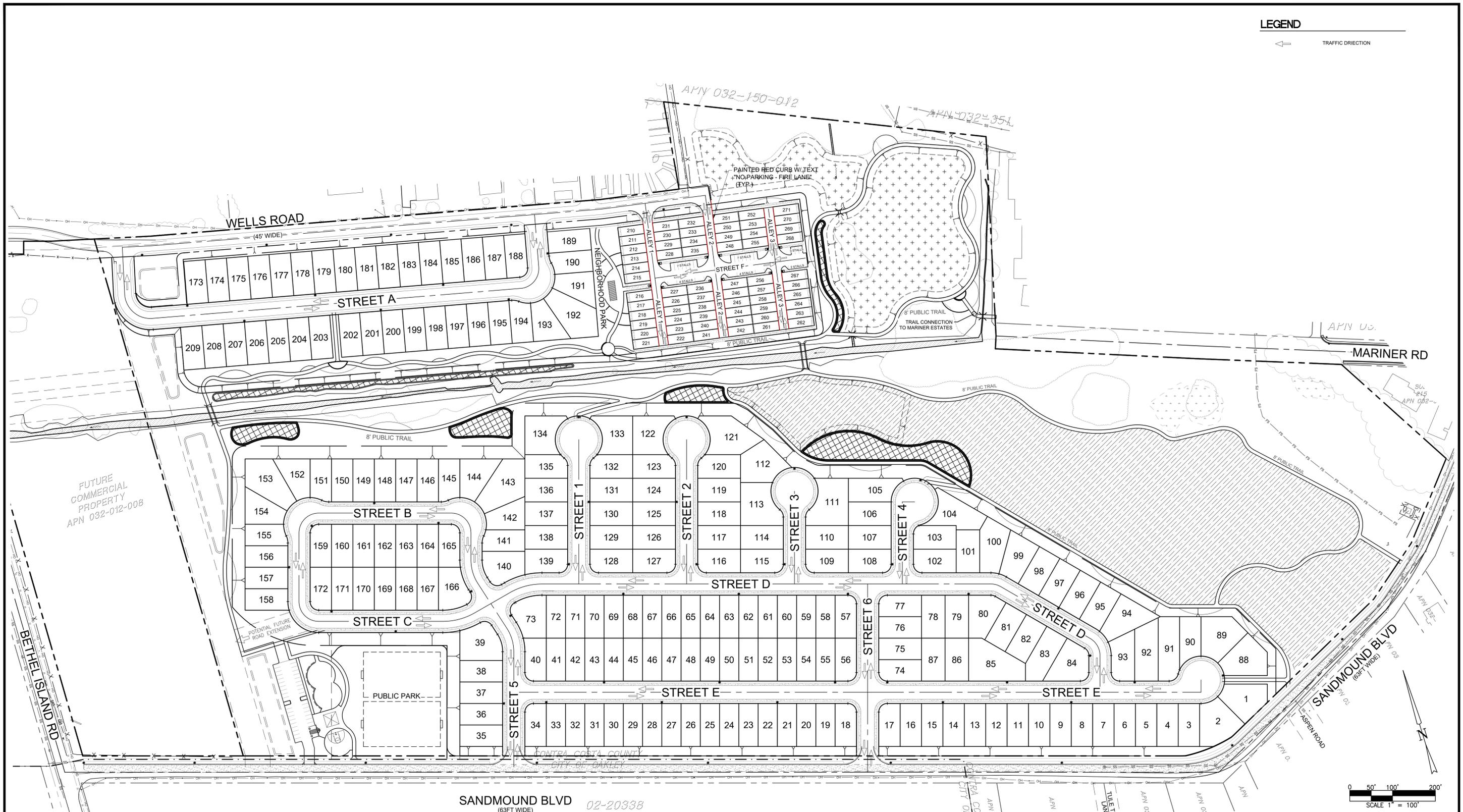
**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 OVERALL STORM WATER CONTROL  
 CONTRA COSTA COUNTY PLAN CALIFORNIA

**J M H Weiss**  
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 San Jose, CA 95130 JMWweiss.com

DATE: APRIL 2024  
 SCALE: 1" = 100'  
 JOB: 5298  
 SHEET NO: **C7.0**

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**LEGEND**  
 ← TRAFFIC DIRECTION

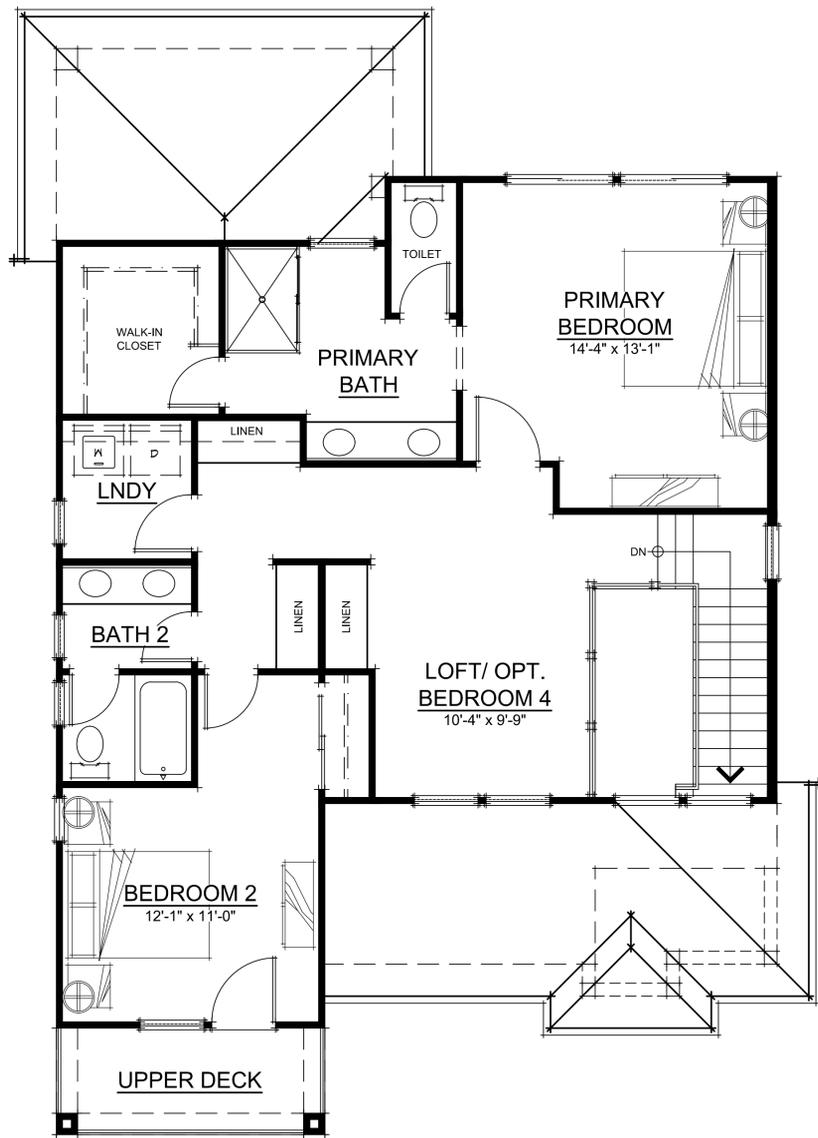


**SUBDIVISION TRACT 9669**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 TRAFFIC CIRCULATION  
 PLAN

CONTRA COSTA COUNTY CALIFORNIA

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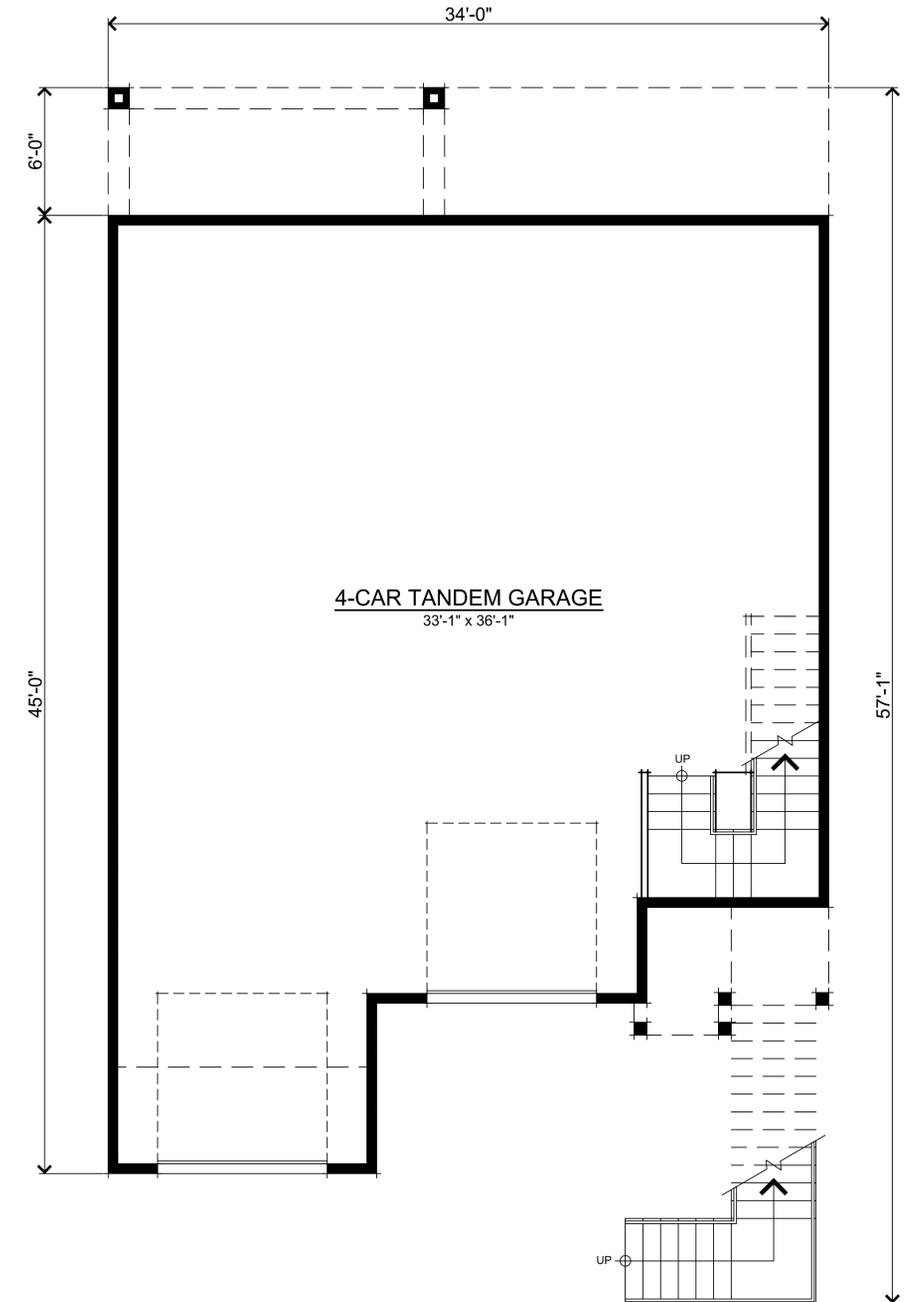
DATE: APRIL 2024  
 SCALE: 1" = 100'  
 JOB: 5298  
 SHEET NO: **C8.0**



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1 SQUARE FOOTAGES	
SECOND FLOOR	1172 SQ. FT.
THIRD FLOOR	1089 SQ. FT.
TOTAL LIVING	2261 SQ. FT.
4-CAR TANDEM GARAGE	1321 SQ. FT.
PORCH	46 SQ. FT.
FRONT DECK	63 SQ. FT.
REAR DECK	180 SQ. FT.
UPPER DECK	63 SQ. FT.
TYPE V-B CONSTRUCTION	



PLAN 1 FLOOR PLANS  
A01

399.249 Bethel Estuary Estates  
Oakley, CA  
March 15, 2024

**L M H**  
**Weiss**  
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**SDG Architects, Inc.**  
3361 Walnut Blvd., Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com



ELEVATION 'C'

- STUCCO WALL FINISH
- STUCCO w/ FOAM WINDOW TRIM
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH

ELEVATION 'B'

- STUCCO WALL FINISH
- STUCCO w/ FOAM WINDOW TRIM
- BOARD & BATT SIDING
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAILING

ELEVATION 'A'

- STUCCO WALL FINISH
- STUCCO w/ FOAM WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH



ELEVATION 'C'

ELEVATION 'B'

ELEVATION 'A'



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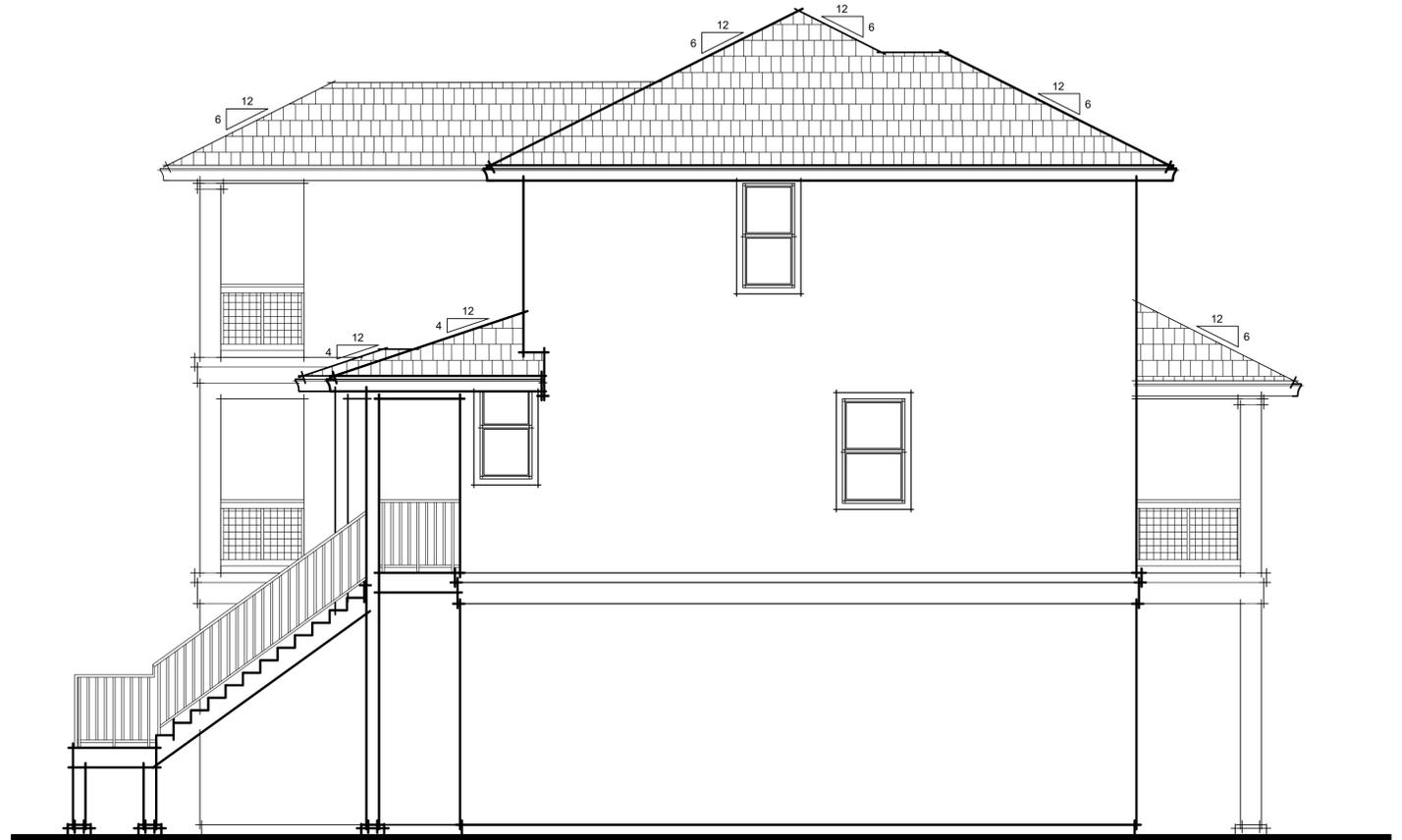
PLAN 1 FRONT ELEVATIONS  
A02

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FRONT ELEVATION



RIGHT ELEVATION



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PLAN 1 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A03

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LEFT ELEVATION



REAR ELEVATION



PLAN 1 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS

A04

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FRONT ELEVATION



RIGHT ELEVATION



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PLAN 1 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A05

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LEFT ELEVATION



REAR ELEVATION



PLAN 1 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS

A06

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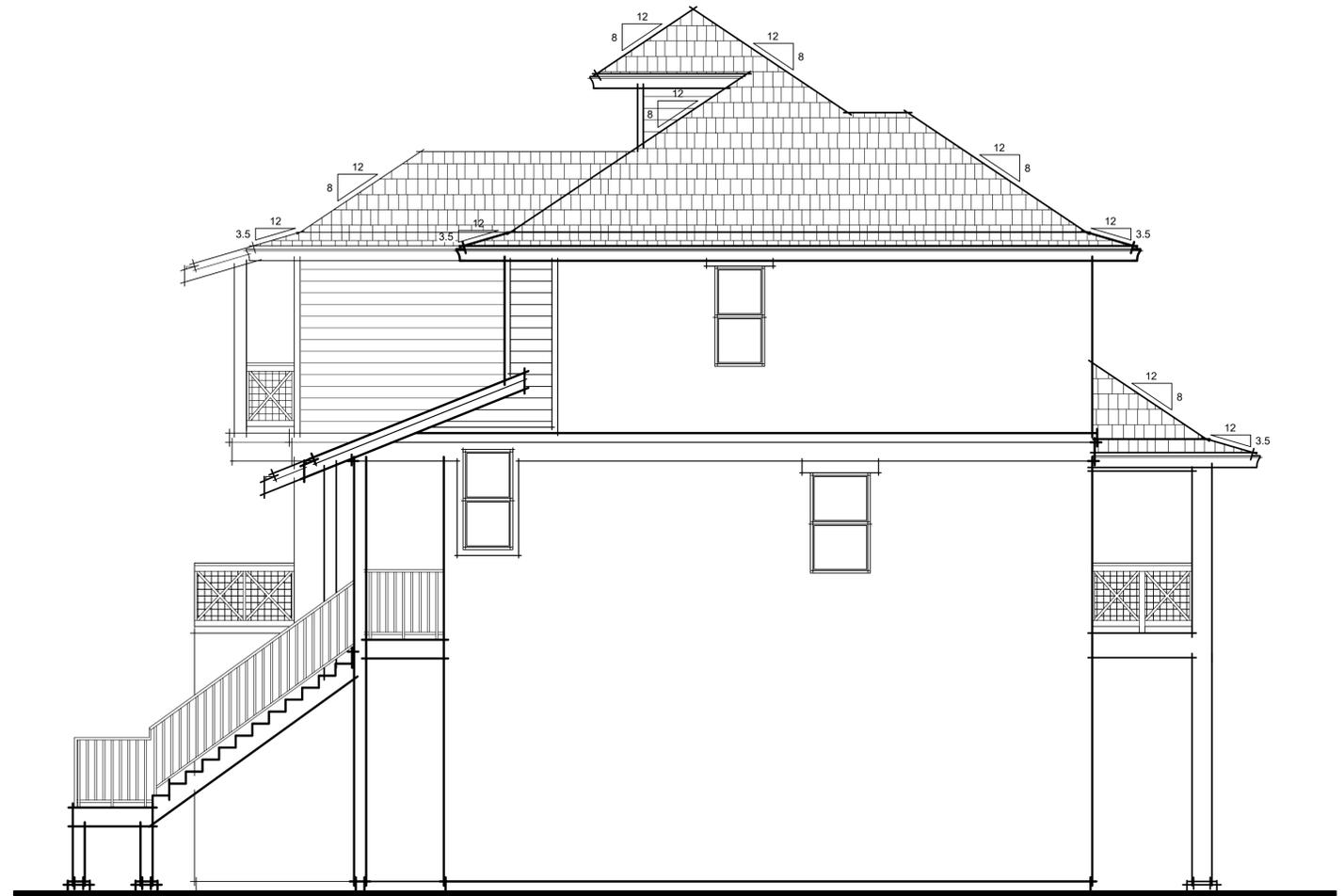
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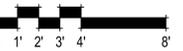




FRONT ELEVATION



RIGHT ELEVATION



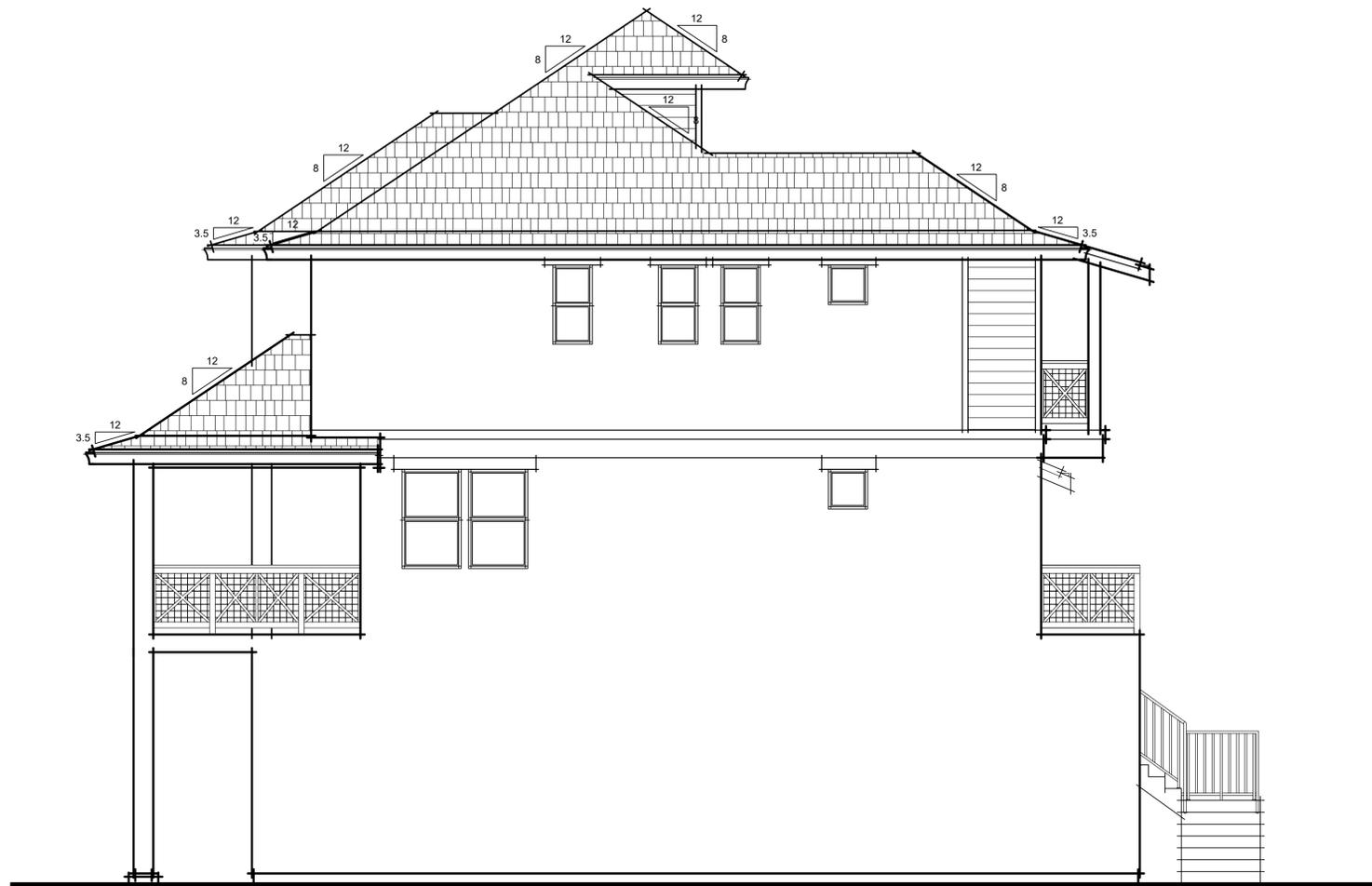
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PLAN 1 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A07

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LEFT ELEVATION



REAR ELEVATION



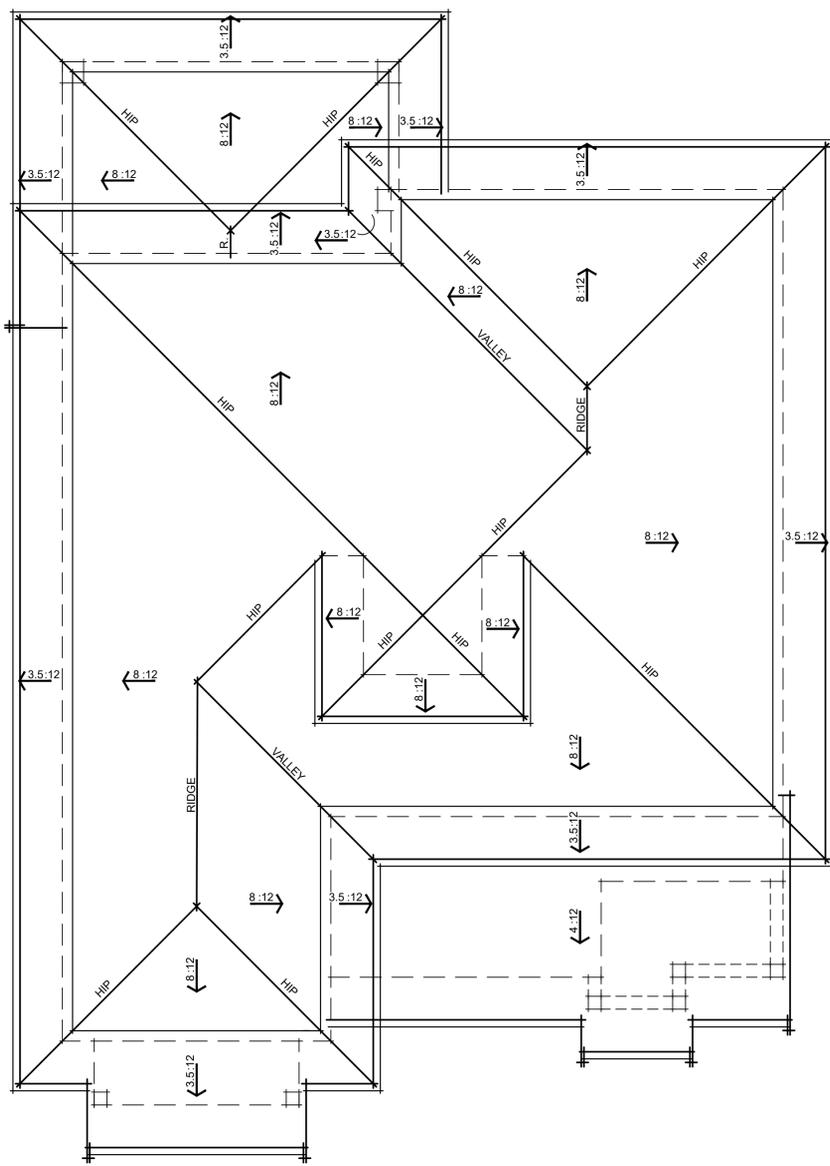
PLAN 1 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS  
A08

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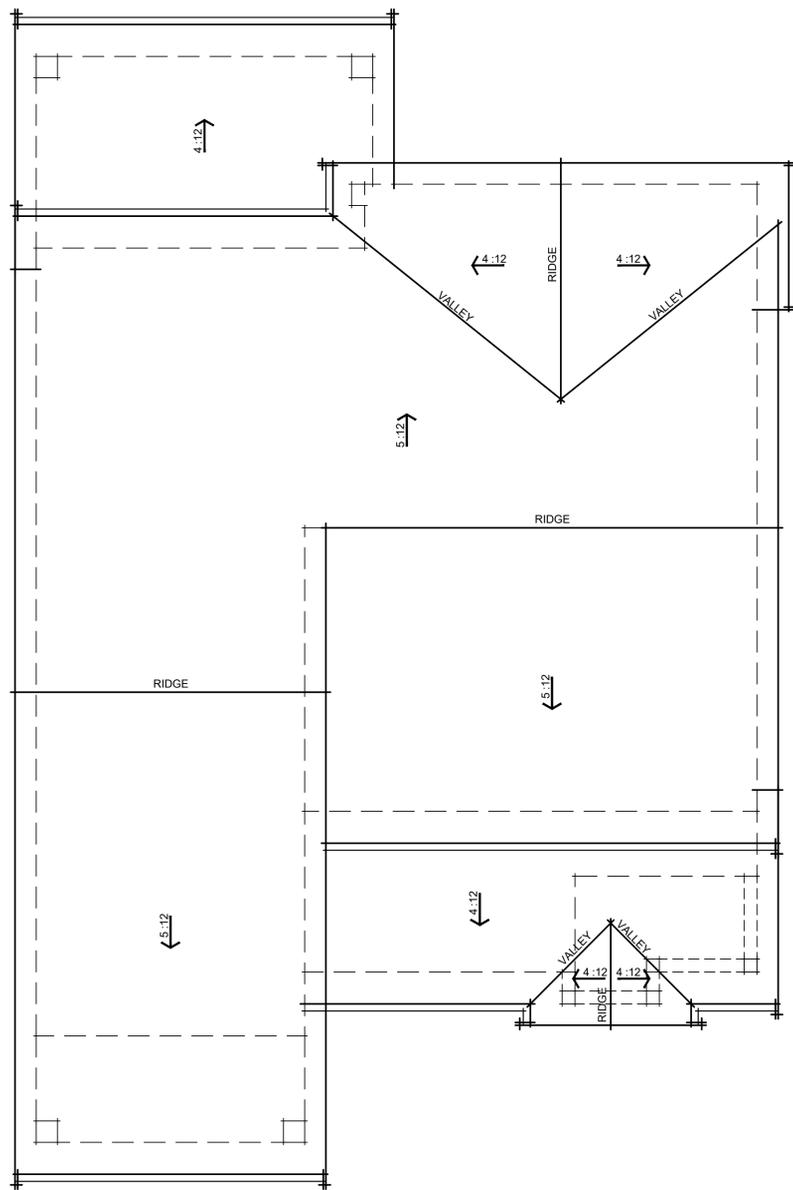
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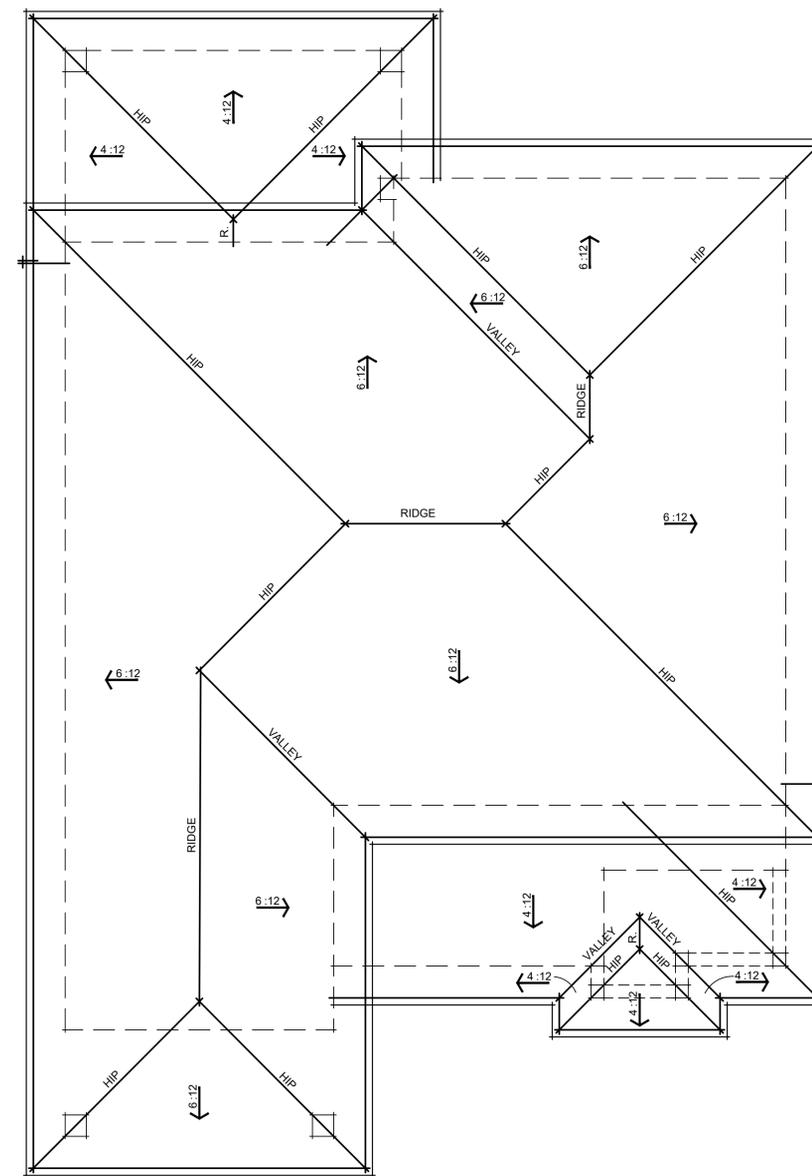




ELEVATION 'C' ROOF PLAN



ELEVATION 'B' ROOF PLAN



ELEVATION 'A' ROOF PLAN



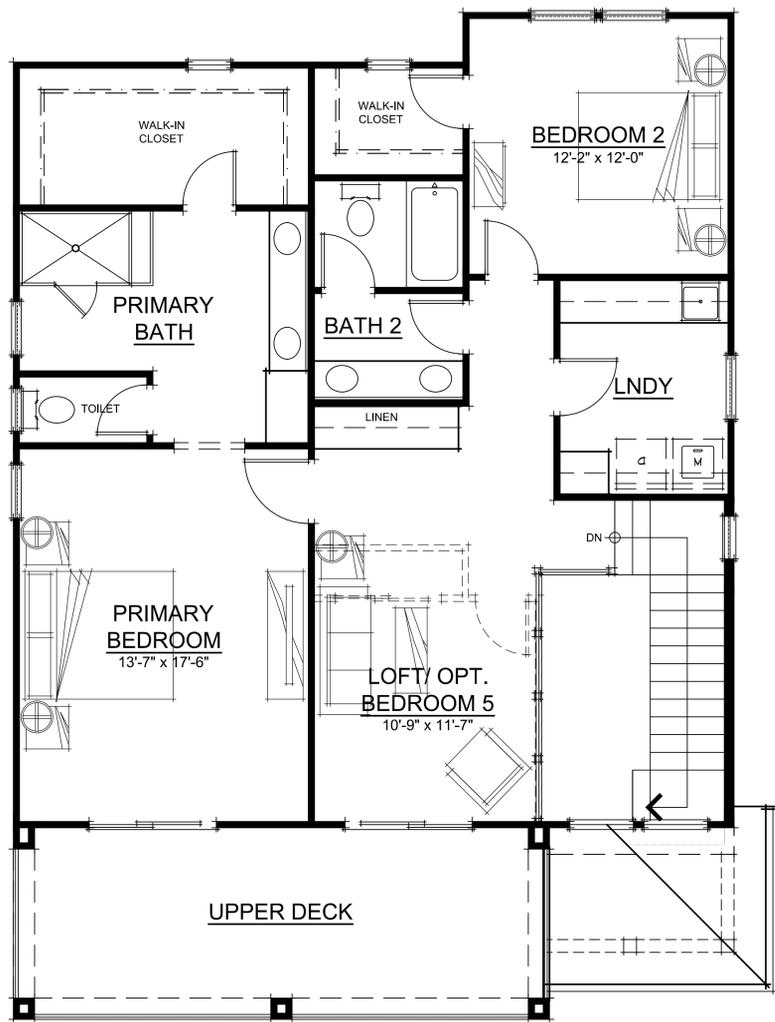
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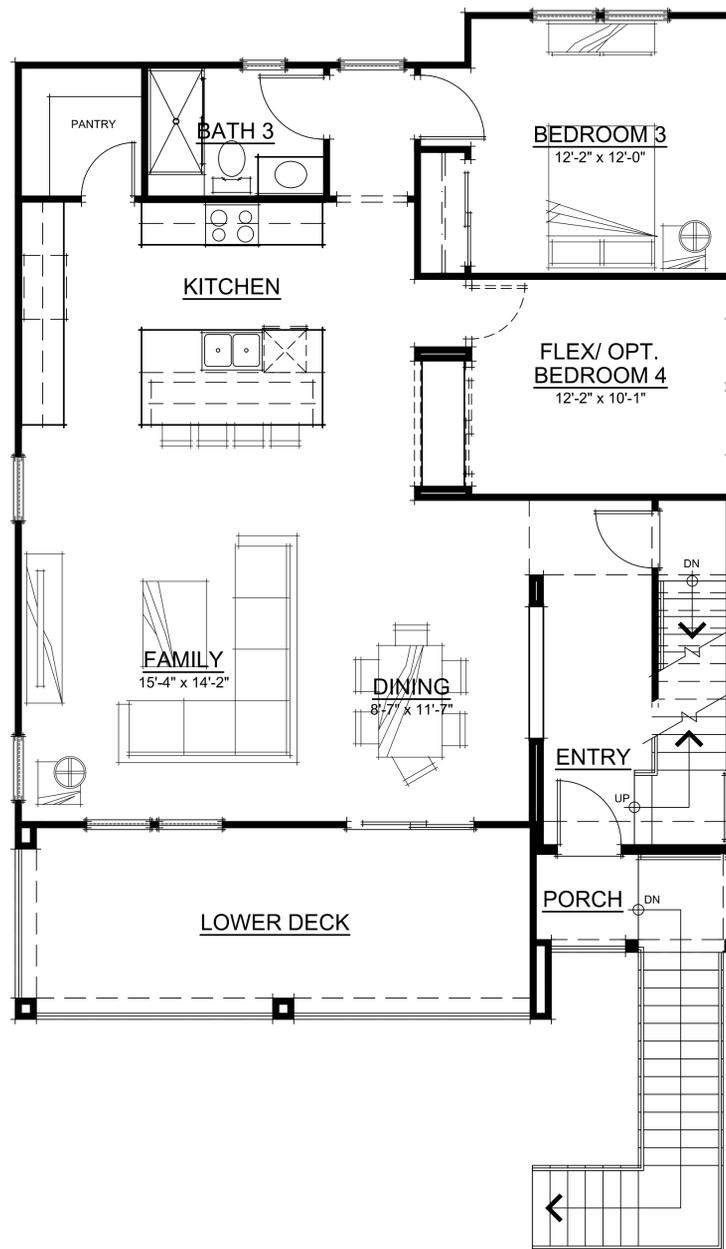
PLAN 1 ROOF PLANS  
 A09

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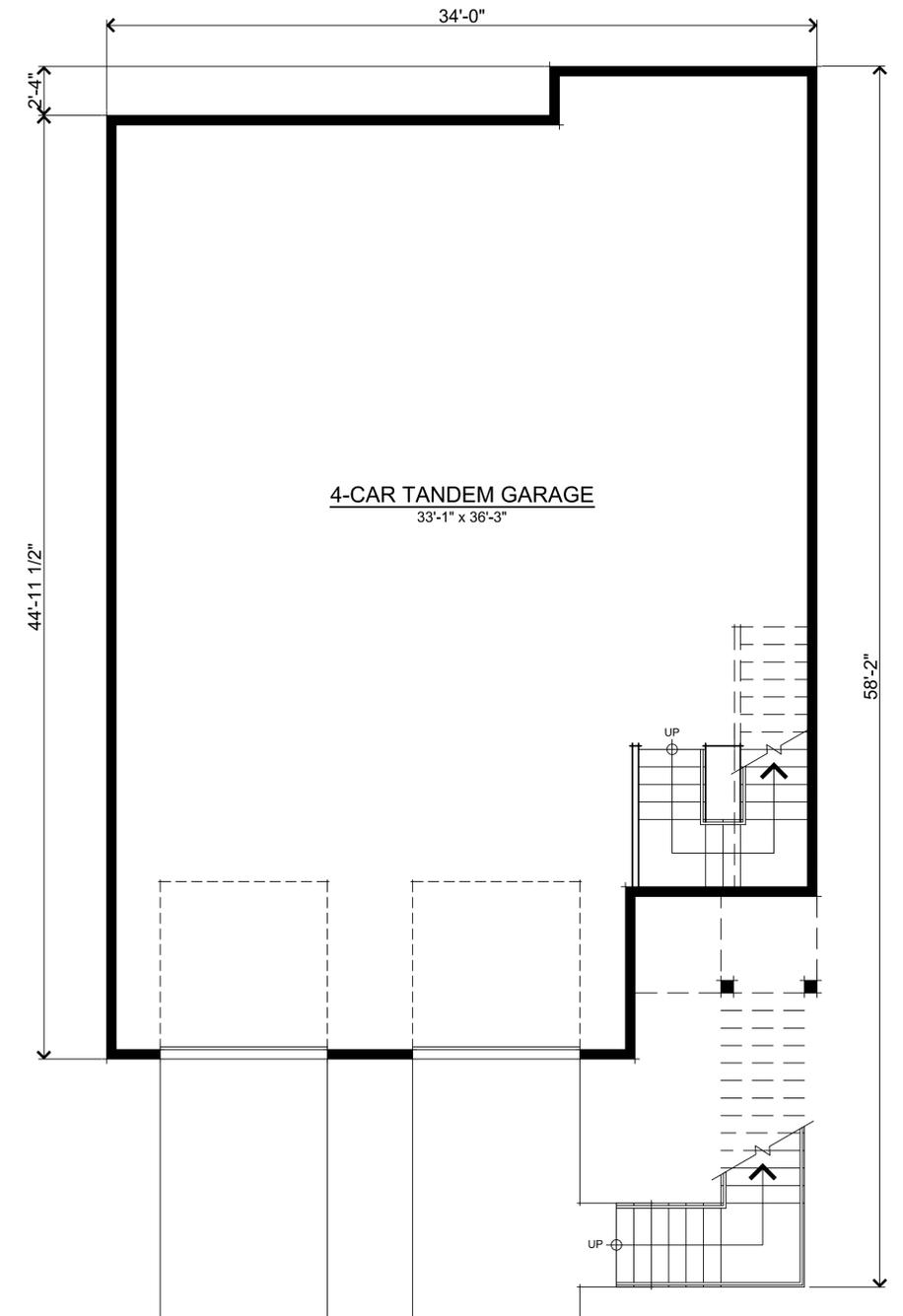




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 SQUARE FOOTAGES	
SECOND FLOOR	1259 SQ. FT.
THIRD FLOOR	1248 SQ. FT.
TOTAL LIVING	2507 SQ. FT.
4-CAR TANDEM GARAGE	1475 SQ. FT.
PORCH	55 SQ. FT.
LOWER DECK	221 SQ. FT.
UPPER DECK	228 SQ. FT.
TYPE V-B CONSTRUCTION	



ELEVATION 'C'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH

ELEVATION 'B'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- BOARD & BATT SIDING
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAILING

ELEVATION 'A'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH



ELEVATION 'C'

ELEVATION 'B'

ELEVATION 'A'



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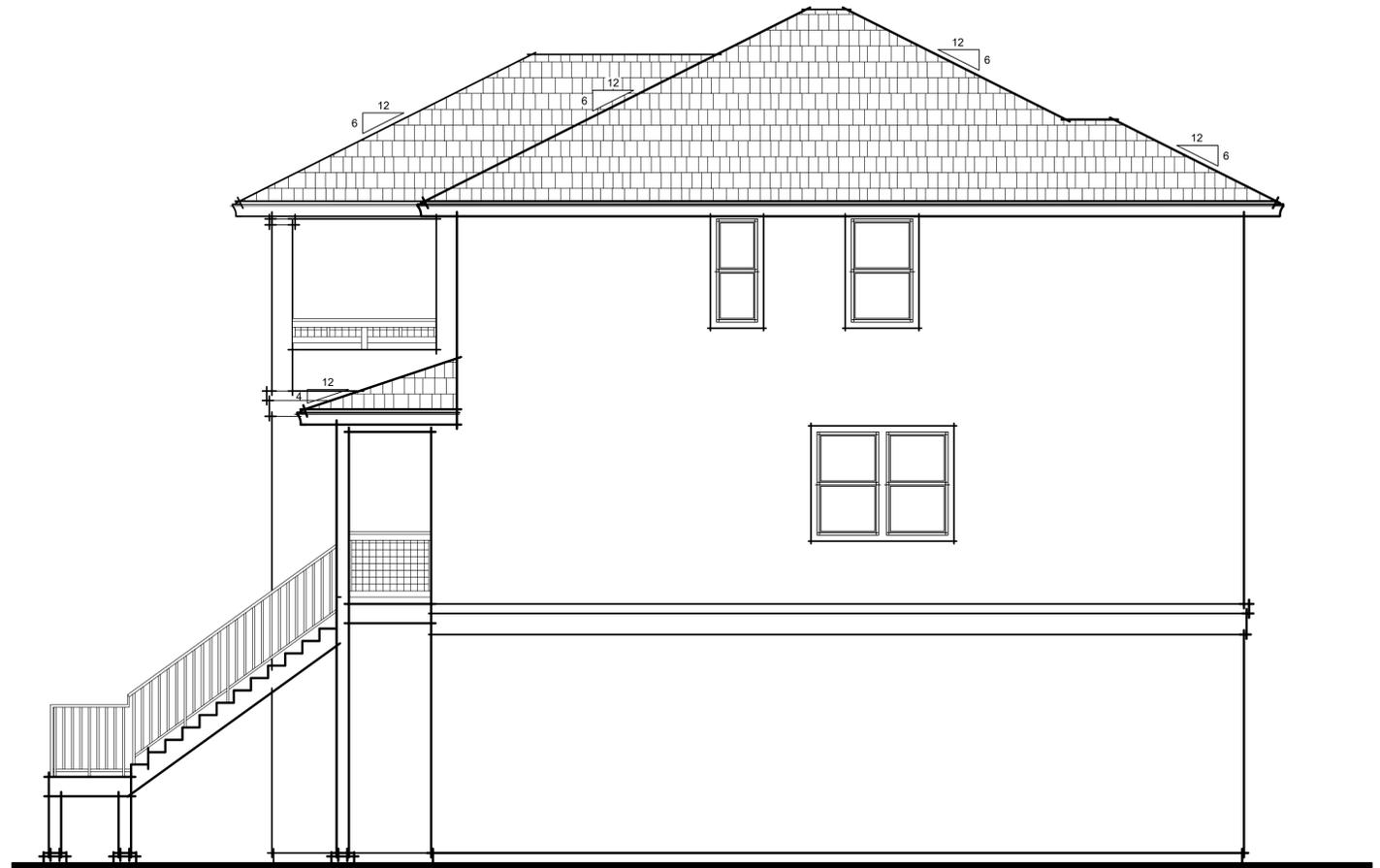
PLAN 2 FRONT ELEVATIONS  
 A11

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FRONT ELEVATION



RIGHT ELEVATION



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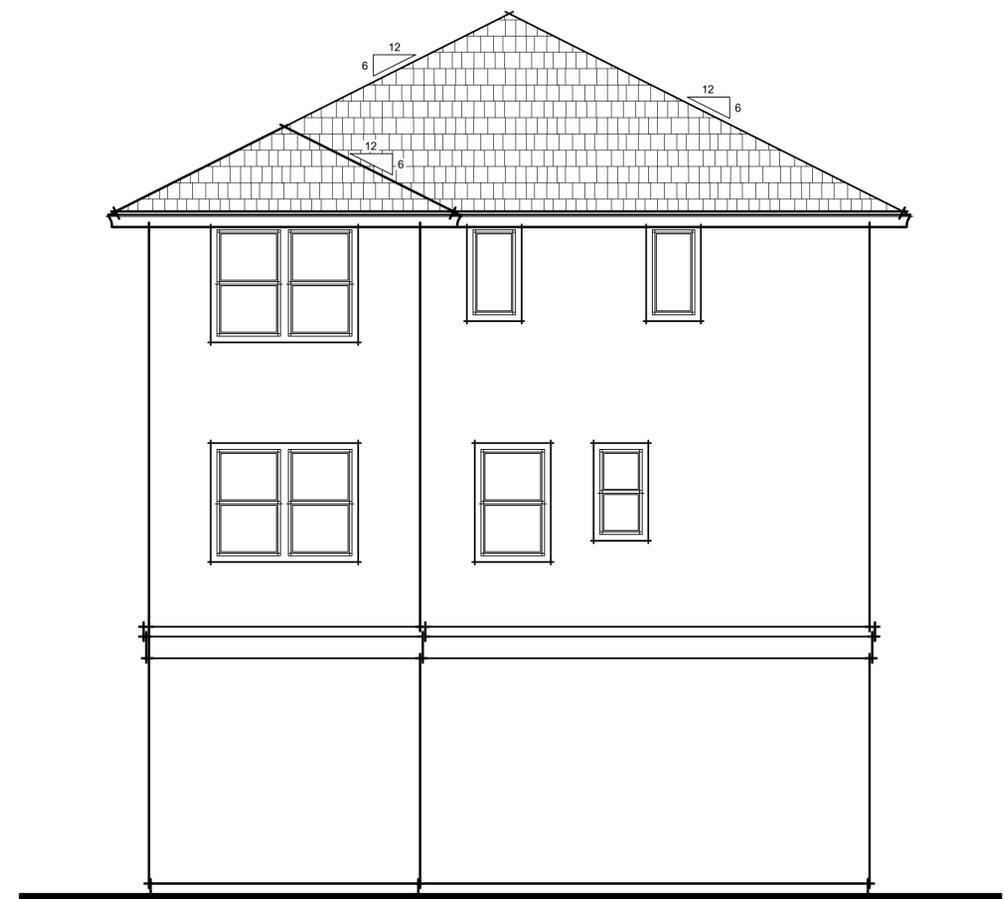
PLAN 2 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A12

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LEFT ELEVATION



REAR ELEVATION



PLAN 2 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS  
A13

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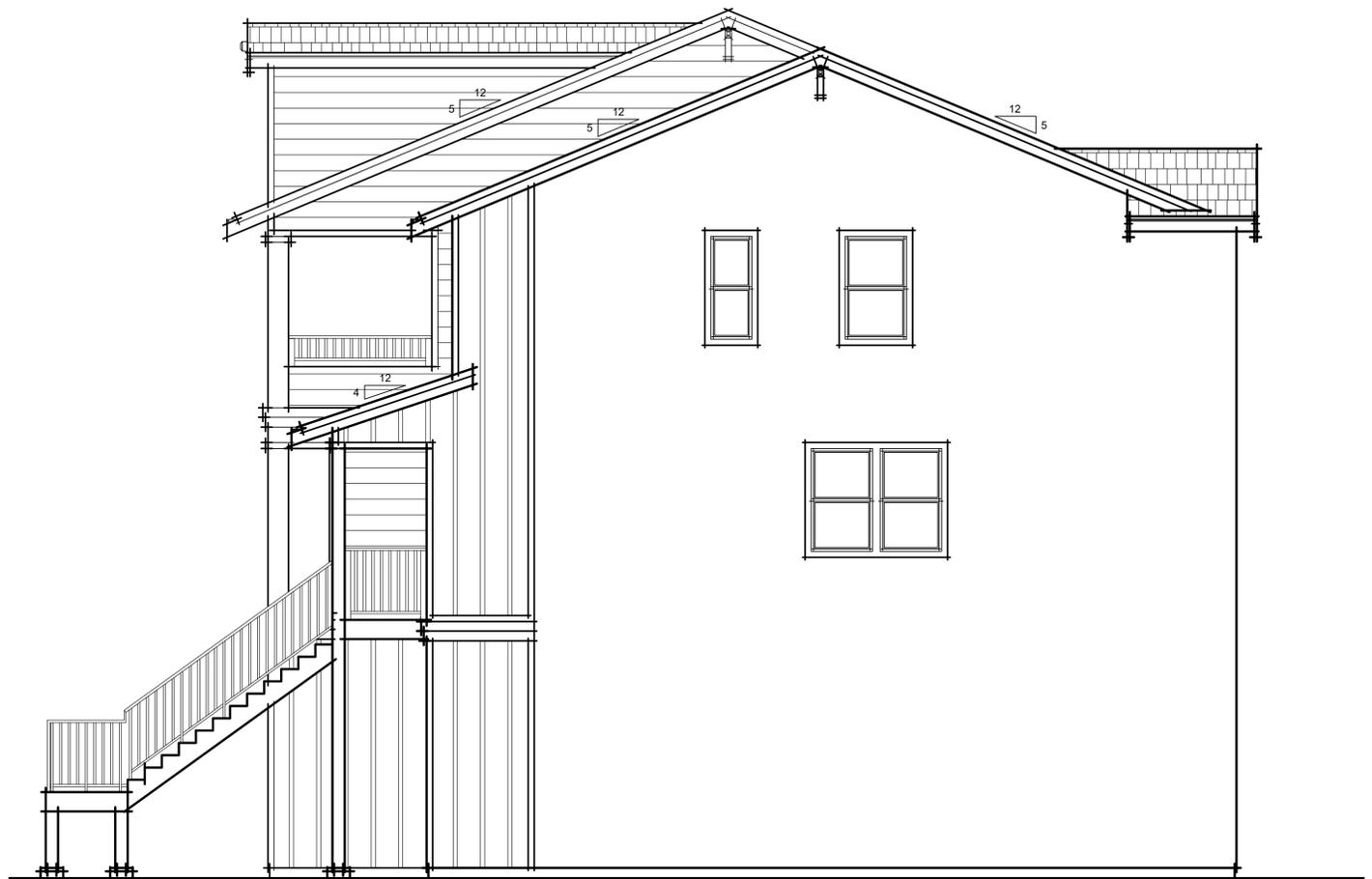
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FRONT ELEVATION



RIGHT ELEVATION



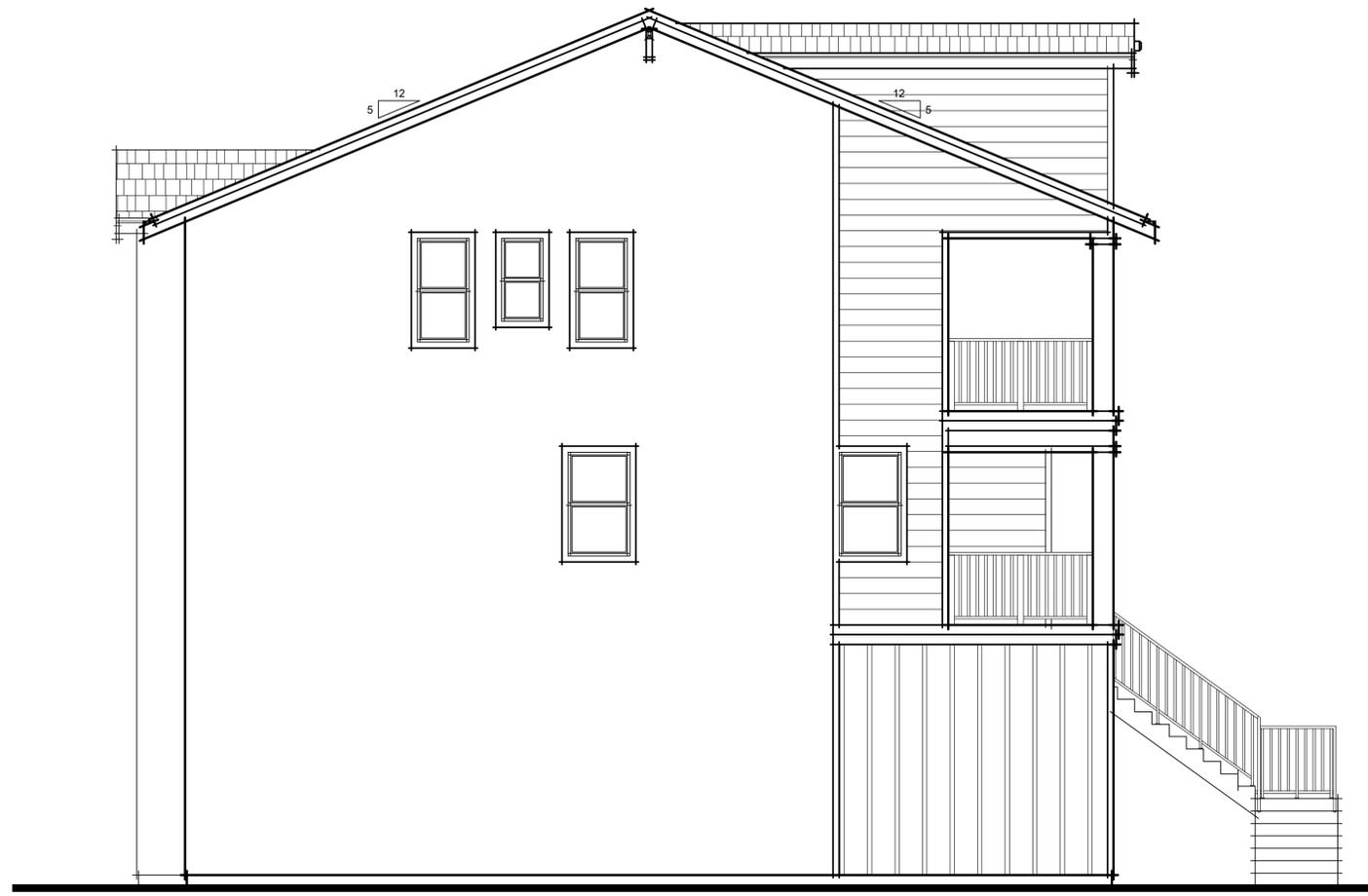
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PLAN 2 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A14

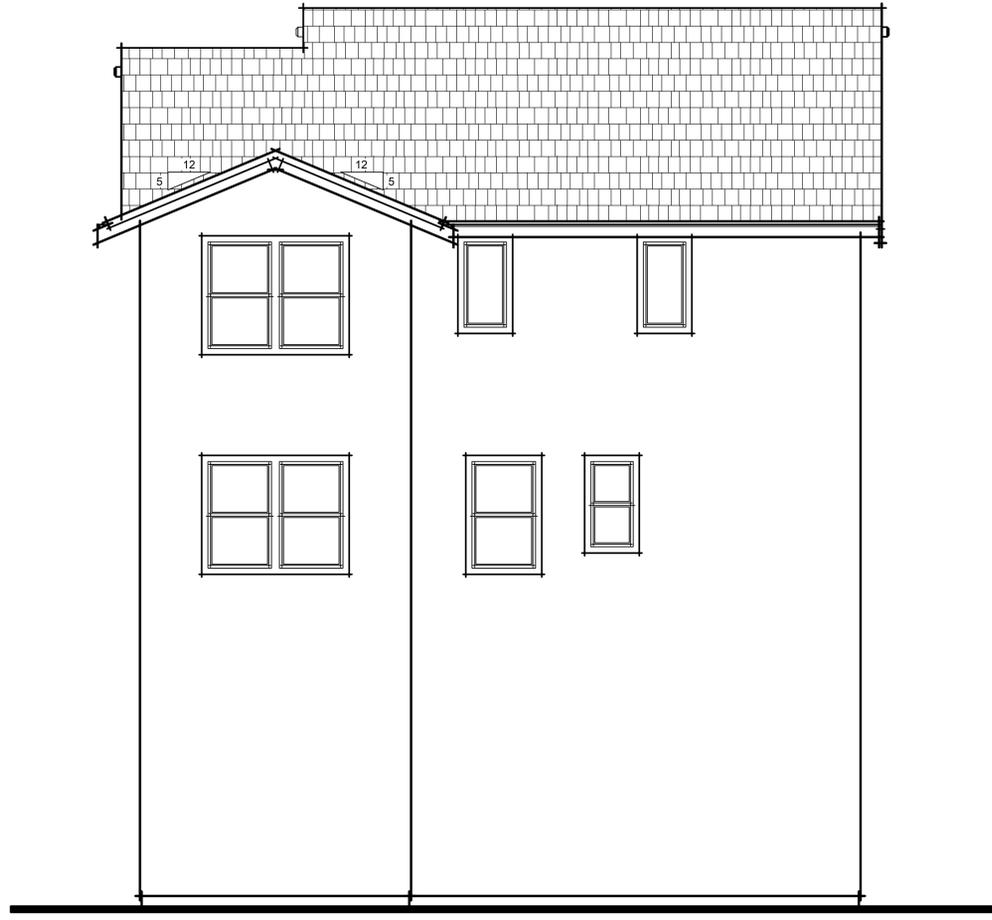
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LEFT ELEVATION



REAR ELEVATION



PLAN 2 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS  
A15

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FRONT ELEVATION



RIGHT ELEVATION



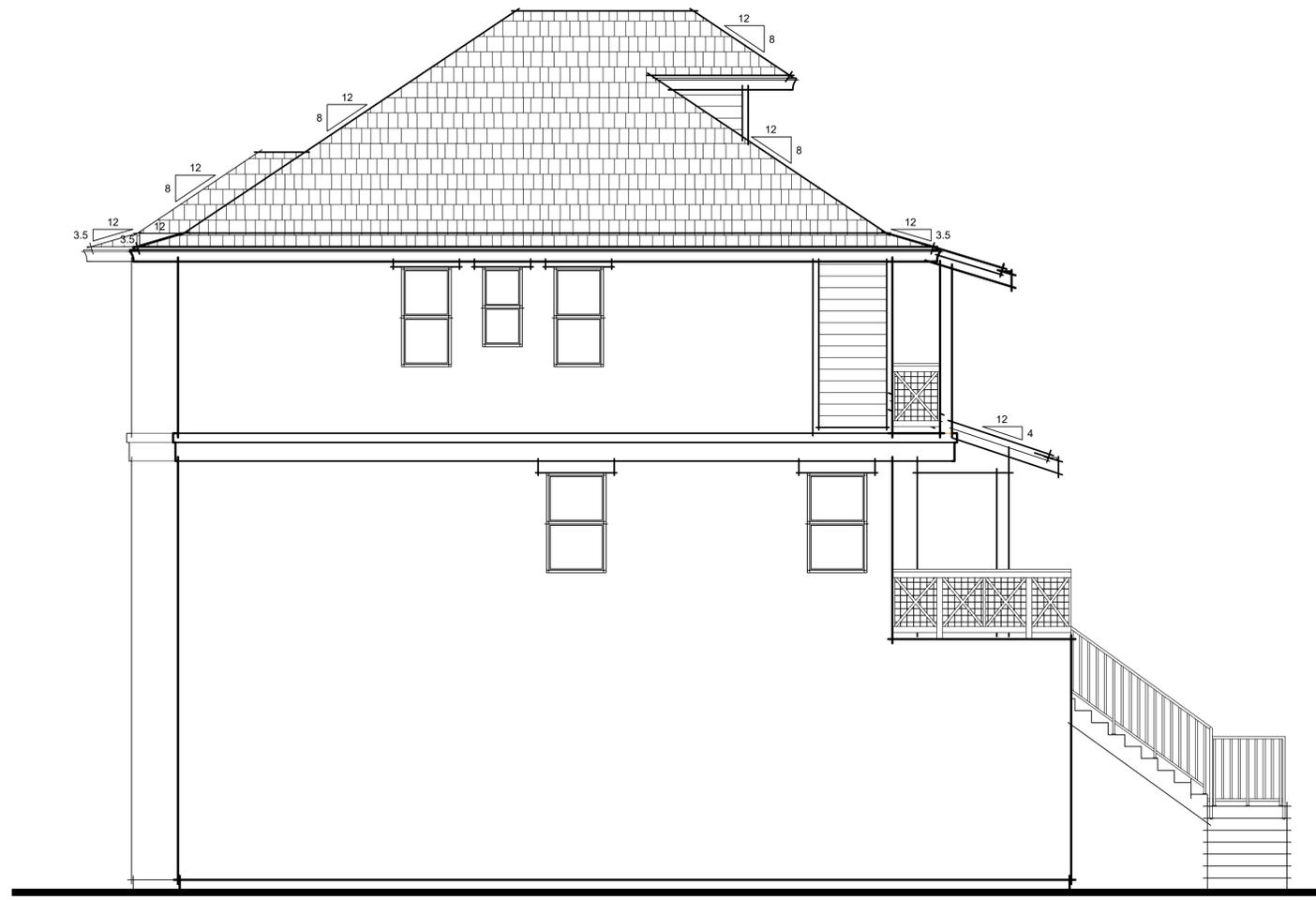
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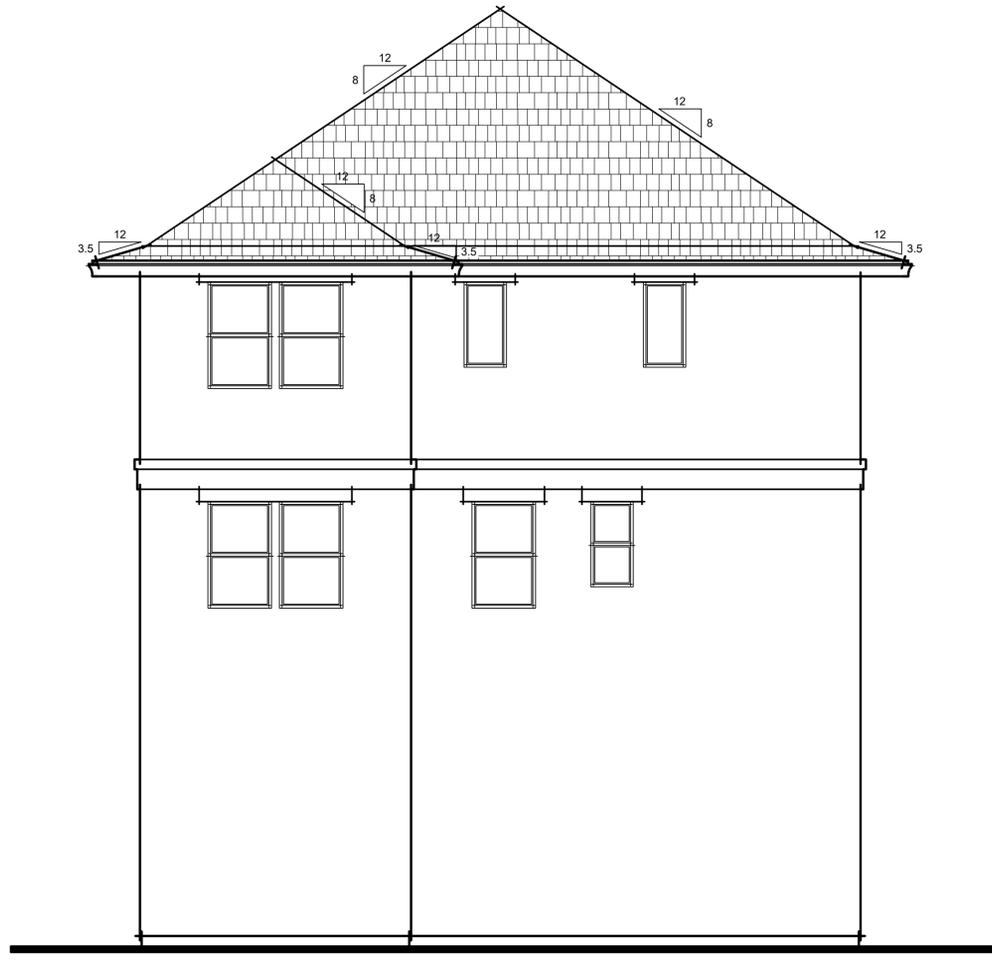
PLAN 2 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A16

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LEFT ELEVATION



REAR ELEVATION



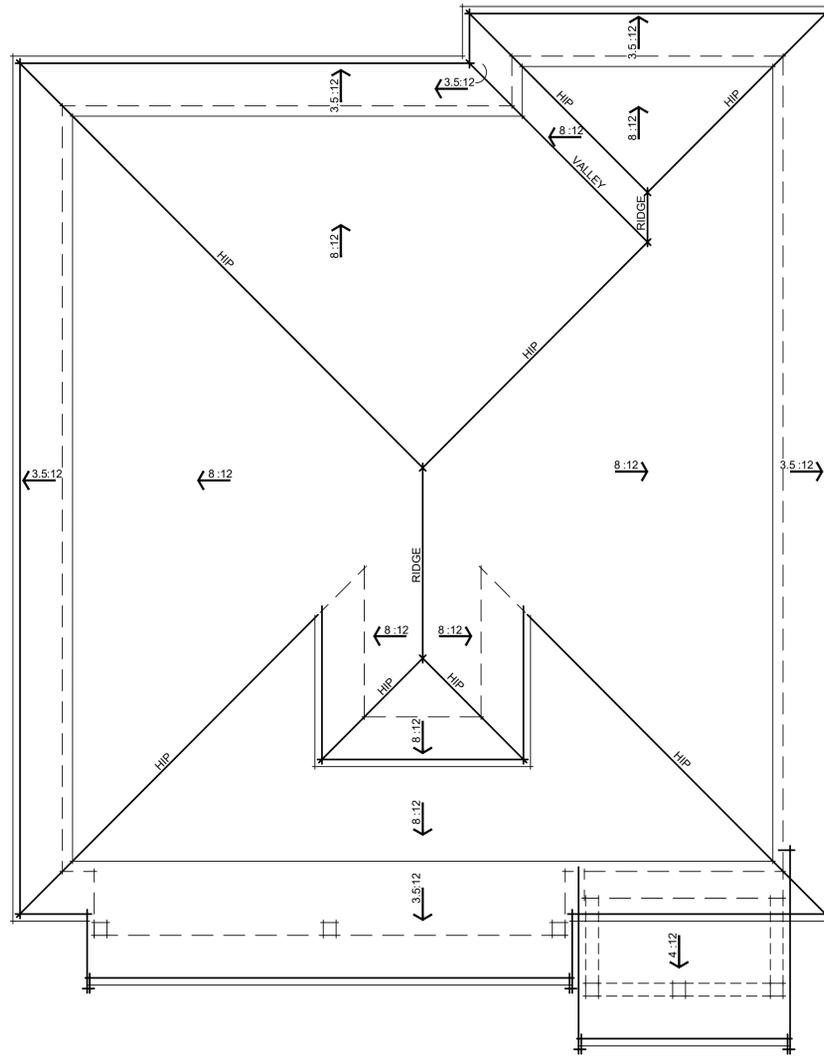
PLAN 2 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS  
A17

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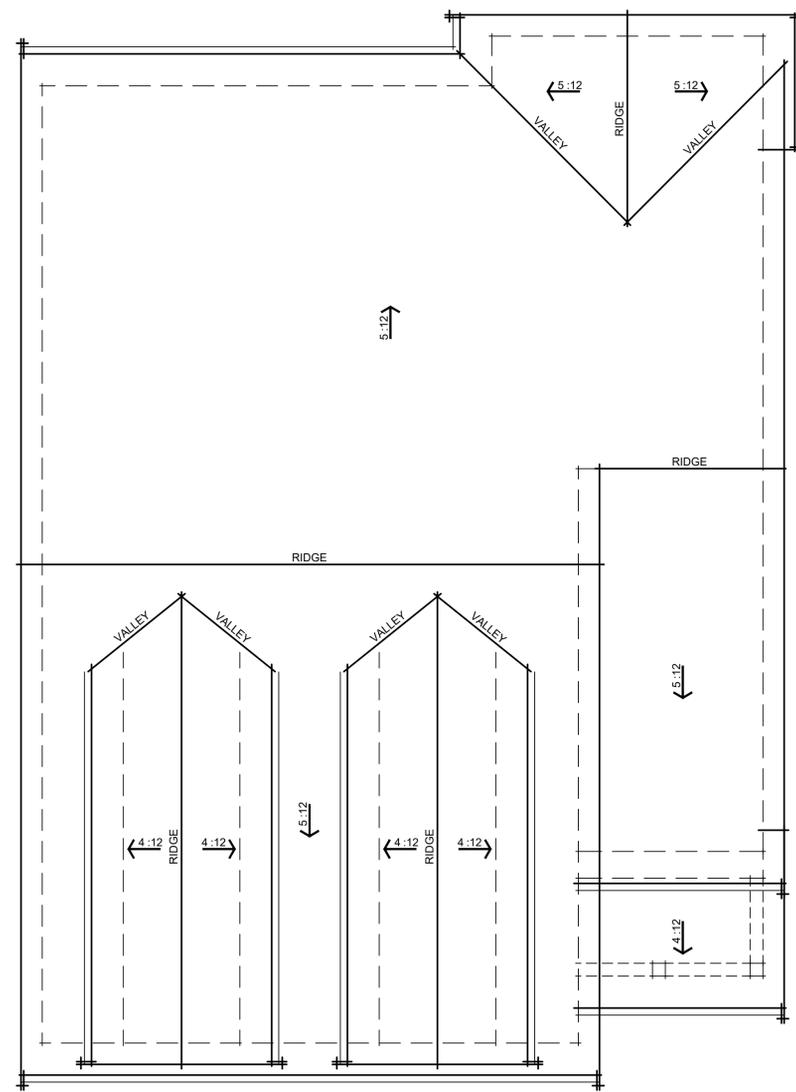
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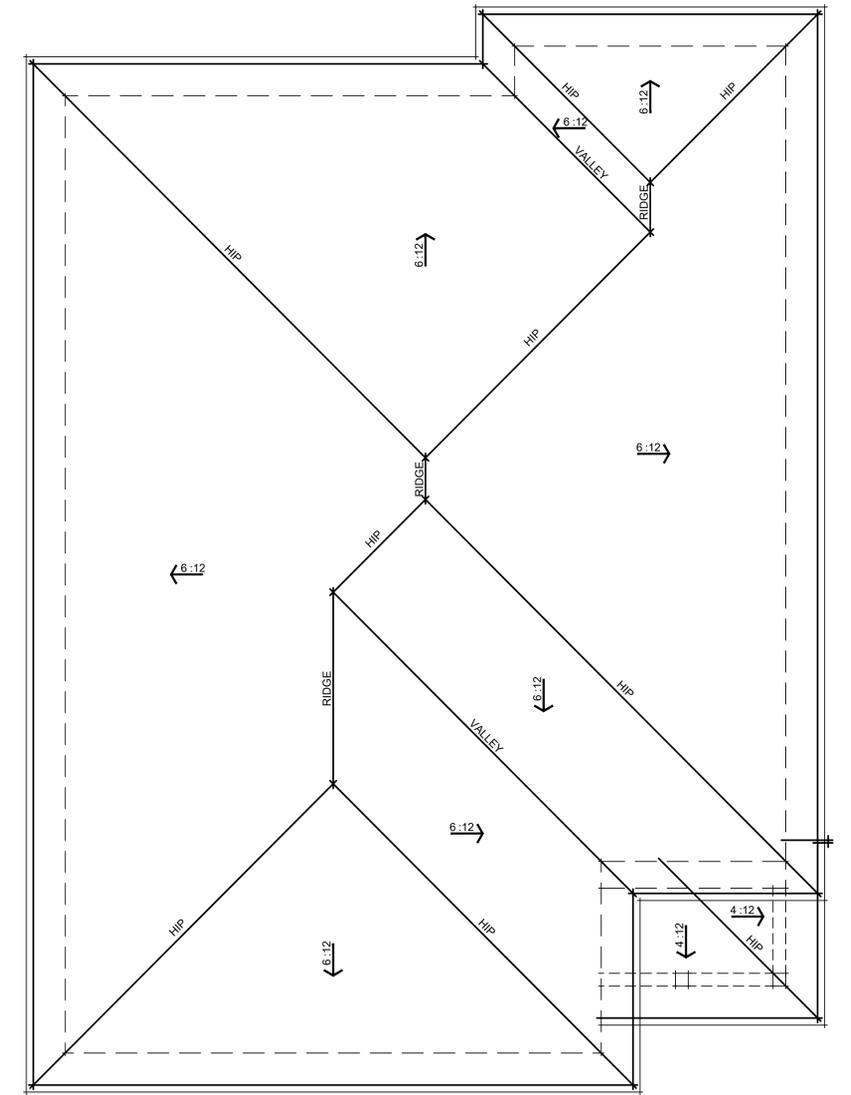




ELEVATION 'C' ROOF PLAN



ELEVATION 'B' ROOF PLAN



ELEVATION 'A' ROOF PLAN



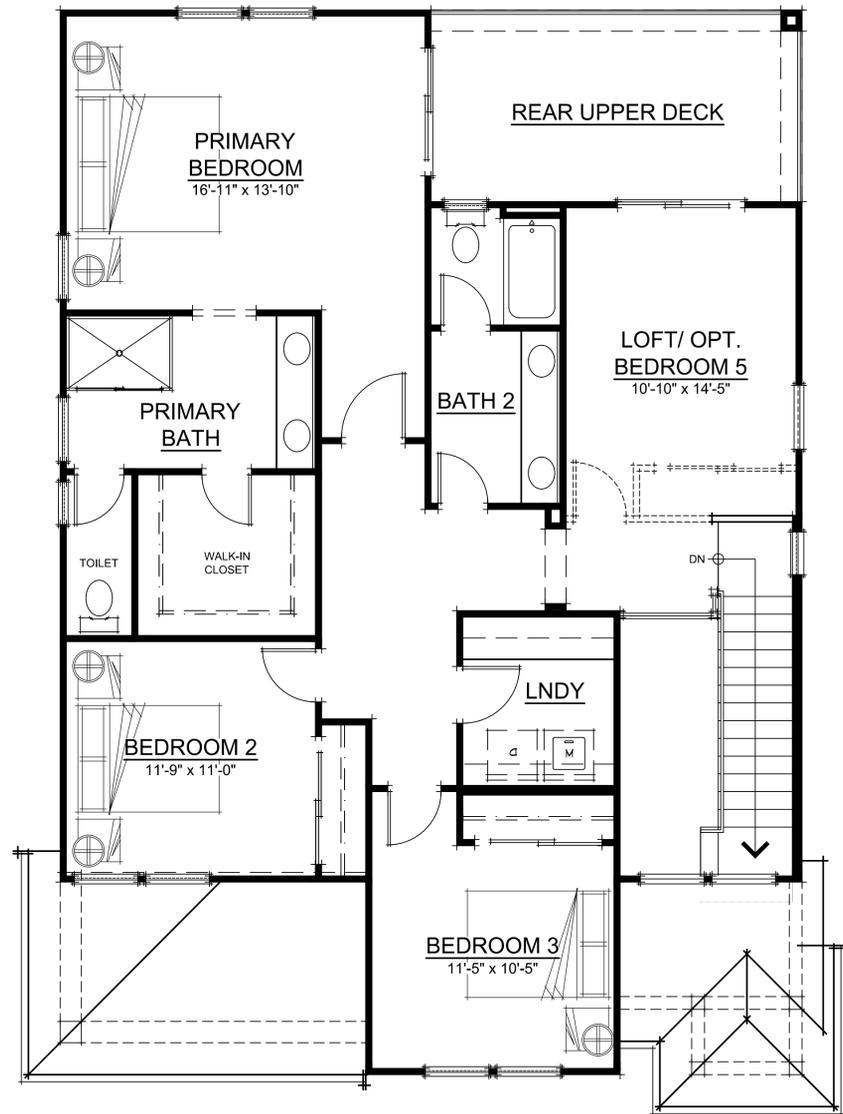
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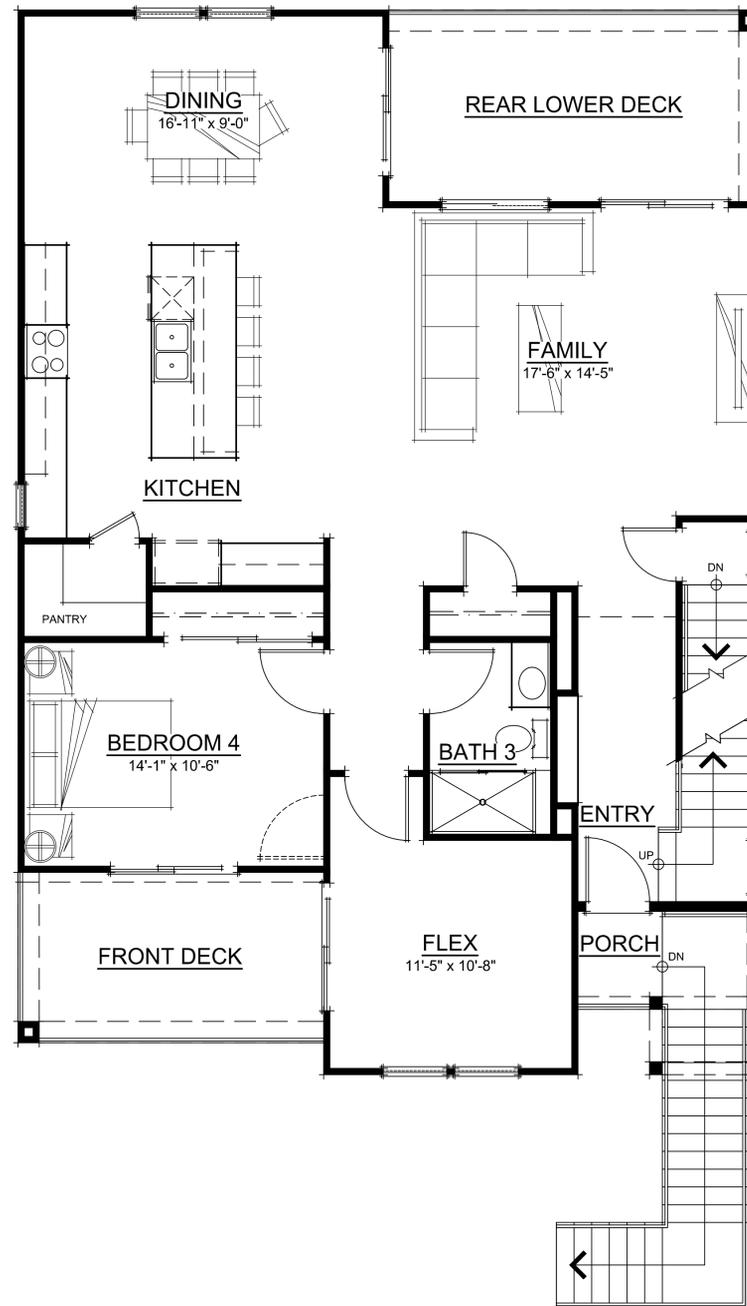
PLAN 2 ROOF PLANS  
 A18

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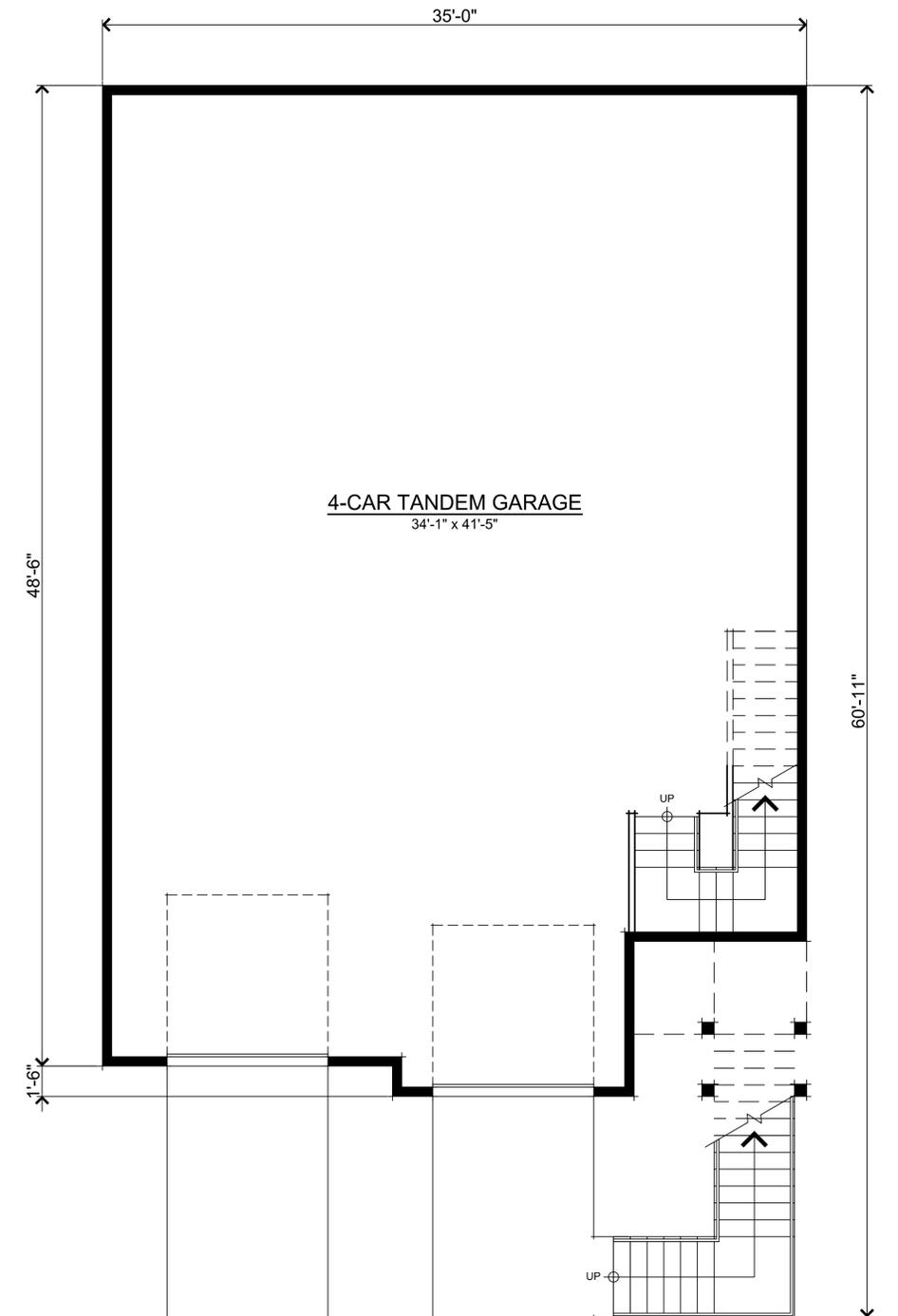




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 SQUARE FOOTAGES	
SECOND FLOOR	1390 SQ. FT.
THIRD FLOOR	1298 SQ. FT.
TOTAL LIVING	2688 SQ. FT.
4 - CAR TANDEM GARAGE	1664 SQ. FT.
PORCH	40 SQ. FT.
FRONT DECK	115 SQ. FT.
REAR LOWER DECK	158 SQ. FT.
REAR UPPER DECK	158 SQ. FT.
TYPE V-B CONSTRUCTION	



ELEVATION 'C'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH

ELEVATION 'B'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- BOARD & BATT SIDING
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAILING

ELEVATION 'A'

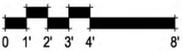
- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH



ELEVATION 'C'

ELEVATION 'B'

ELEVATION 'A'



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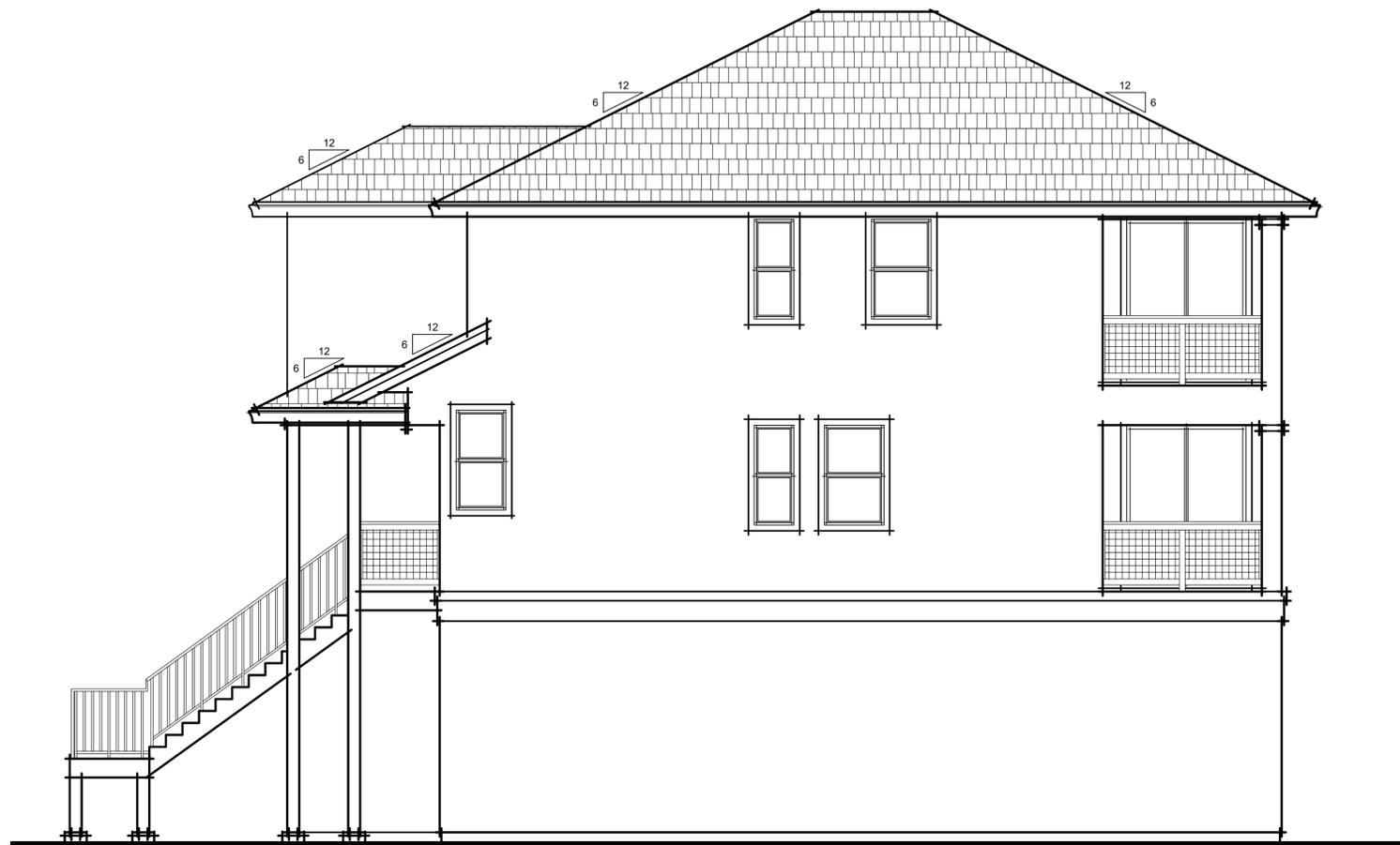
PLAN 3 FRONT ELEVATIONS  
A20

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FRONT ELEVATION



RIGHT ELEVATION



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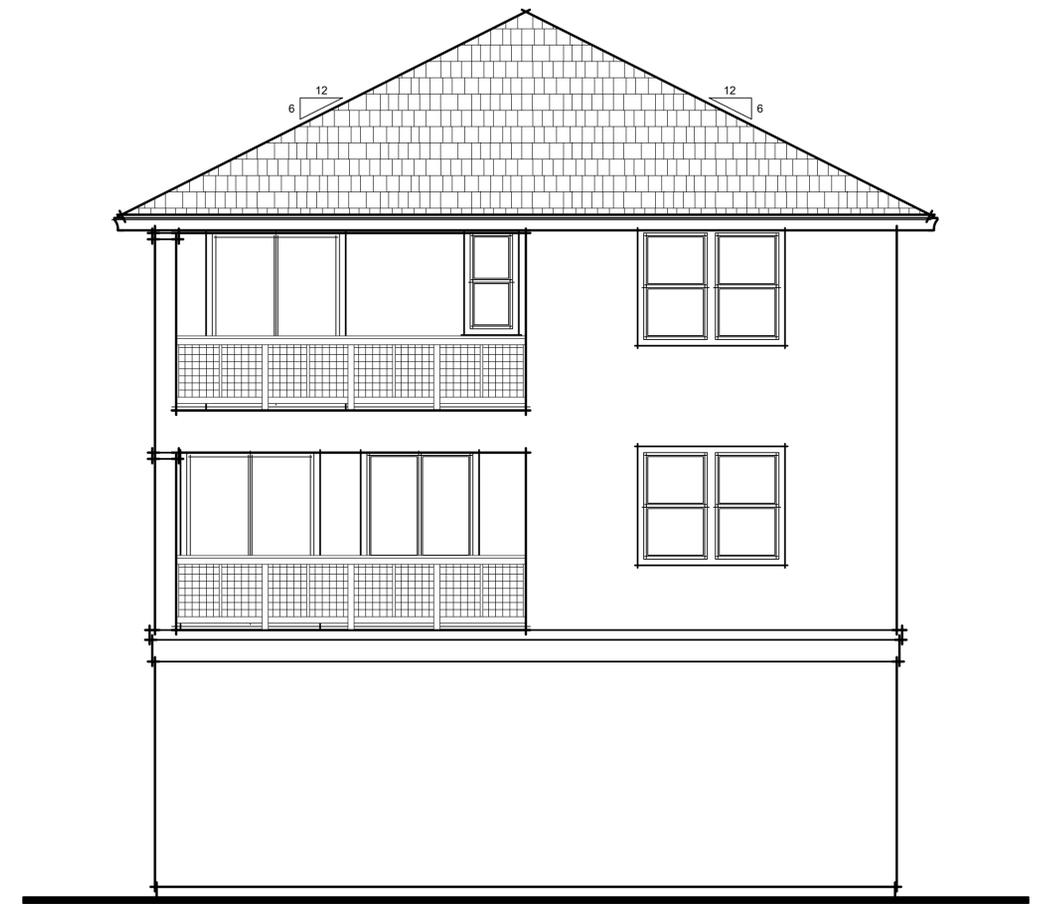
PLAN 3 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A21

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LEFT ELEVATION



REAR ELEVATION



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PLAN 3 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS  
 A22

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FRONT ELEVATION



RIGHT ELEVATION



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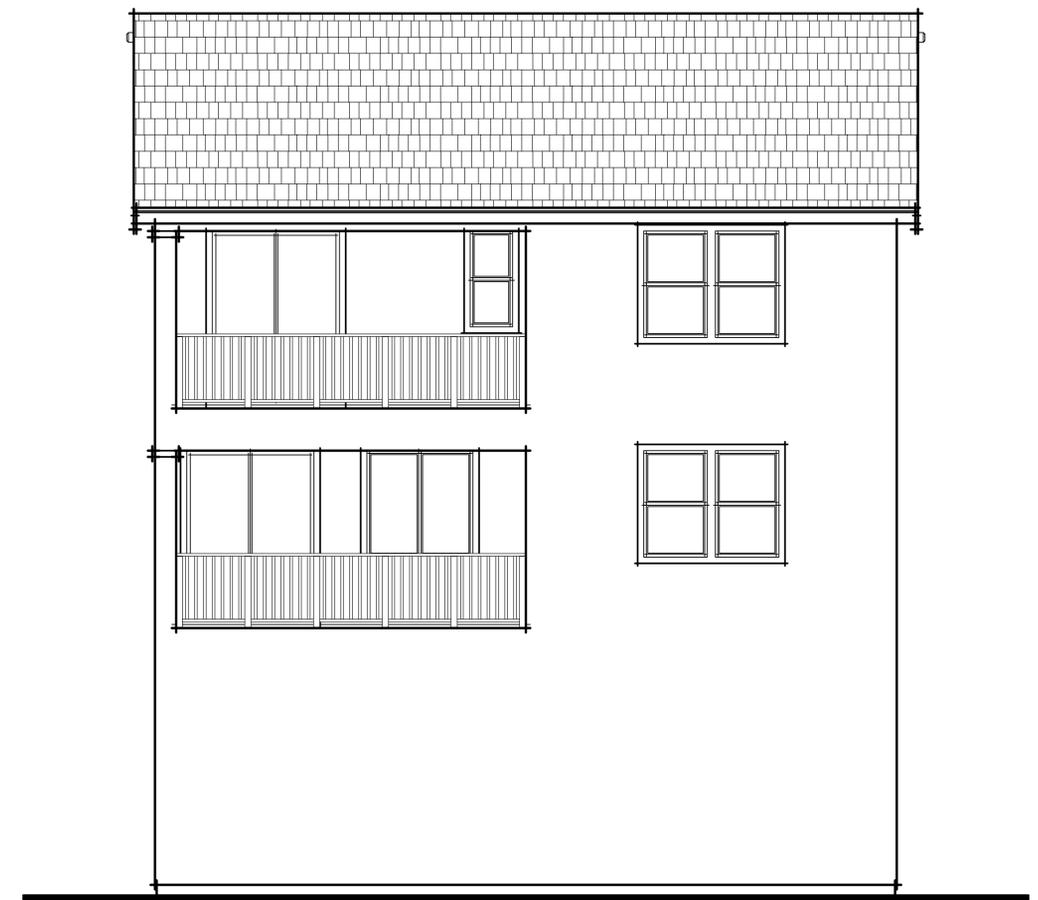
PLAN 3 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A23

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LEFT ELEVATION



REAR ELEVATION



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PLAN 3 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS  
 A24

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FRONT ELEVATION



RIGHT ELEVATION



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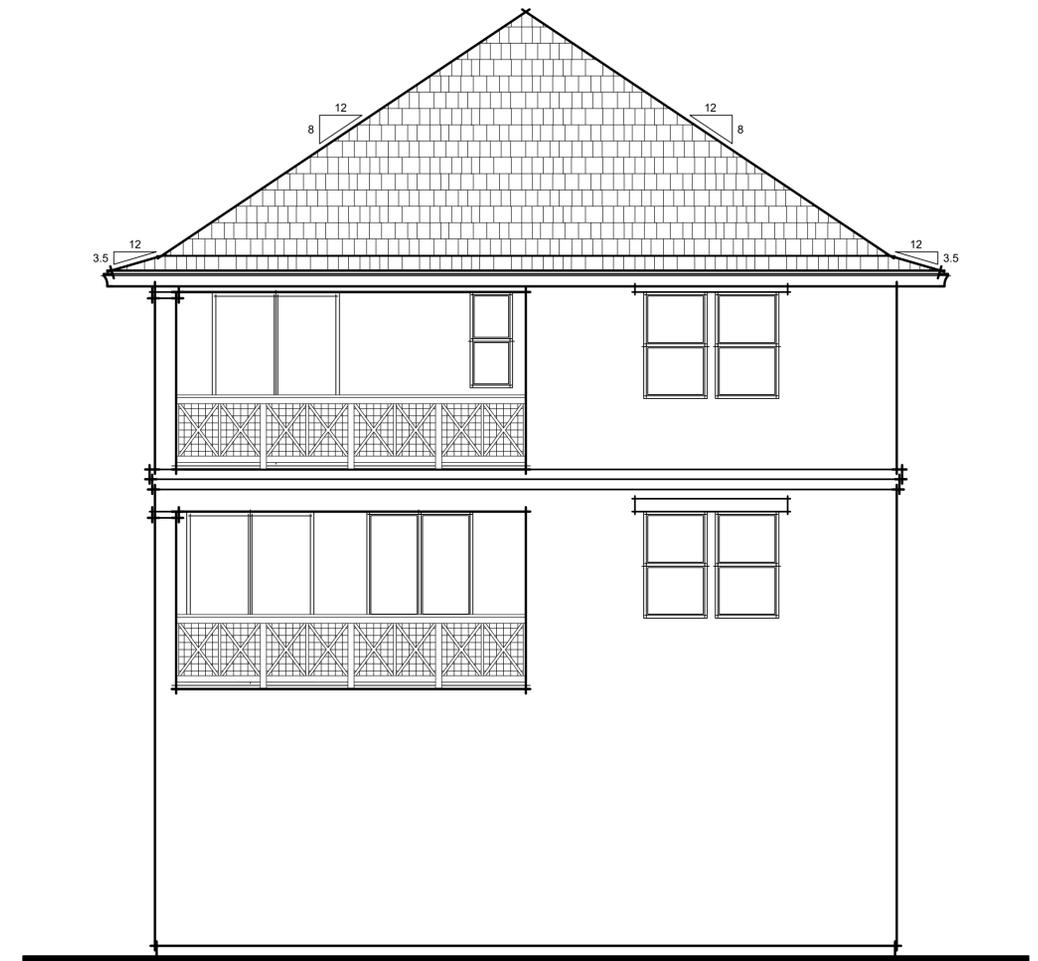
PLAN 3 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A25

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LEFT ELEVATION



REAR ELEVATION



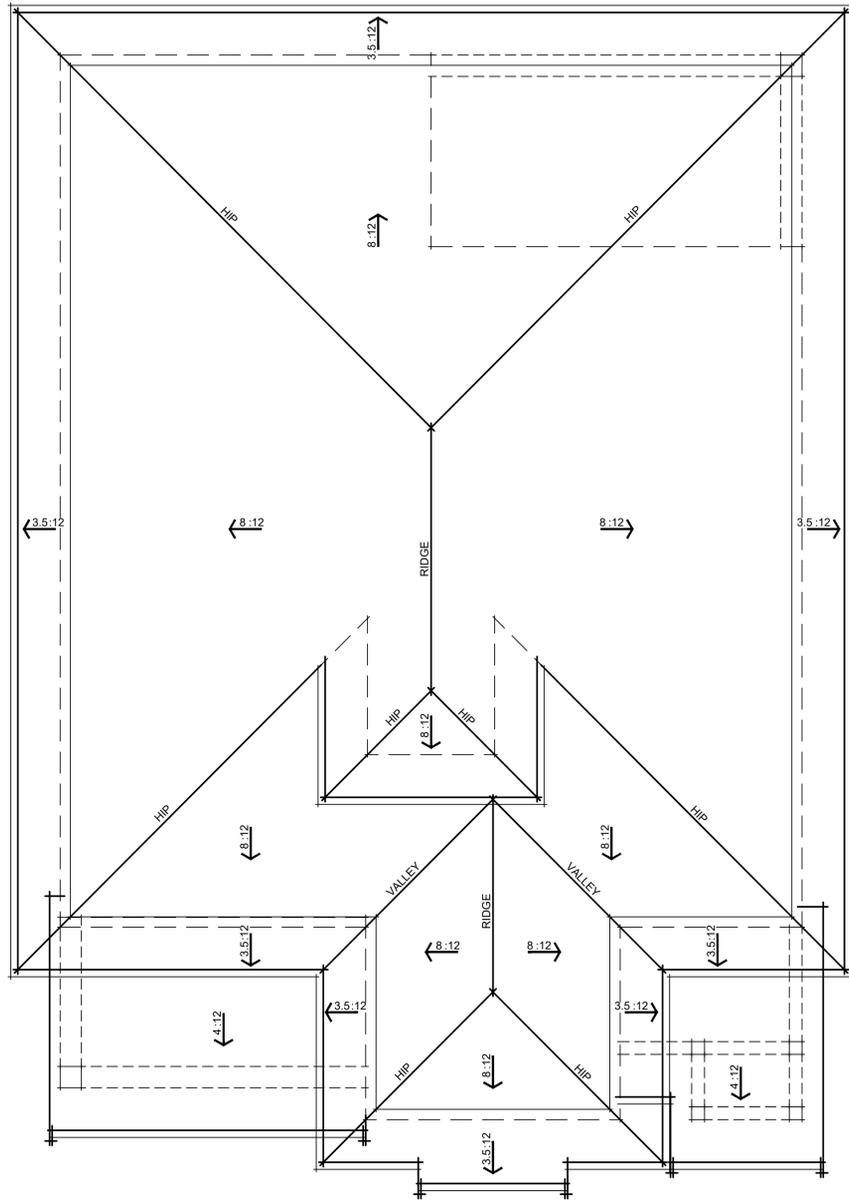
PLAN 3 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS  
A26

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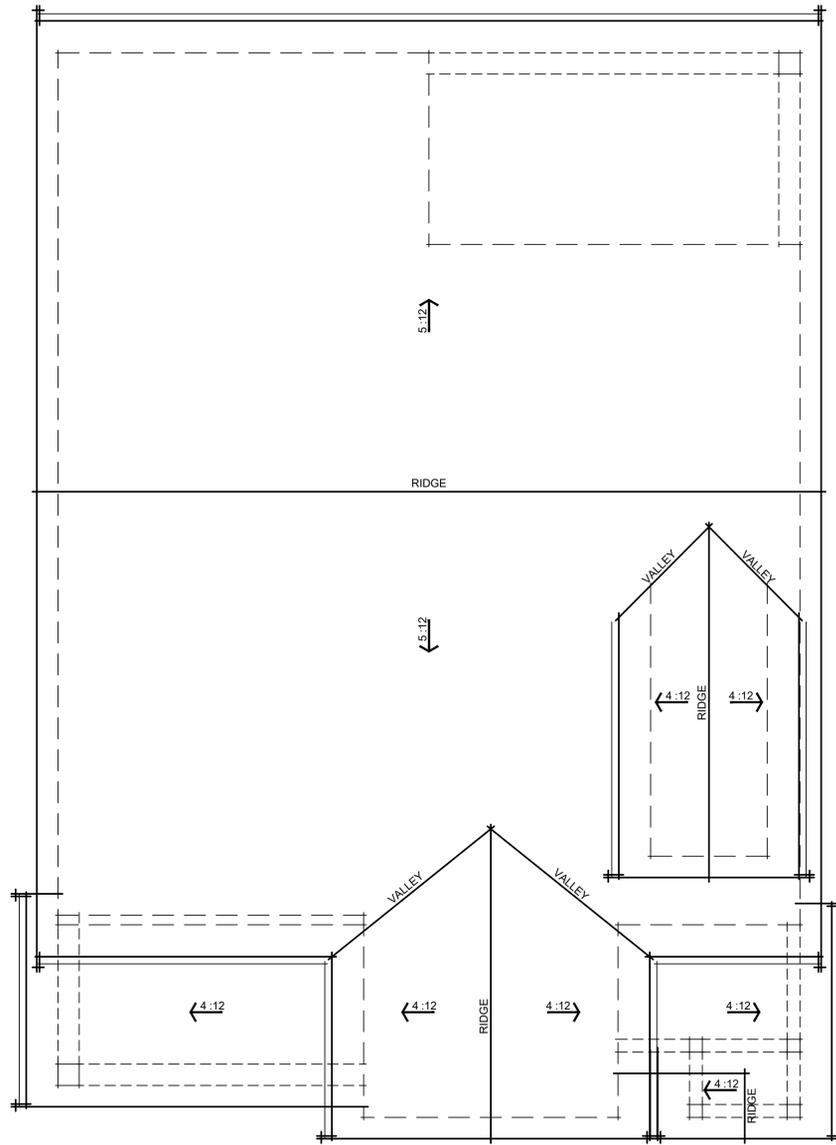
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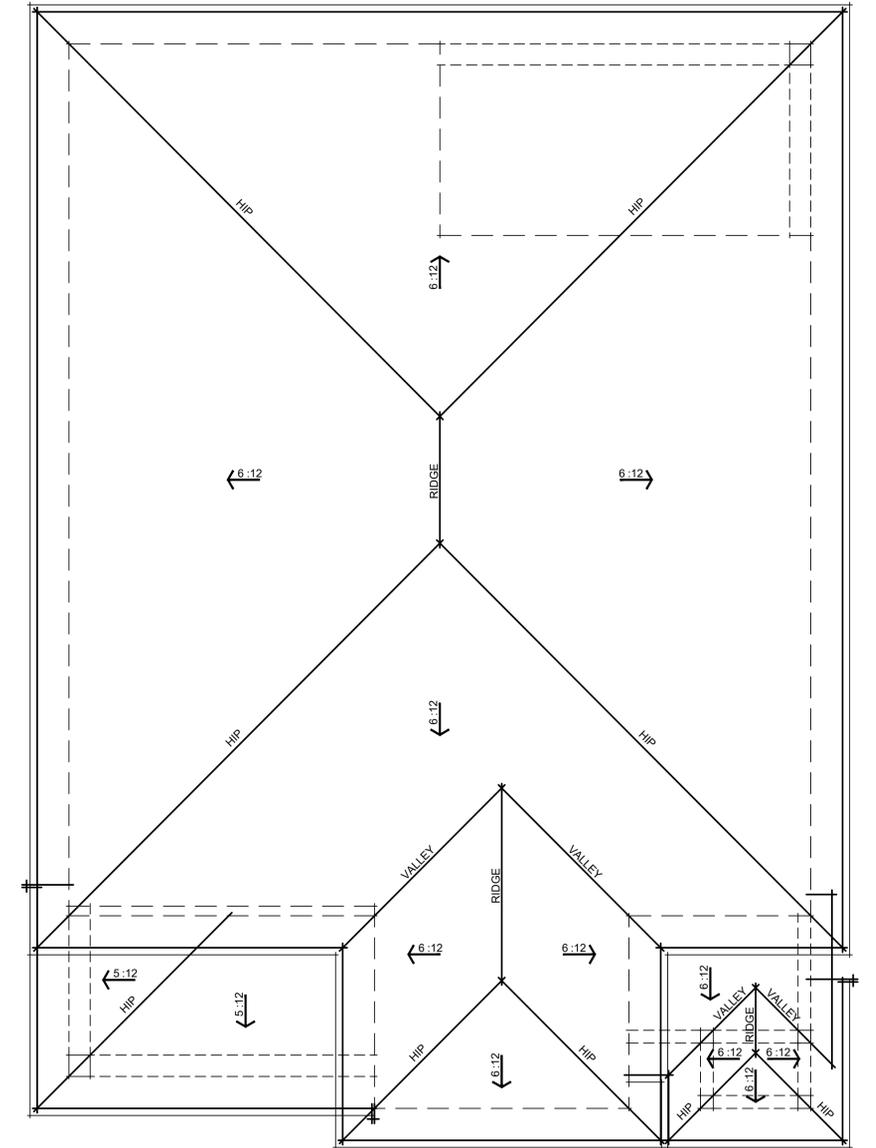




ELEVATION 'C' ROOF PLAN

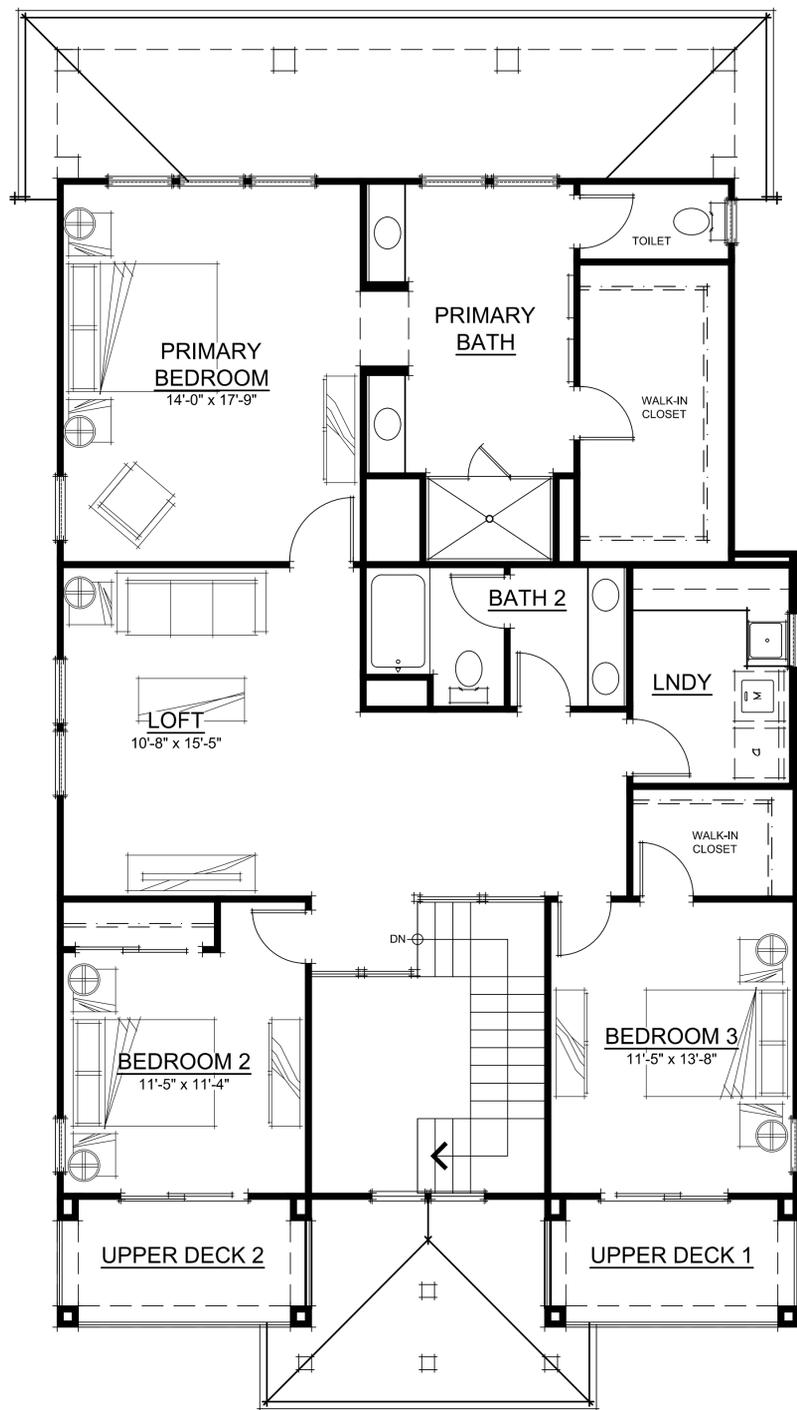


ELEVATION 'B' ROOF PLAN

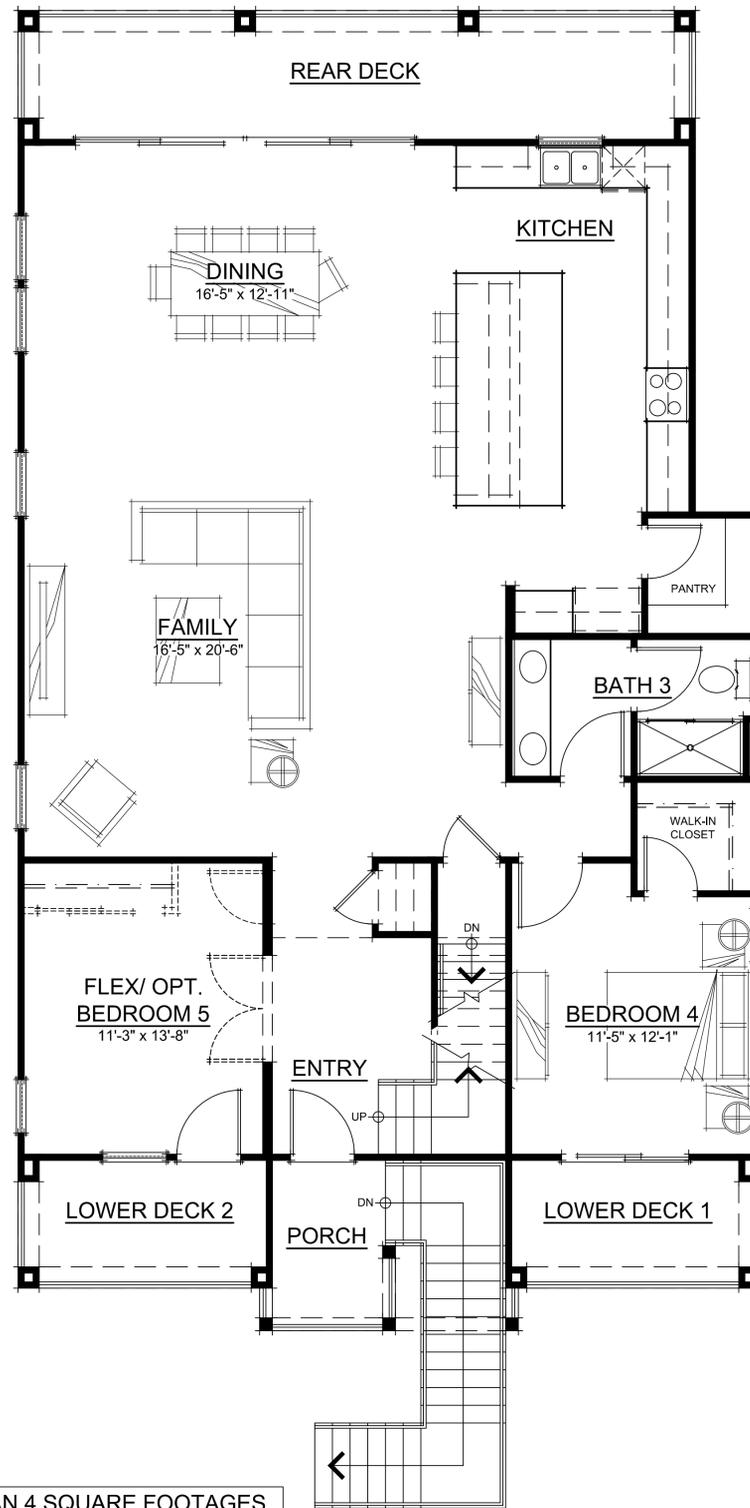


ELEVATION 'A' ROOF PLAN

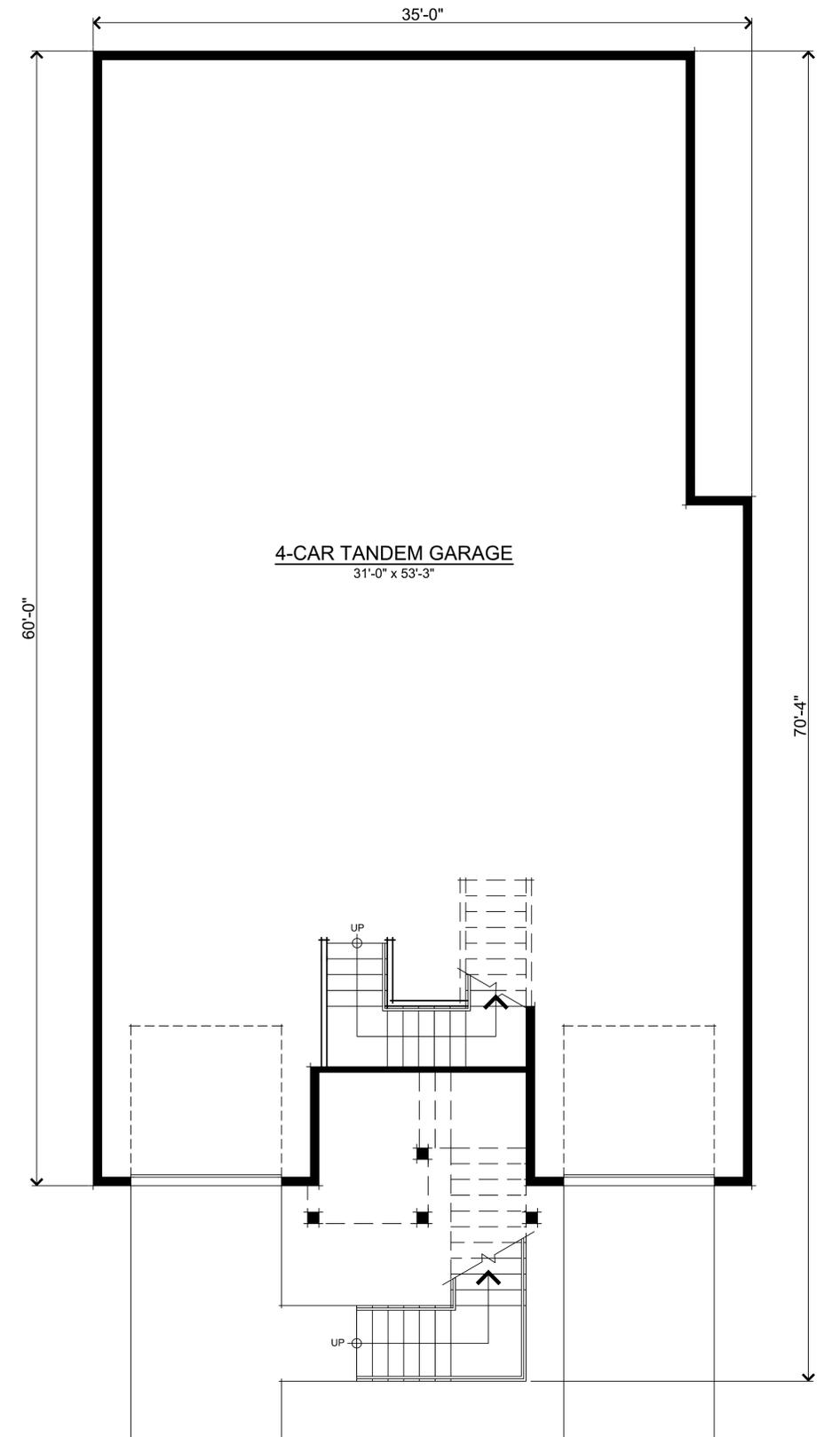




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4 SQUARE FOOTAGES	
SECOND FLOOR	1625 SQ. FT.
THIRD FLOOR	1625 SQ. FT.
TOTAL LIVING	3250 SQ. FT.
4-CAR TANDEM GARAGE	1962 SQ. FT.
LOWER DECK 1	72 SQ. FT.
LOWER DECK 2	72 SQ. FT.
REAR DECK	193 SQ. FT.
UPPER DECK 1	72 SQ. FT.
UPPER DECK 2	72 SQ. FT.
TYPE V-B CONSTRUCTION	



PLAN 4 FLOOR PLANS  
A28

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ELEVATION 'C'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH

ELEVATION 'B'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- BOARD & BATT SIDING
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAILING

ELEVATION 'A'

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH



ELEVATION 'C'

ELEVATION 'B'

ELEVATION 'A'



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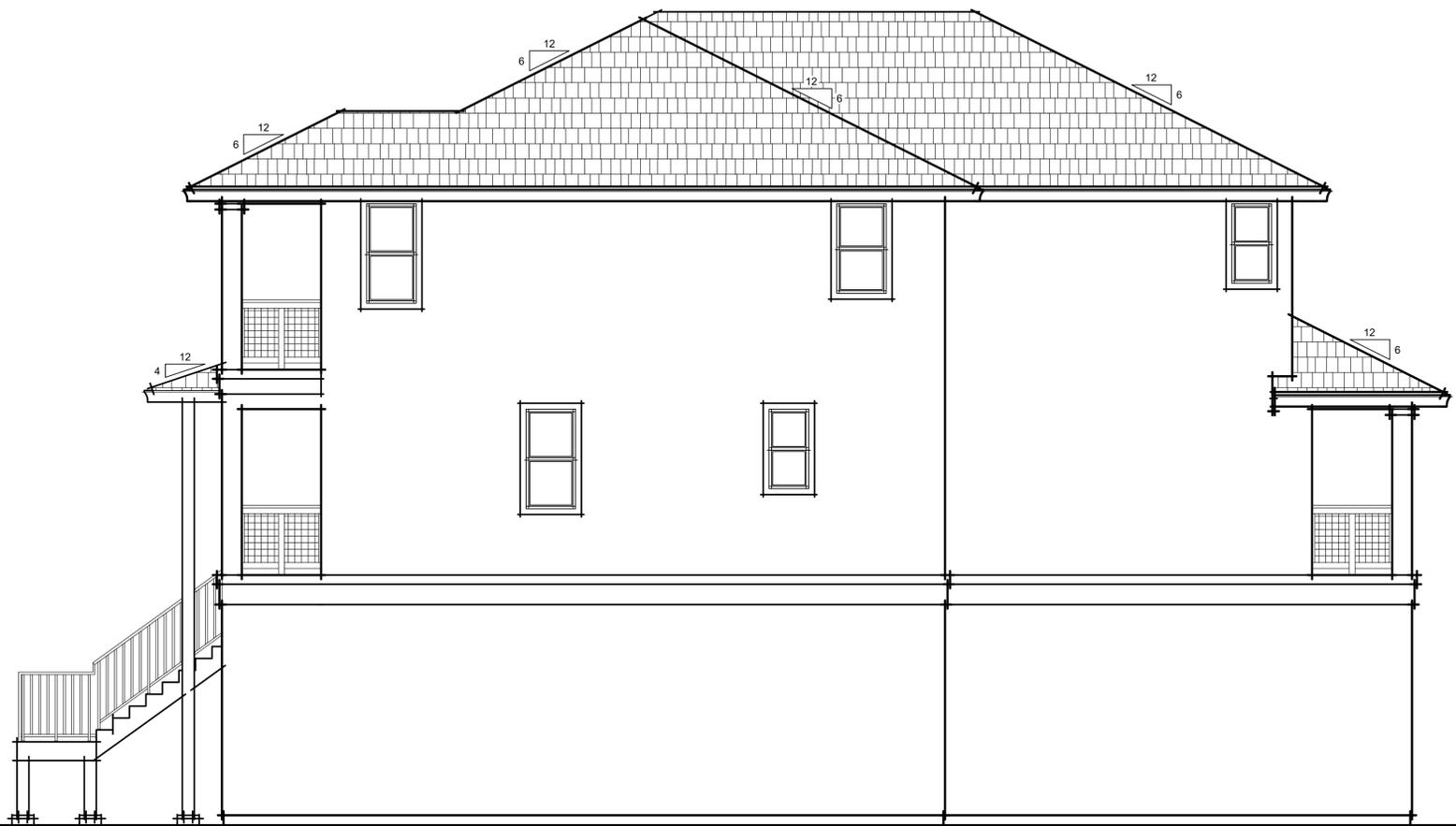
PLAN 4 FRONT ELEVATIONS  
 A29

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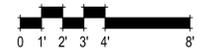




FRONT ELEVATION



RIGHT ELEVATION



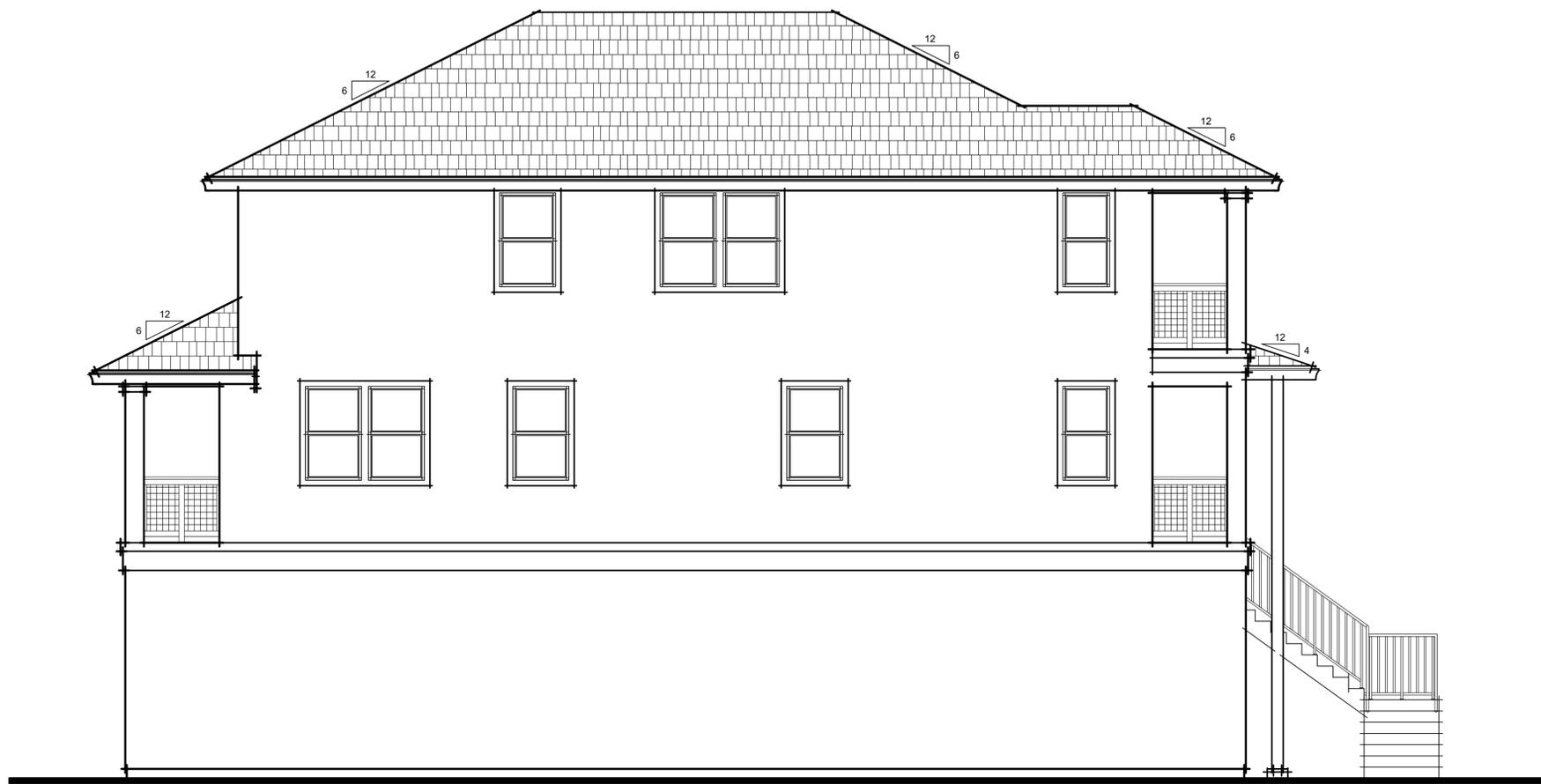
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PLAN 4 ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A30

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LEFT ELEVATION



REAR ELEVATION



PLAN 4 ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS

A31

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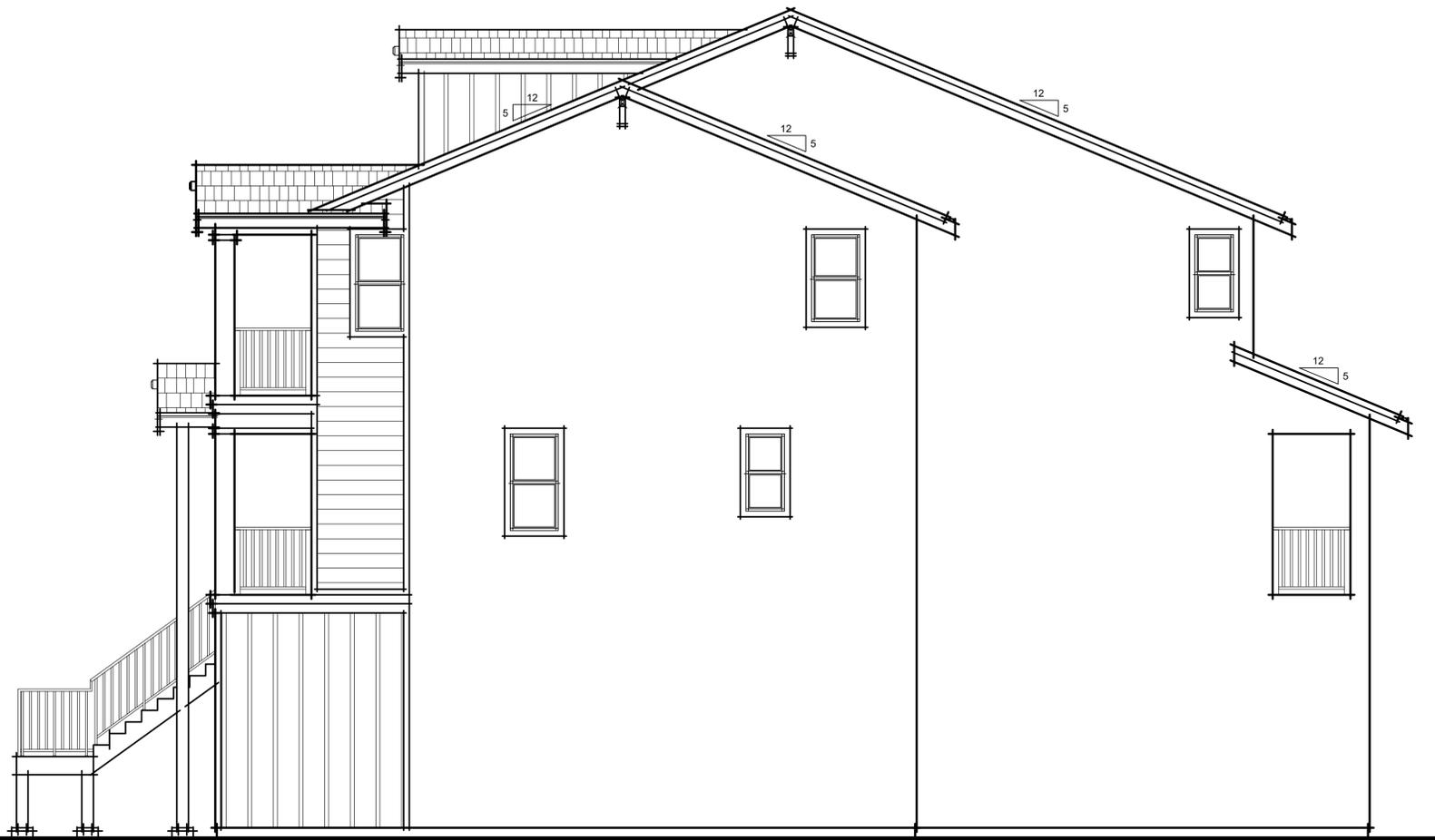
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FRONT ELEVATION



RIGHT ELEVATION



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PLAN 4 ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A32

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LEFT ELEVATION



REAR ELEVATION



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PLAN 4 ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS  
 A33

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FRONT ELEVATION



RIGHT ELEVATION



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PLAN 4 ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A34

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LEFT ELEVATION



REAR ELEVATION



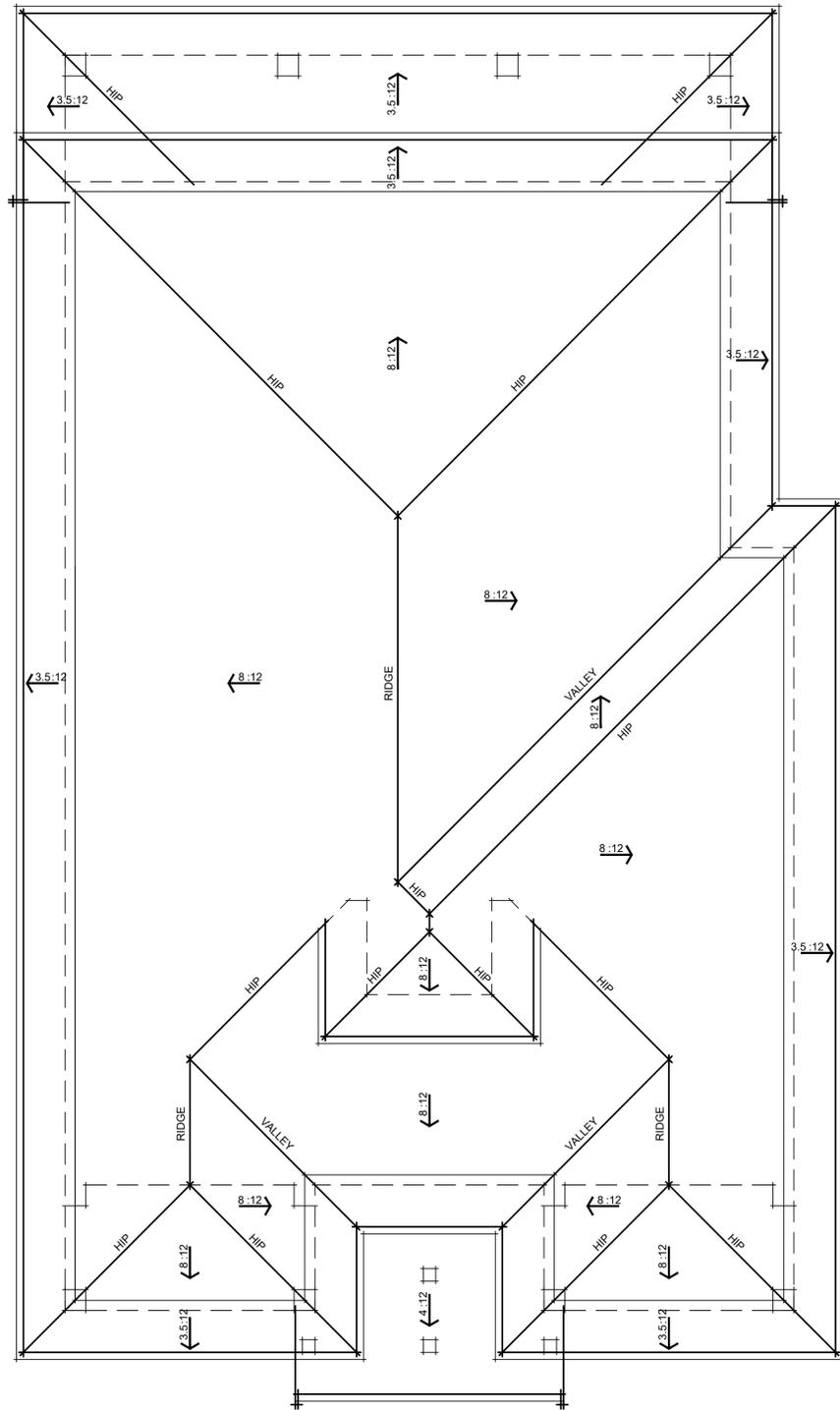
PLAN 4 ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS  
A35

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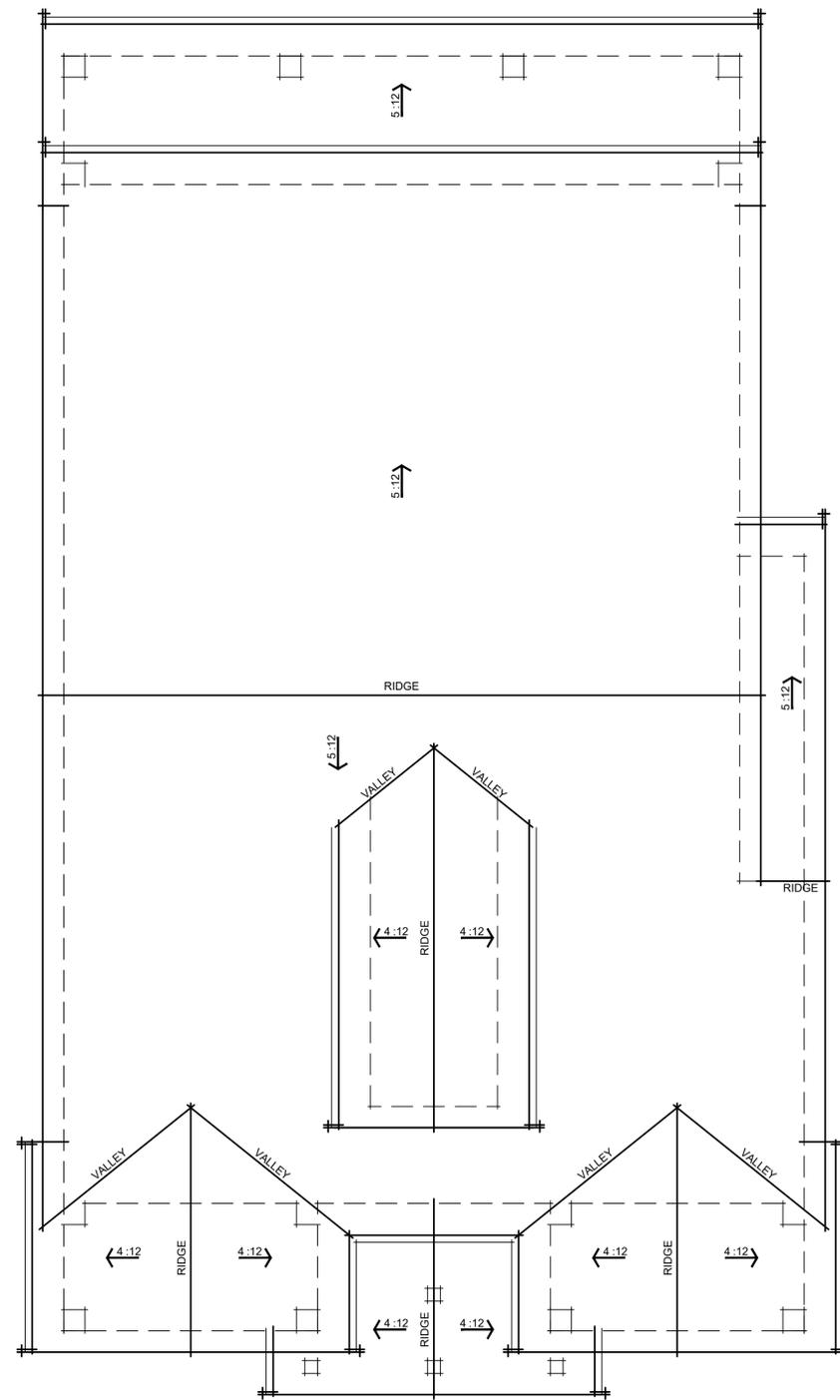
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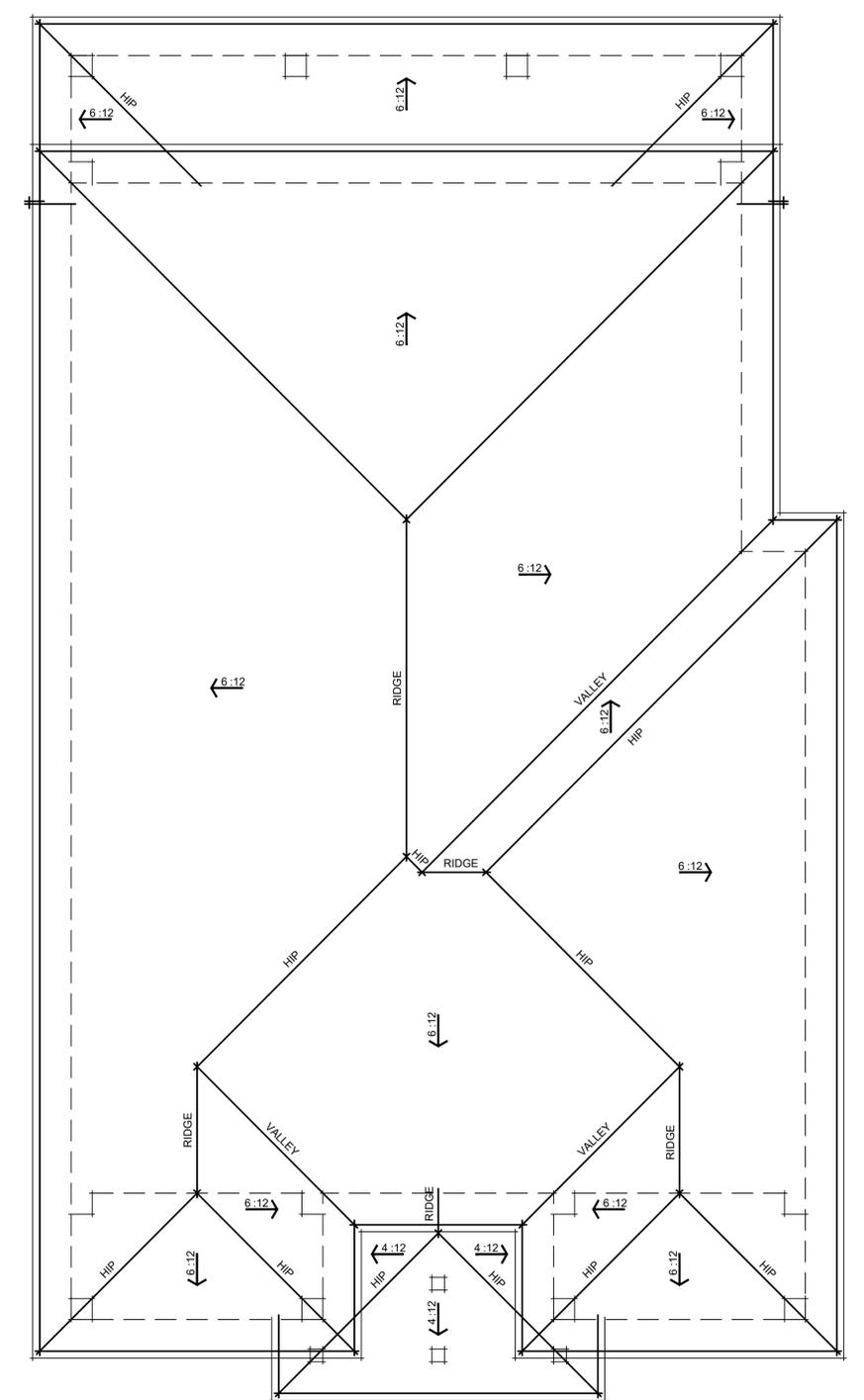




ELEVATION 'C' ROOF PLAN



ELEVATION 'B' ROOF PLAN



ELEVATION 'A' ROOF PLAN



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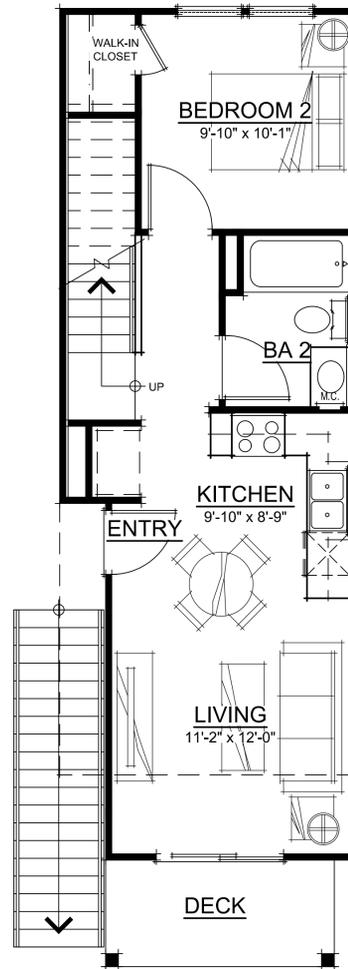
PLAN 4 ROOF PLANS  
 A36

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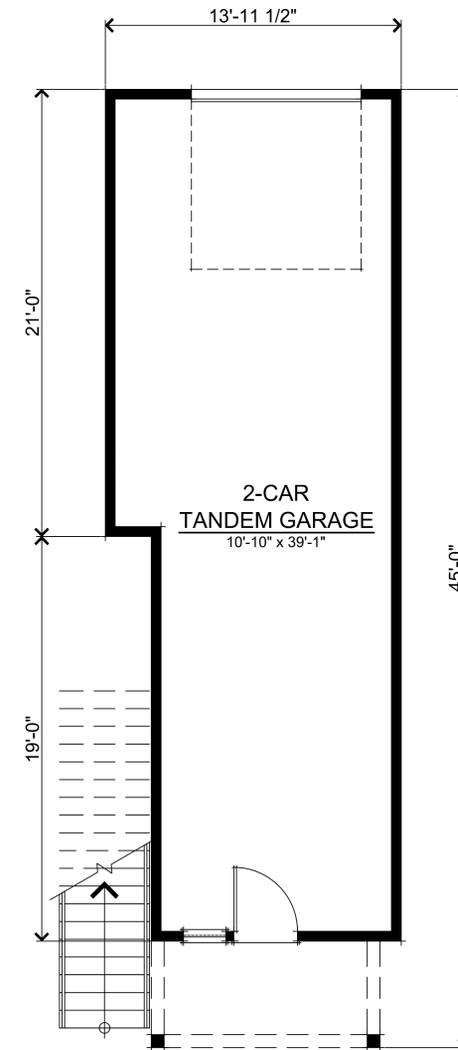




THIRD FLOOR PLAN



SECOND FLOOR PLAN



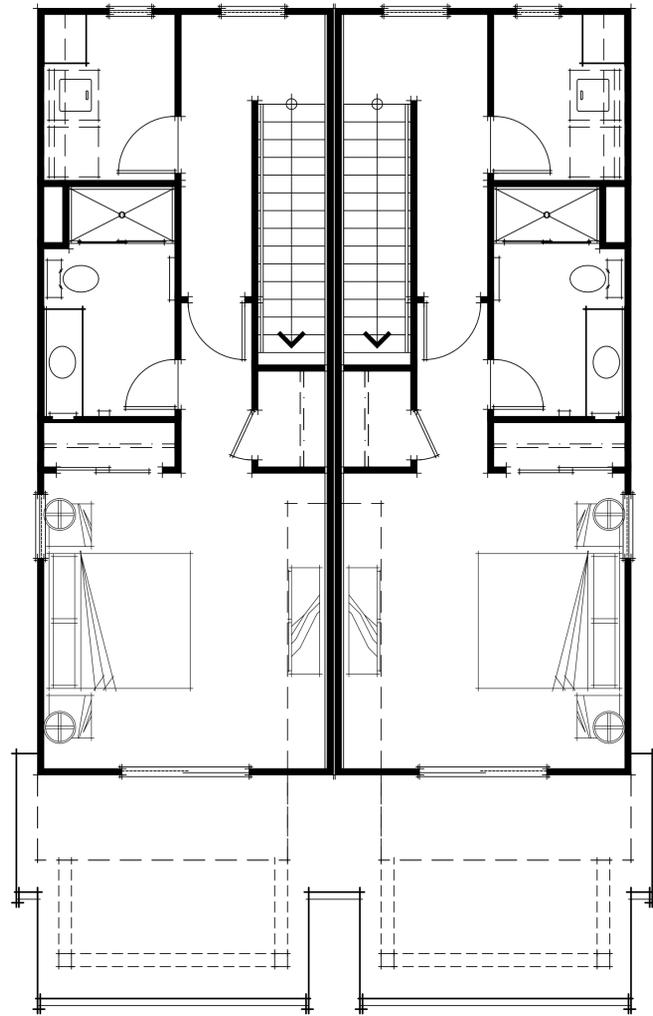
FIRST FLOOR PLAN

UNIT SQUARE FOOTAGES	
SECOND FLOOR	523 SQ. FT.
THIRD FLOOR	462 SQ. FT.
TOTAL LIVING	985 SQ. FT.
2-CAR TANDEM GARAGE	518 SQ. FT.
PORCH	54 SQ. FT.
DECK	54 SQ. FT.
TYPE V-B CONSTRUCTION	



UNIT  
(REVERSE)

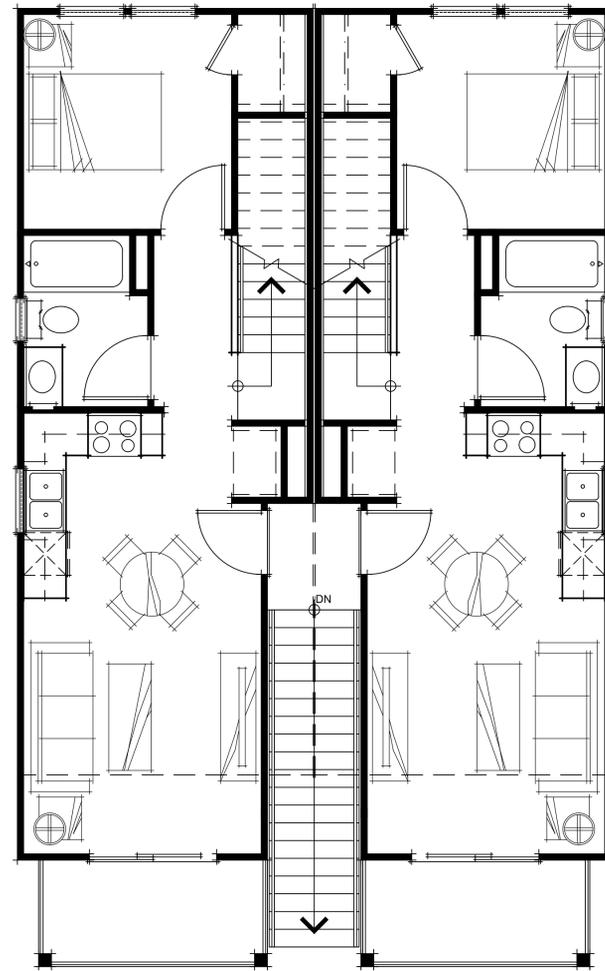
UNIT  
(STANDARD)



THIRD FLOOR PLAN

UNIT  
(REVERSE)

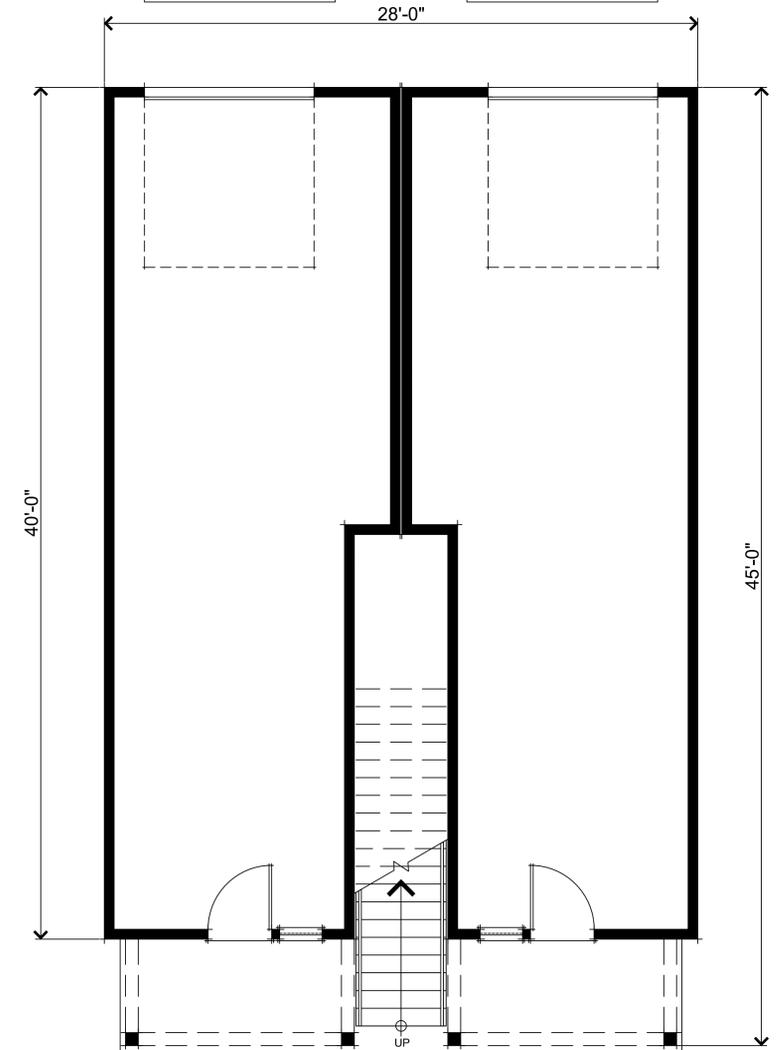
UNIT  
(STANDARD)



SECOND FLOOR PLAN

UNIT  
(REVERSE)

UNIT  
(STANDARD)



FIRST FLOOR PLAN



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DUET FLOOR PLANS  
 A38

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**ELEVATION 'C'**

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH

**ELEVATION 'B'**

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- BOARD & BATT SIDING
- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAILING

**ELEVATION 'A'**

- STUCCO WALL FINISH
- STUCCO o/ FOAM WINDOW TRIM
- COMPOSITION SHINGLE ROOFING
- WOOD RAIL w/ WIRE MESH



ELEVATION 'C'

ELEVATION 'B'

ELEVATION 'A'



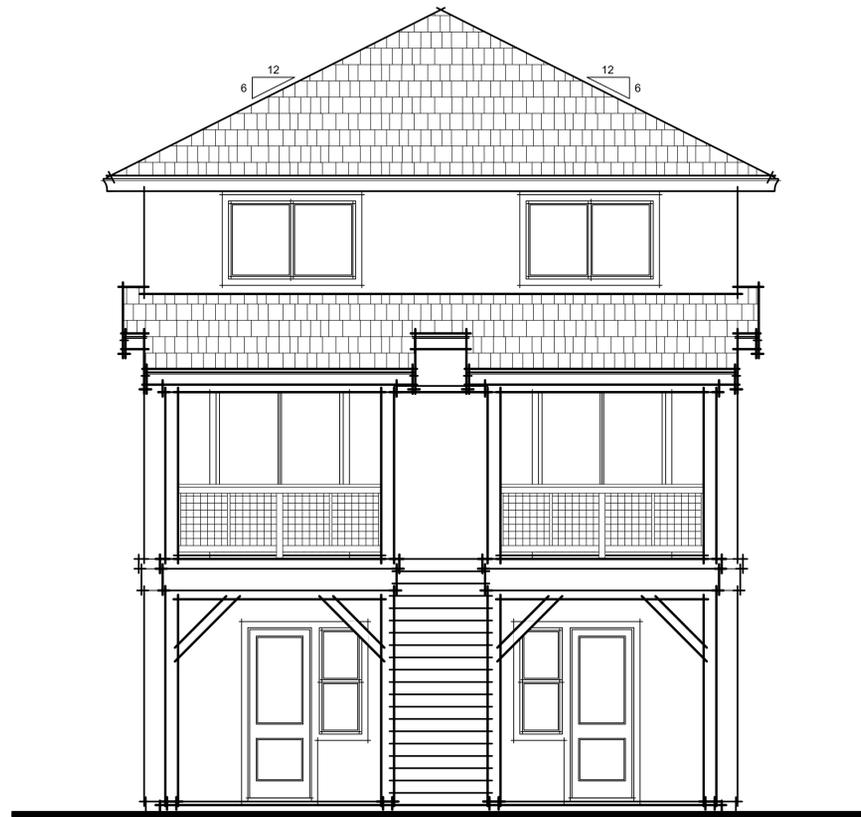
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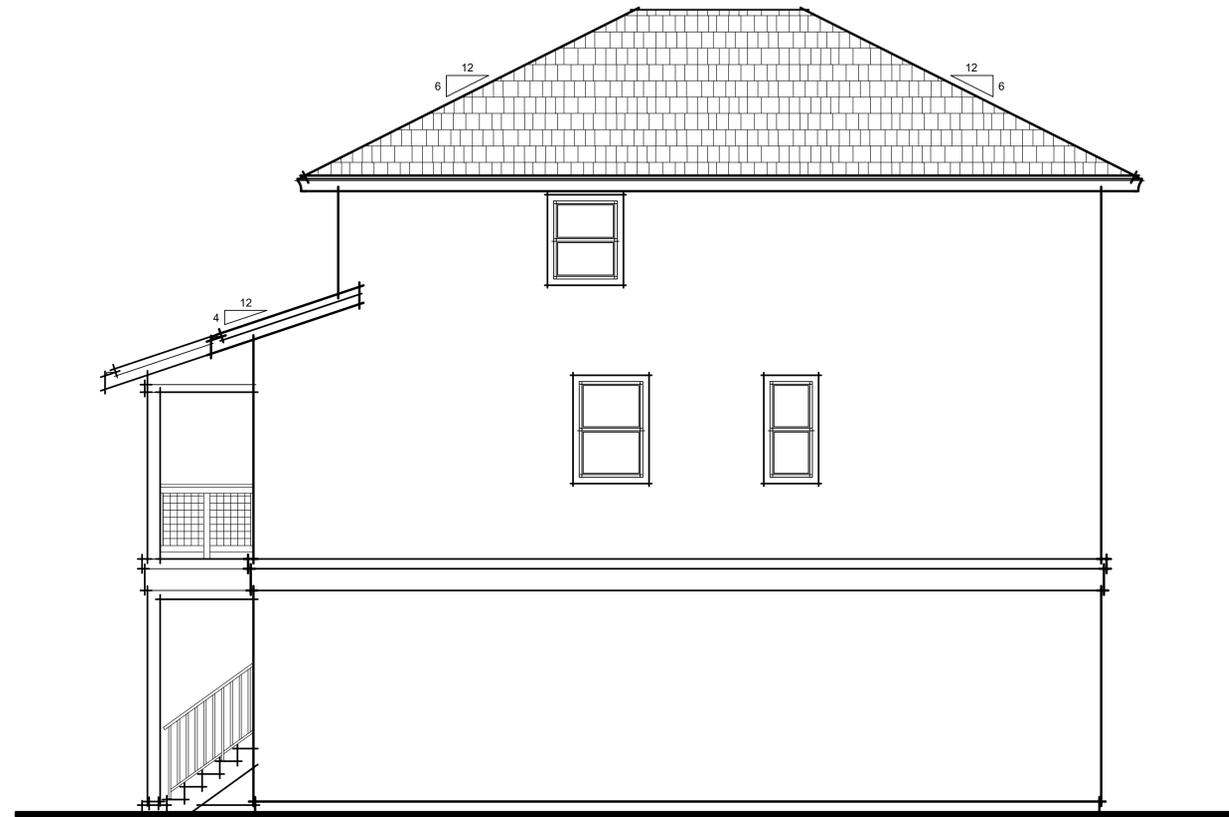
**DUET FRONT ELEVATIONS**  
A39

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FRONT ELEVATION



RIGHT ELEVATION



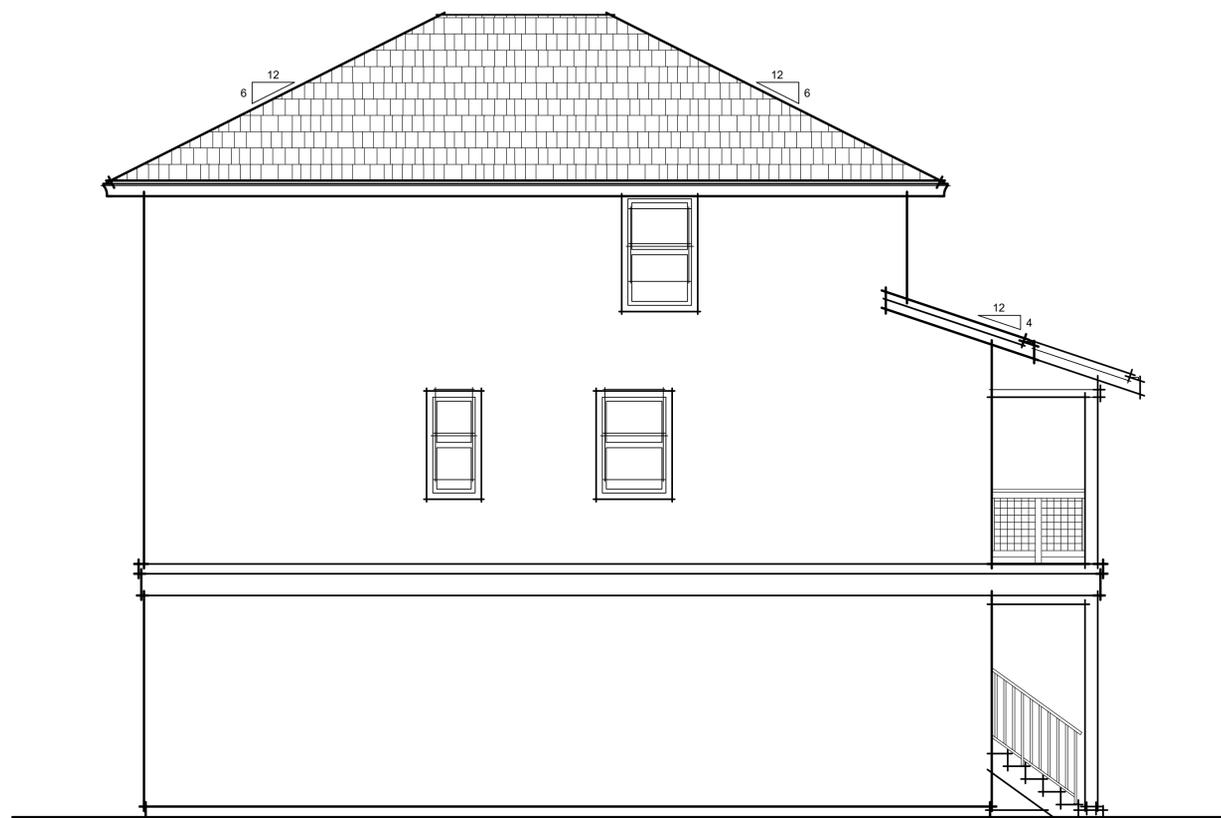
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DUET ELEVATION 'A' FRONT & RIGHT EXTERIOR ELEVATIONS  
 A40

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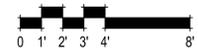




LEFT ELEVATION



REAR ELEVATION



DUET ELEVATION 'A' LEFT & REAR EXTERIOR ELEVATIONS  
A41

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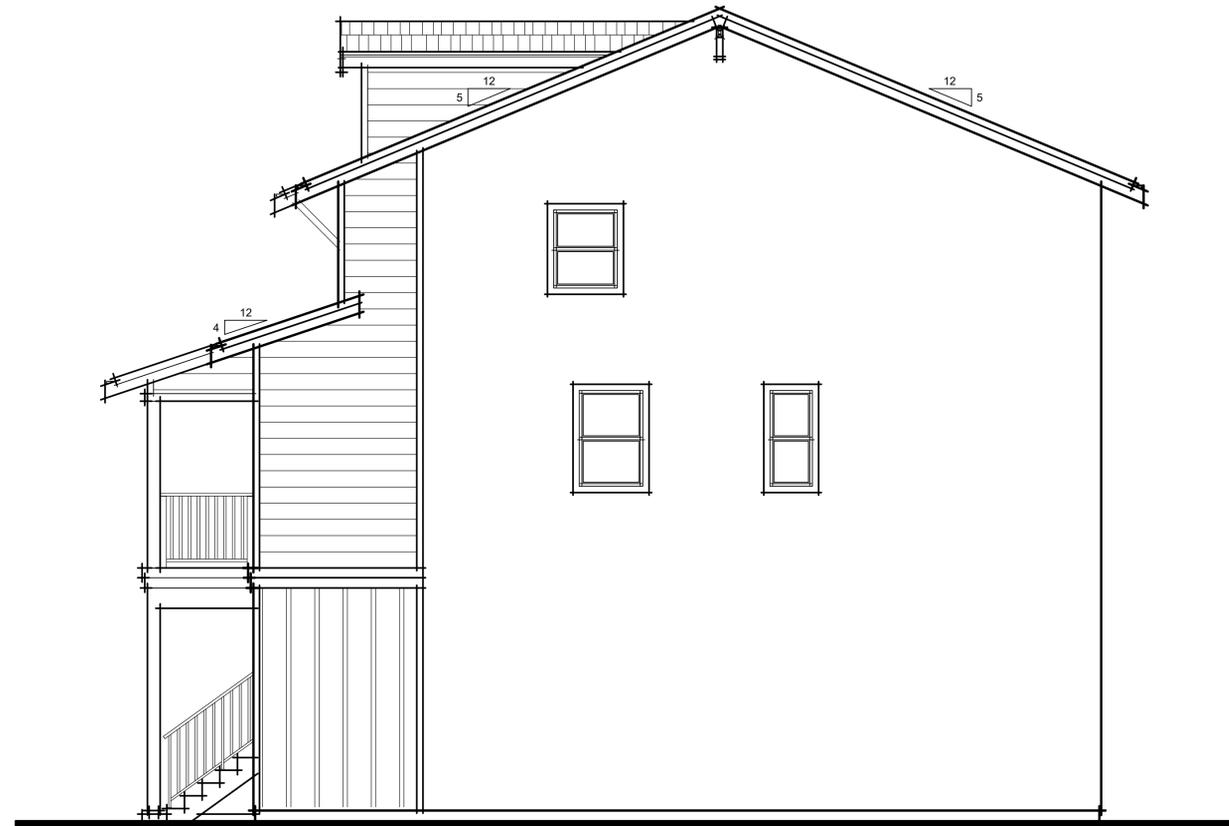
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FRONT ELEVATION



RIGHT ELEVATION



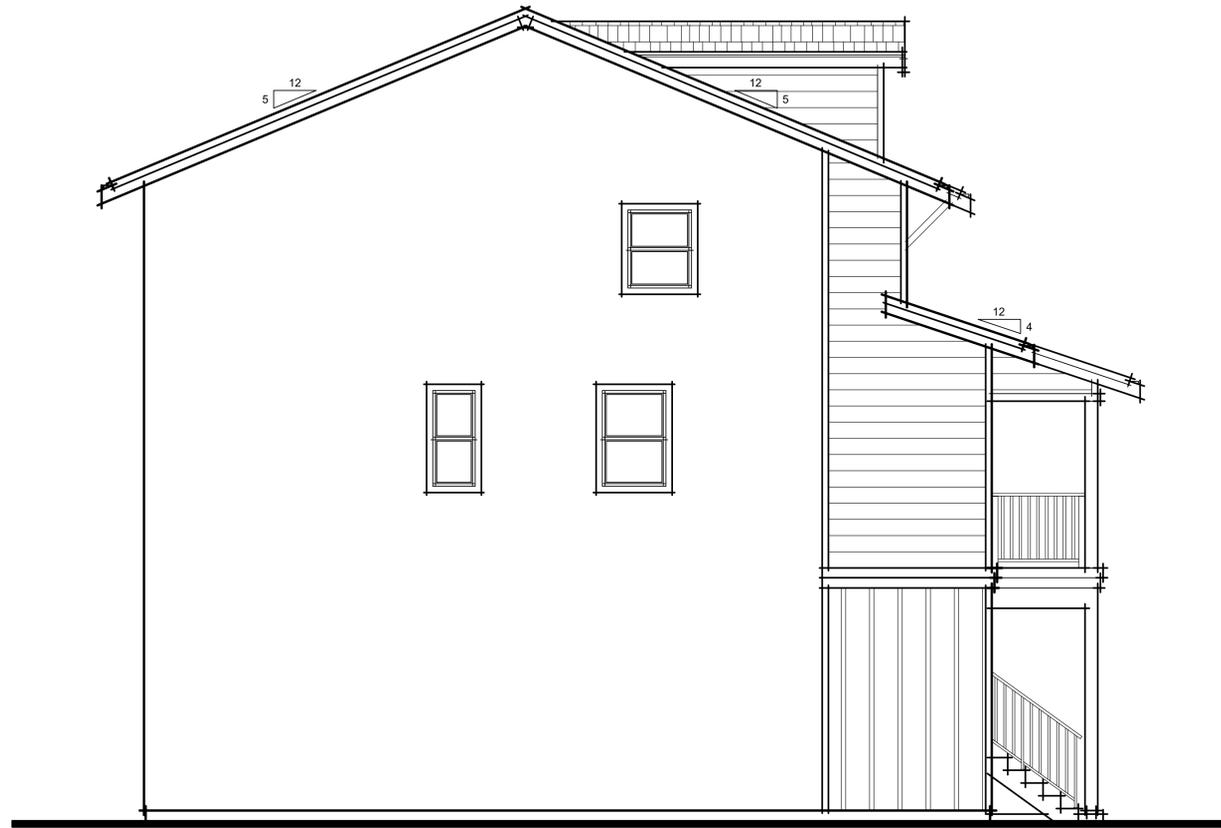
DUET ELEVATION 'B' FRONT & RIGHT EXTERIOR ELEVATIONS  
A42

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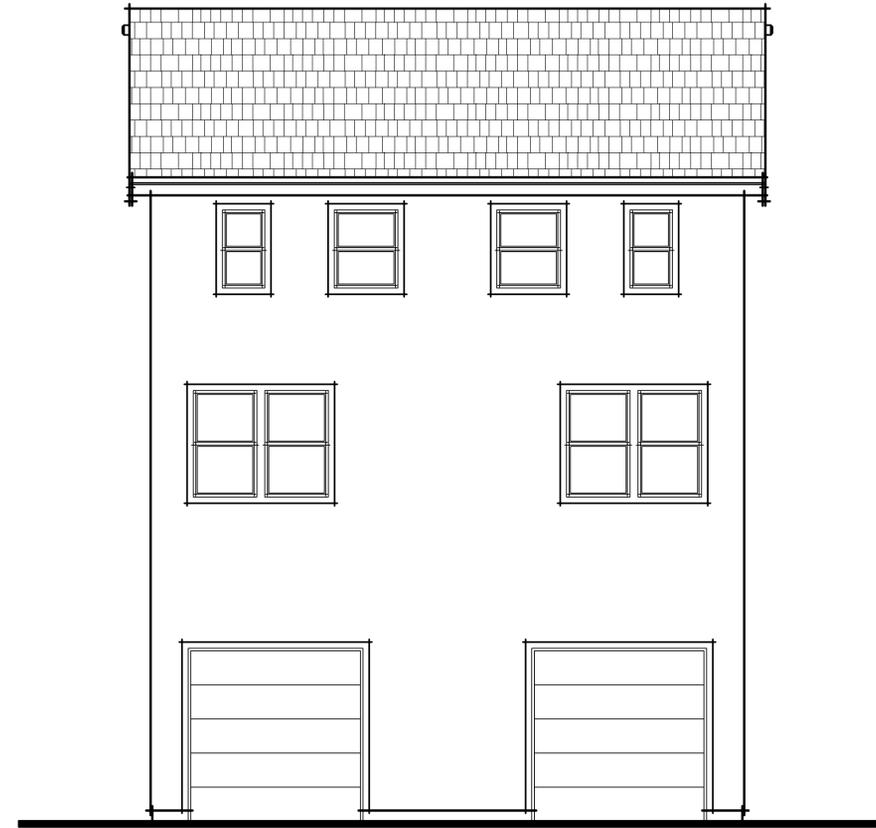
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LEFT ELEVATION



REAR ELEVATION



DUET ELEVATION 'B' LEFT & REAR EXTERIOR ELEVATIONS  
A43

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March 15, 2024

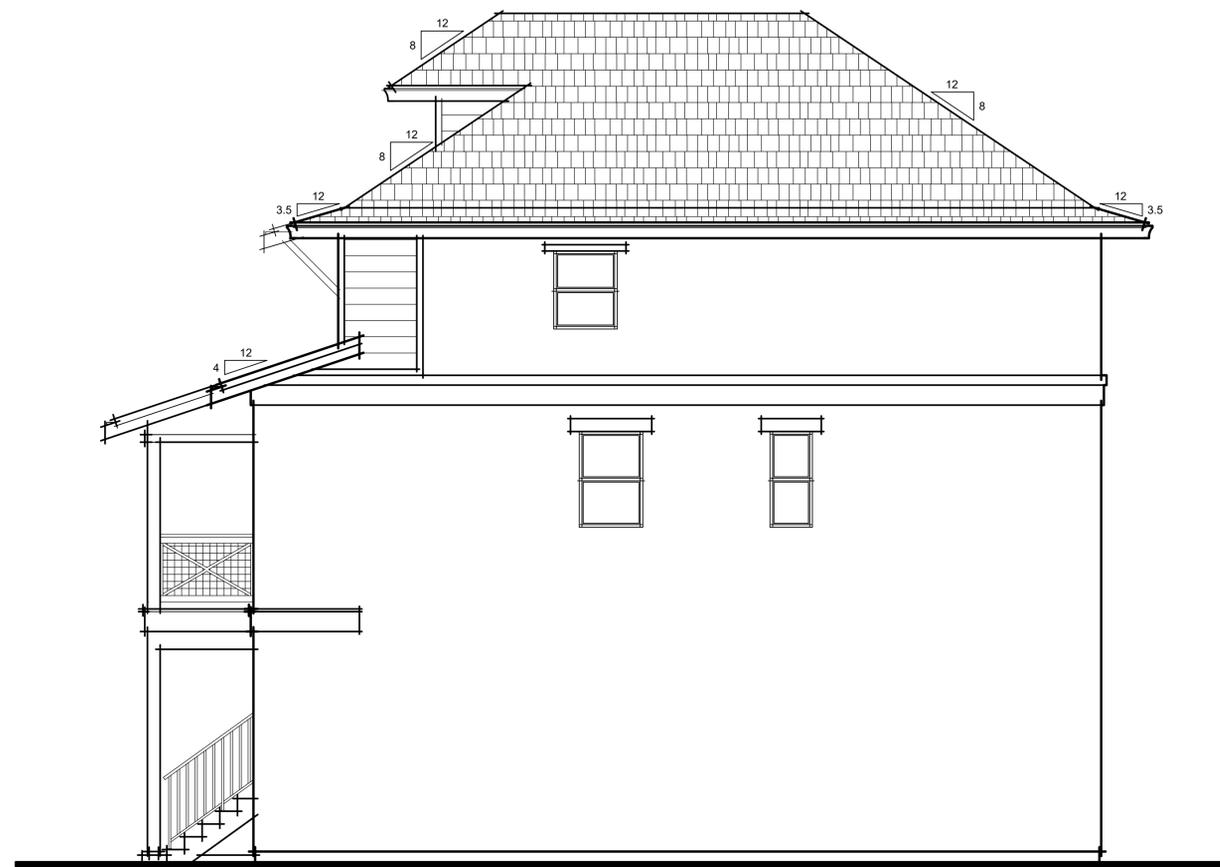
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FRONT ELEVATION



RIGHT ELEVATION



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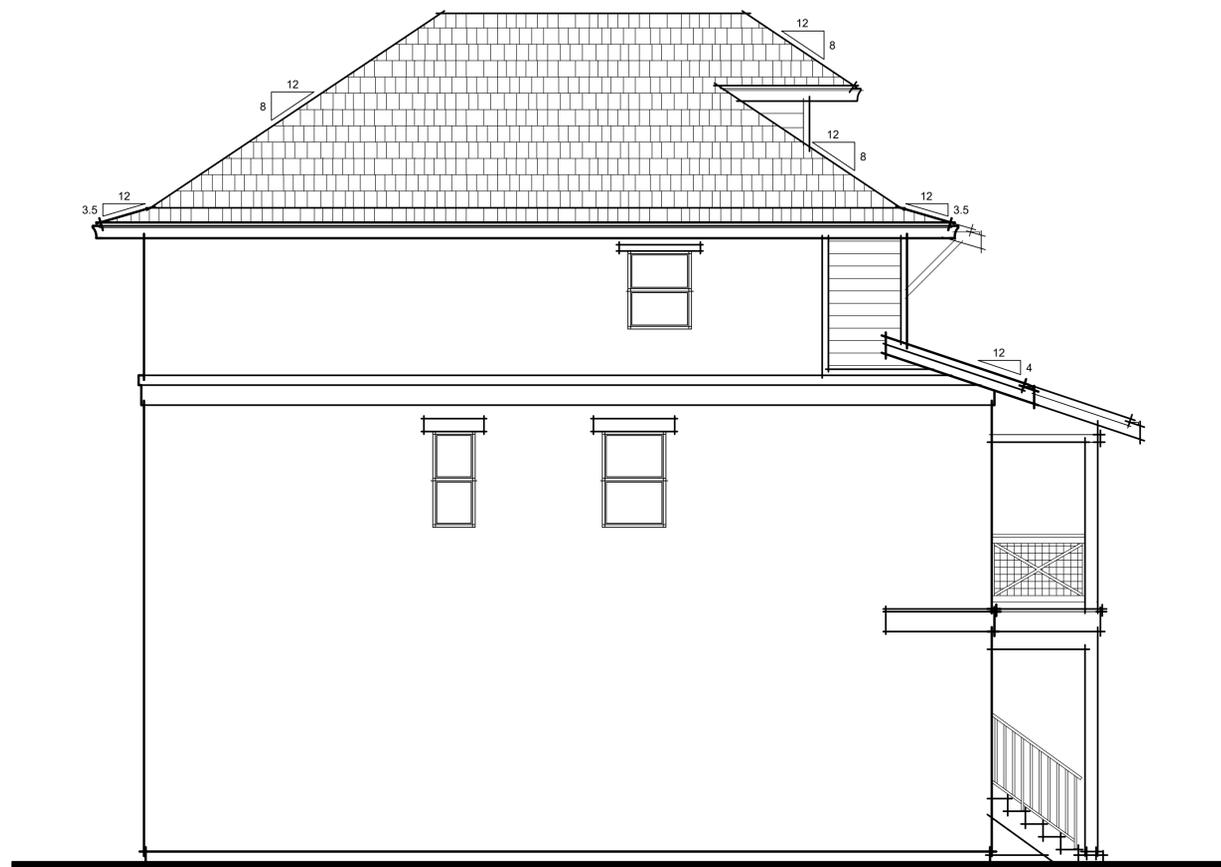
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DUET ELEVATION 'C' FRONT & RIGHT EXTERIOR ELEVATIONS

A44

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LEFT ELEVATION



REAR ELEVATION



DUET ELEVATION 'C' LEFT & REAR EXTERIOR ELEVATIONS

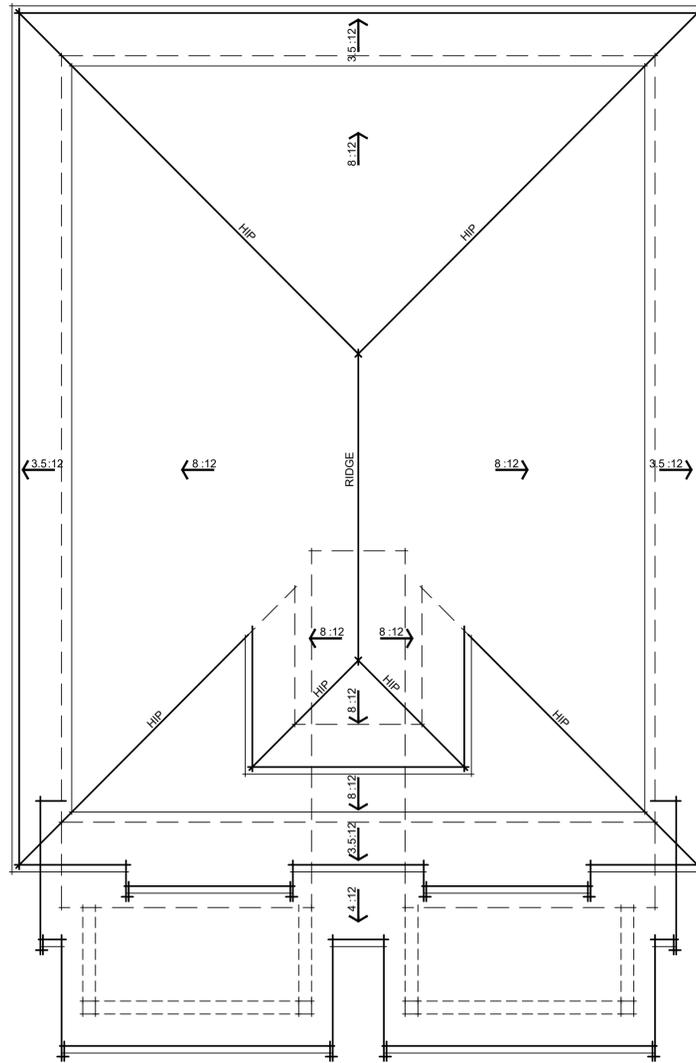
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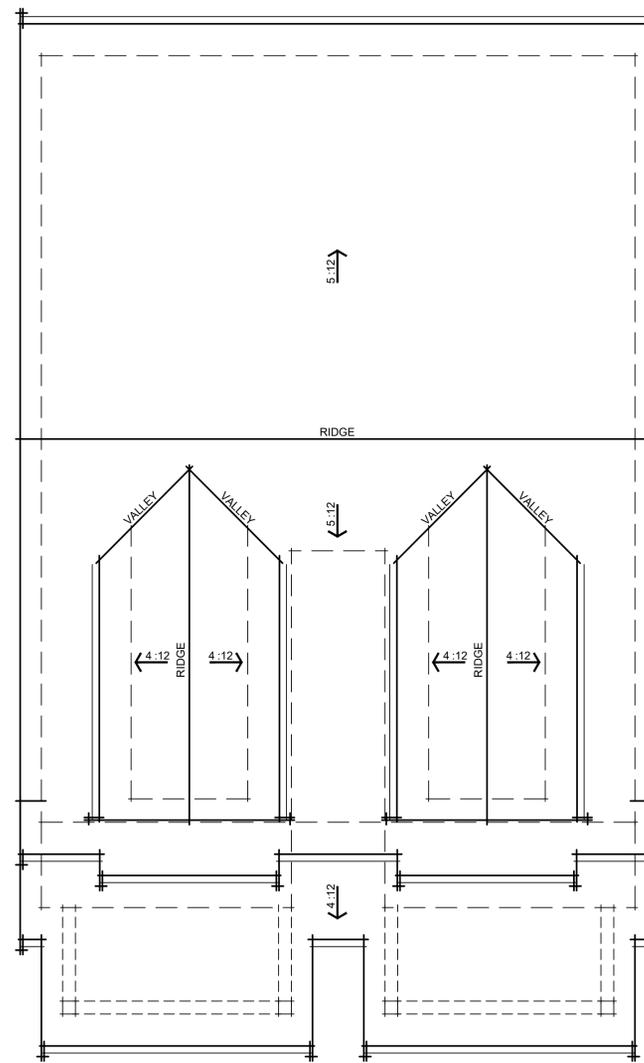
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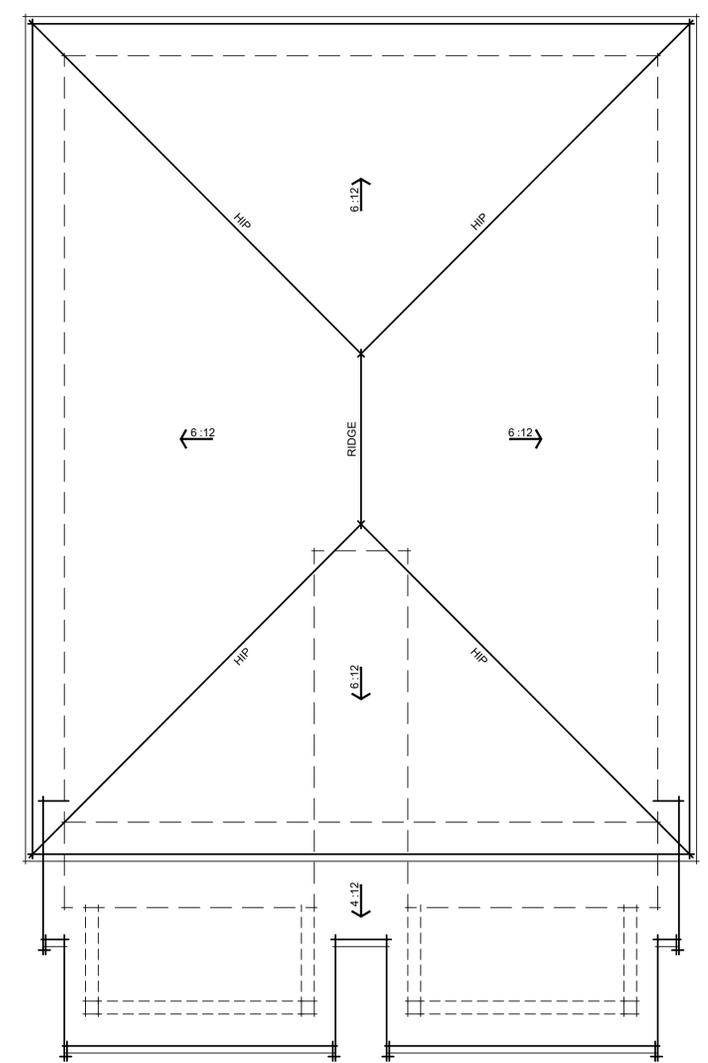




ELEVATION 'C' ROOF PLAN



ELEVATION 'B' ROOF PLAN



ELEVATION 'A' ROOF PLAN



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DUET ROOF PLANS  
 A46

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FLOOD-PROOFING OF STRUCTURES SHALL BE REQUIRED IN ANY AREA SUBJECT TO FLOODING

FLOOD-PROOFING INCLUDES, BUT IS NOT NECESSARILY LIMITED TO:

- ANCHORING TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT
- USING FLOOD- RESISTANT CONSTRUCTION MATERIALS
- EMPLOYING CONSTRUCTION METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE
- ELEVATING BUILDING PADS ABOVE THE BASE FLOOD ELEVATION PLUS REQUIRED FREEBOARD
- ELEVATING HABITABLE BUILDING FLOORS ABOVE THE BASE FLOOD ELEVATION PLUS REQUIRED FREEBOARD
- PROVIDING ADEQUATE VENTING TO ALLOW FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES

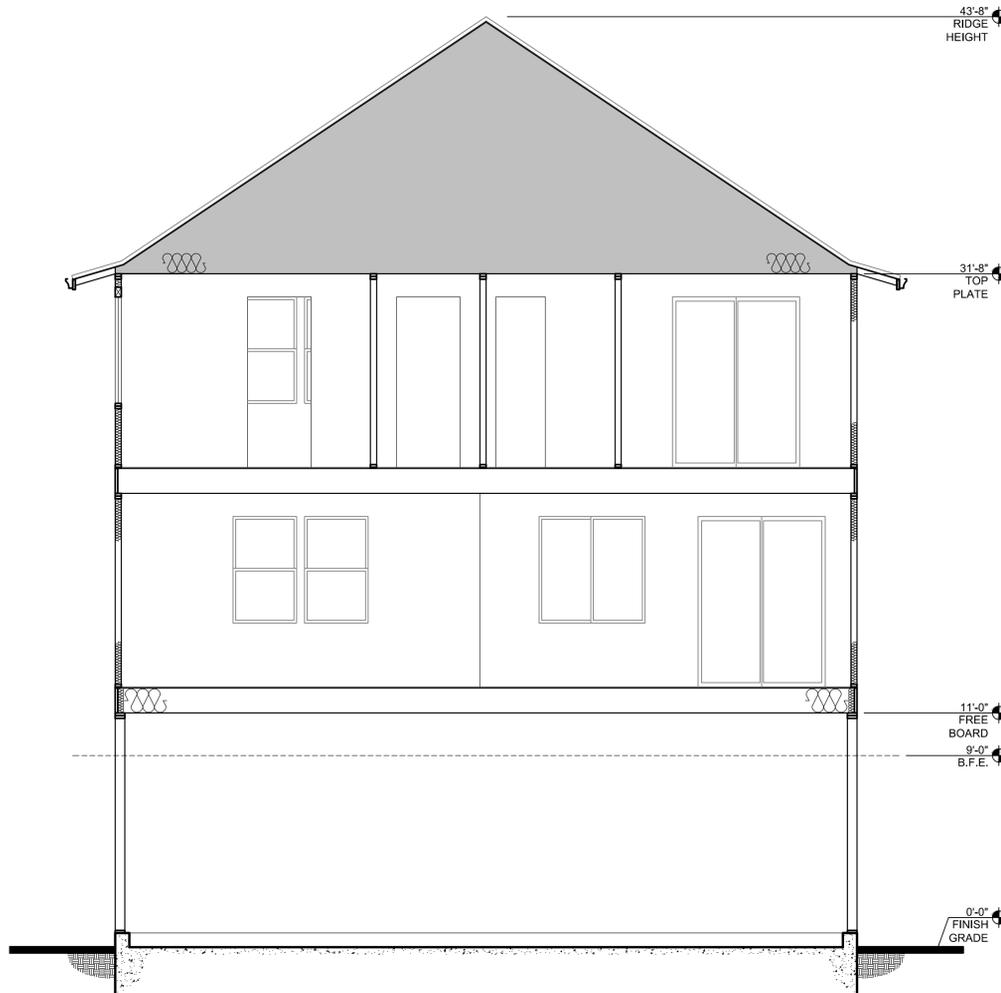
APPROPRIATE FLOOD-PROOFING METHODS SHALL BE DETERMINED BY THE FLOODPLAIN ADMINISTRATOR ON A PROJECT-BY-PROJECT BASIS.

NEW DEVELOPMENT AND SUBSTANTIAL IMPROVEMENTS OR UPGRADES IN THE 100- AND 500-YEAR FLOOD HAZARD ZONES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE COUNTY, STATE, AND FEDERAL REGULATIONS INCLUDING COMPLIANCE WITH THE MINIMUM STANDARDS OF FEMA'S NATIONAL FLOOD INSURANCE PROGRAM (NFIP) TO AVOID OR MINIMIZE THE RISK OF FLOOD DAMAGE.

THE PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD BOUNDARY) ZONE AE AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TO MEET FEMA AND COUNTY FLOODPLAIN ORDINANCE REQUIREMENTS, THE LOWEST HABITABLE SPACE AND ALL EQUIPMENT SERVICING IT MUST BE ELEVATED AT LEAST 2 FEET ABOVE THE 9.0-FOOT BASE FLOOD ELEVATION.

ALL HABITABLE SPACES ARE ABOVE THE GARAGE AREA, WHICH IS ALLOWED. HOWEVER, THESE SPACES STILL REQUIRE ADEQUATE FLOOD VENTING TO MINIMIZE HYDROSTATIC PRESSURE FROM COLLAPSING STRUCTURES.

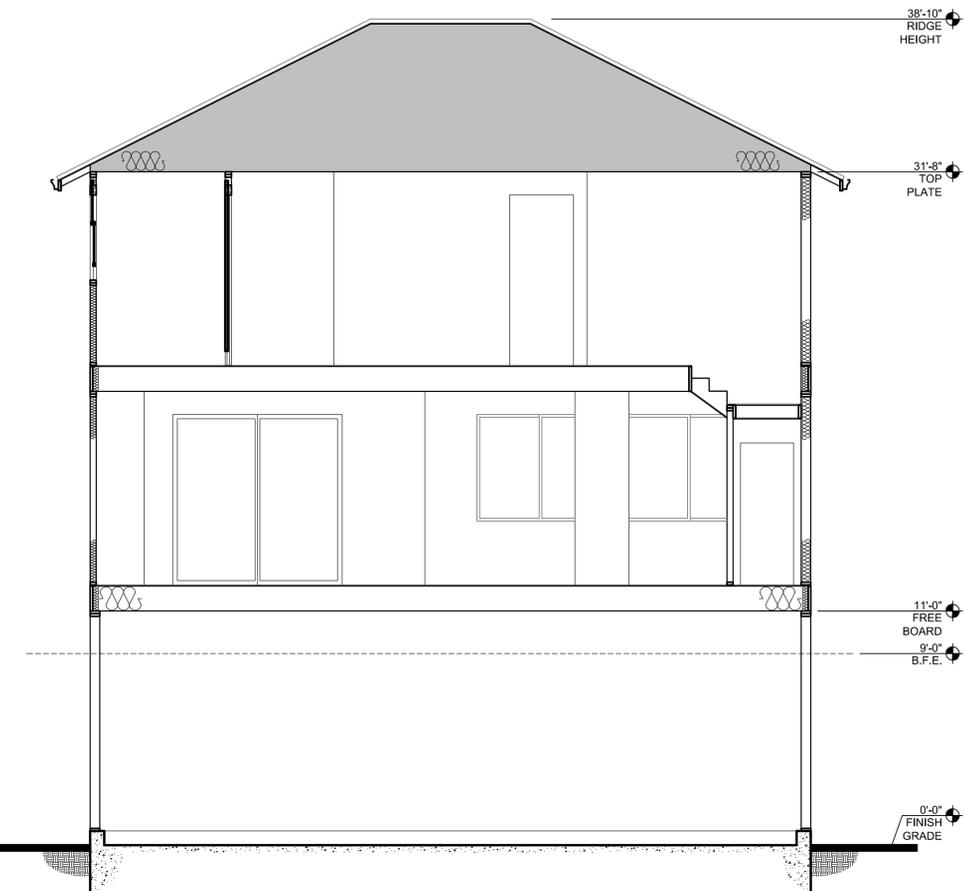
- IT WOULD ALSO PRECLUDE EMERGENCY ACCESS FOR THE RESIDENTS AND REQUIRE THEM TO SHELTER IN PLACE DURING A FLOOD EVENT.
- DEED RESTRICTIONS AGAINST CONVERTING THESE LOWER GARAGE/STORAGE AREAS INTO HABITABLE RESTRICTIONS WILL ALSO BE REQUIRED.



PLAN 3 ELEVATION 'C' SECTION



PLAN 2 ELEVATION 'B' SECTION



PLAN1 ELEVATION 'A' SECTION



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March 15, 2024

FLOOD-PROOFING OF STRUCTURES SHALL BE REQUIRED IN ANY AREA SUBJECT TO FLOODING

FLOOD-PROOFING INCLUDES, BUT IS NOT NECESSARILY LIMITED TO:

- ANCHORING TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT
- USING FLOOD- RESISTANT CONSTRUCTION MATERIALS
- EMPLOYING CONSTRUCTION METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE
- ELEVATING BUILDING PADS ABOVE THE BASE FLOOD ELEVATION PLUS REQUIRED FREEBOARD
- ELEVATING HABITABLE BUILDING FLOORS ABOVE THE BASE FLOOD ELEVATION PLUS REQUIRED FREEBOARD
- PROVIDING ADEQUATE VENTING TO ALLOW FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES

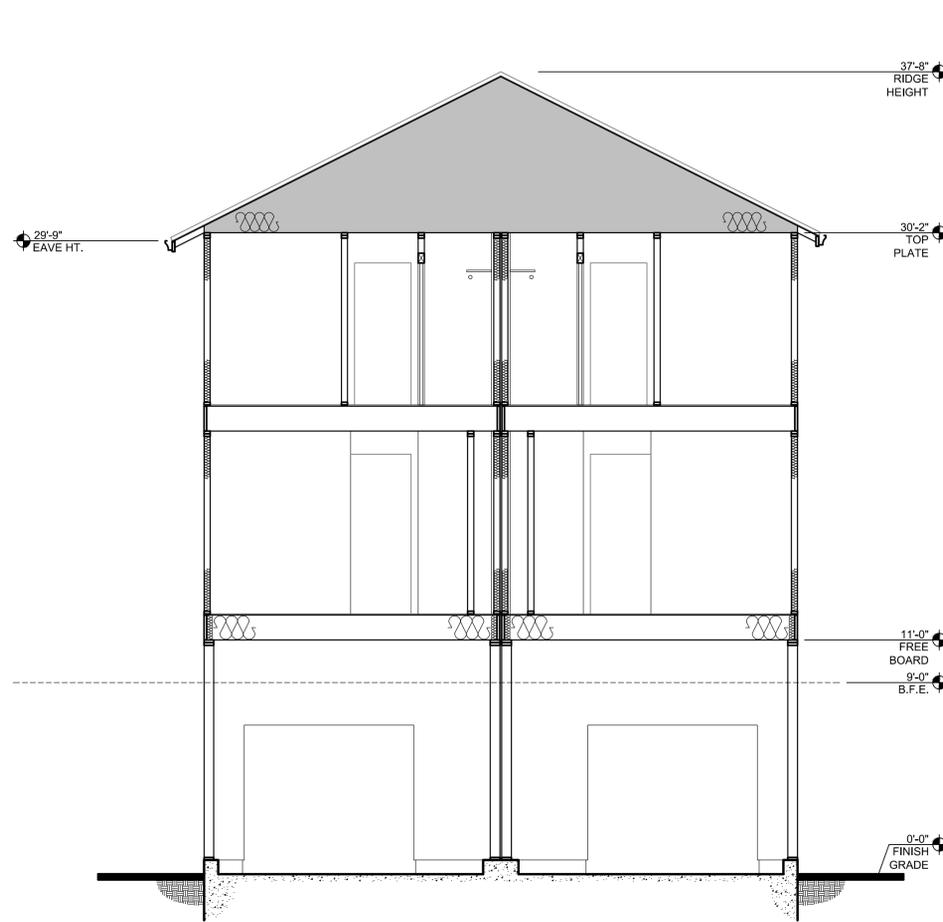
APPROPRIATE FLOOD-PROOFING METHODS SHALL BE DETERMINED BY THE FLOODPLAIN ADMINISTRATOR ON A PROJECT-BY-PROJECT BASIS.

NEW DEVELOPMENT AND SUBSTANTIAL IMPROVEMENTS OR UPGRADES IN THE 100- AND 500-YEAR FLOOD HAZARD ZONES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE COUNTY, STATE, AND FEDERAL REGULATIONS INCLUDING COMPLIANCE WITH THE MINIMUM STANDARDS OF FEMA'S NATIONAL FLOOD INSURANCE PROGRAM (NFIP) TO AVOID OR MINIMIZE THE RISK OF FLOOD DAMAGE.

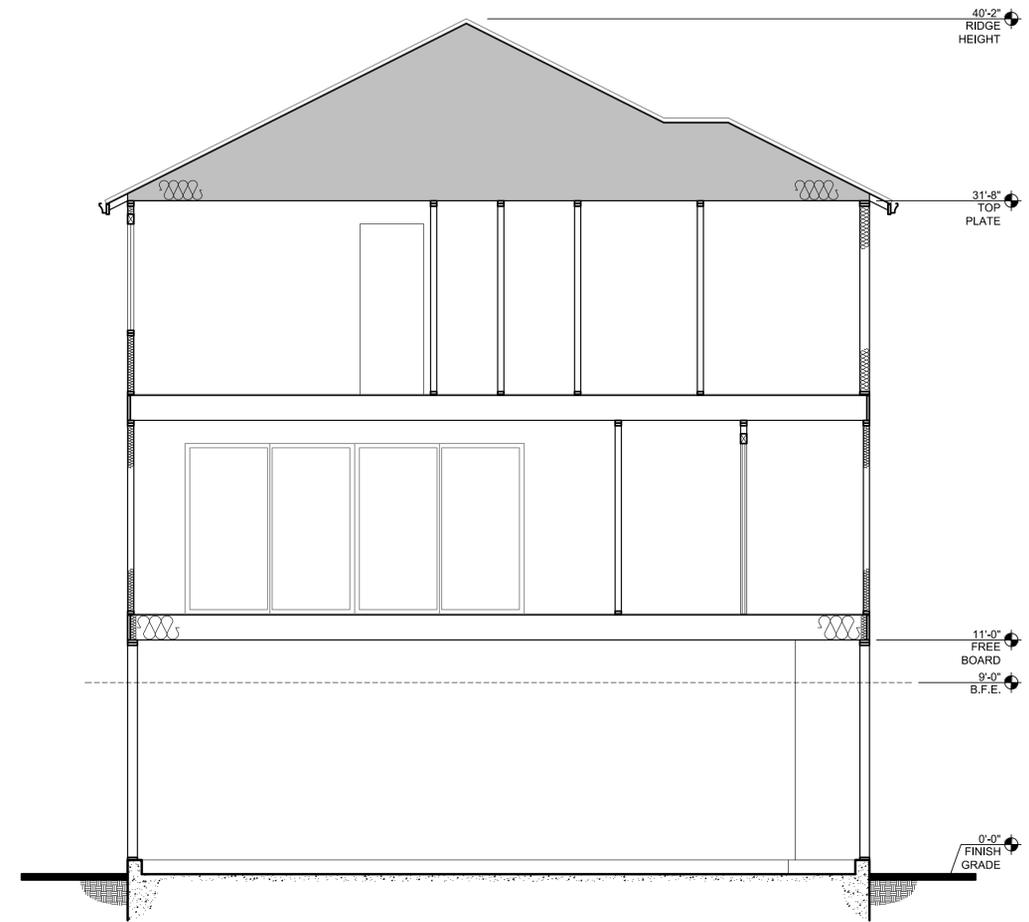
THE PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD BOUNDARY) ZONE AE AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TO MEET FEMA AND COUNTY FLOODPLAIN ORDINANCE REQUIREMENTS, THE LOWEST HABITABLE SPACE AND ALL EQUIPMENT SERVICING IT MUST BE ELEVATED AT LEAST 2 FEET ABOVE THE 9.0-FOOT BASE FLOOD ELEVATION.

ALL HABITABLE SPACES ARE ABOVE THE GARAGE AREA, WHICH IS ALLOWED. HOWEVER, THESE SPACES STILL REQUIRE ADEQUATE FLOOD VENTING TO MINIMIZE HYDROSTATIC PRESSURE FROM COLLAPSING STRUCTURES.

- IT WOULD ALSO PRECLUDE EMERGENCY ACCESS FOR THE RESIDENTS AND REQUIRE THEM TO SHELTER IN PLACE DURING A FLOOD EVENT.
- DEED RESTRICTIONS AGAINST CONVERTING THESE LOWER GARAGE/STORAGE AREAS INTO HABITABLE RESTRICTIONS WILL ALSO BE REQUIRED.



DUET ELEVATION 'A' SECTION



PLAN 4 ELEVATION 'A' SECTION



399.249 Bethel Estuary Estates  
Oakley, CA  
March 15, 2024

ELEVATION A - SCHEME 1

**GAF Roofing**  
Pewter Gray

**Stucco**  
SW 7632 Modern Gray (283-C1)

**Trim & Fascia**  
SW 7009 Pearly White (254-C2)

**Garage Door**  
SW 7009 Pearly White (254-C2)

**Entry Door**  
SW 7048 Urbane Bronze (245-C7)

ELEVATION A - SCHEME 2

**GAF Roofing**  
Weathered Wood

**Stucco**  
SW 7671 On The Rocks (255-C7)

**Trim & Fascia**  
SW 7757 High Reflective White (256-C1)

**Garage Door**  
SW 7757 High Reflective White (256-C1)

**Entry Door**  
SW 6251 Outerspace (225-C7)

ELEVATION A - SCHEME 3

**GAF Roofing**  
Barkwood

**Stucco**  
SW 7035 Aesthetic White (259-C4)

**Trim & Fascia**  
SW 7641 Colonade Grade (283-C2)

**Garage Door**  
SW 7641 Colonade Grade (283-C2)

**Entry Door**  
SW 2846 Roycroft Bronze Green (314)

ELEVATION B - SCHEME 4

**GAF Roofing**  
Pewter Gray

**Stucco & Board & Batten**  
SW 7757 High Reflective White (256-C1)

**Horizontal Siding**  
SW 6184 Austere Gray (215-C2)

**Trim & Fascia**  
SW 7757 High Reflective White (256-C1)

**Garage Door**  
SW 7757 High Reflective White (256-C1)

**Entry Door**  
SW 7645 Thunder Gray (278-C1)

ELEVATION B - SCHEME 5

**GAF Roofing**  
Pewter Gray

**Stucco & Board & Batten**  
SW 7005 Pure White (255-C1)

**Horizontal Siding**  
SW 7005 Pure White (255-C1)

**Trim & Fascia**  
SW 0023 Pewter Tankard (301)

**Garage Door**  
SW 0023 Pewter Tankard (301)

**Entry Door**  
SW 2851 Sage Green Light (315)

ELEVATION B - SCHEME 6

**GAF Roofing**  
Slate

**Stucco & Board & Batten**  
SW 6247 Krypton (225-C2)

**Horizontal Siding**  
SW 7667 Zircon (282-C1)

**Trim & Fascia**  
SW 7005 Pure White (255-C1)

**Garage Door**  
SW 7005 Pure White (255-C1)

**Entry Door**  
SW 6993 Black of Night (251-C5)

ELEVATION C - SCHEME 7

**GAF Roofing**  
Weathered Wood

**Stucco**  
SW 7008 Alabaster (255-C2)

**Horizontal Siding**  
SW 2844 Roycroft Mist Gray (314)

**Trim & Fascia**  
SW 7008 Alabaster (255-C2)

**Garage Door**  
SW 7008 Alabaster (255-C2)

**Entry Door**  
SW 2819 Downing Slate (311)

ELEVATION C - SCHEME 8

**GAF Roofing**  
Charcoal

**Stucco**  
SW 1015 Skyline Steel (283-C3)

**Horizontal Siding**  
SW 7551 Greek Villa (254-C1)

**Trim & Fascia**  
SW 7551 Greek Villa (254-C1)

**Garage Door**  
SW 7551 Greek Villa (254-C1)

**Entry Door**  
SW 0077 Classic French Gray (308)

ELEVATION C - SCHEME 9

**GAF Roofing**  
Boral 1132 Charcoal Brown

**Stucco**  
SW 7647 Crushed Ice (255-C6)

**Horizontal Siding**  
SW 7065 Argos (236-C2)

**Trim & Fascia**  
SW 7566 Westhighland White (255-C3)

**Garage Door**  
SW 7566 Westhighland White (255-C3)

**Entry Door**  
SW 7069 Iron Ore (251-C7)

399.249 Bethel Estuary Estates  
Oakley, CA  
March 15, 2024

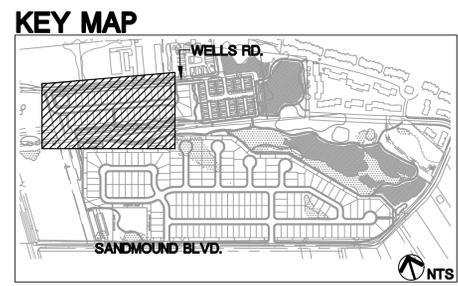


**TREE DISPOSITION LEGEND**

- EXISTING TREE TO BE REMOVED
- TREE NUMBER, SEE TREE DISPOSITION SUMMARY
- EXISTING CANOPY/ TREE MASS
- TREE PROTECTION BUFFER ZONE. NO IMPROVEMENTS 50' FROM TRUNK. FOR MORE INFORMATION, REFER TO ARBORIST REPORT.

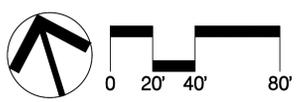
**TREE DISPOSITION SUMMARY**

NUMBER	BOTANICAL NAME	COMMON NAME	SIZE DBH (DIAMETER AT BREAST HEIGHT)	CONDITION	COMMENTS	PROTECTED TREE	REMOVE
1	SALIX LAEVIGATA	RED WILLOW	42"	FAIR	BROKEN BRANCHES/IN DRAINAGE CHANNEL	YES	YES
2	SALIX LAEVIGATA	RED WILLOW	42"	FAIR	BROKEN BRANCHES/IN DRAINAGE CHANNEL	YES	YES
3	SALIX LAEVIGATA	RED WILLOW	42"	FAIR	BROKEN BRANCHES/IN DRAINAGE CHANNEL	YES	YES
4	SALIX LAEVIGATA	RED WILLOW	6", 6"	GOOD	IN DRAINAGE CHANNEL	YES	YES
5	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12"	GOOD	IN DRAINAGE CHANNEL	NO	YES
6	SALIX LAEVIGATA	RED WILLOW	6", 6", 6"	FAIR	IN DRAINAGE CHANNEL	YES	YES
7	SALIX LAEVIGATA	RED WILLOW	36"	FAIR	IN DRAINAGE CHANNEL	YES	YES
8	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12"	GOOD	ON FENCE LINE	NO	YES

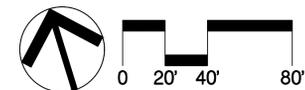
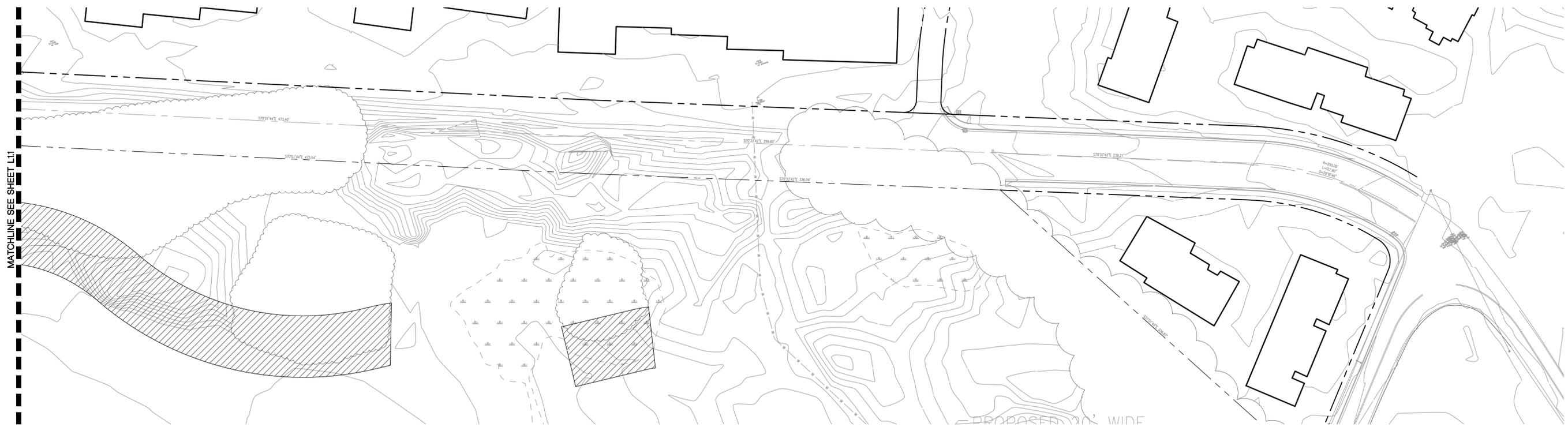


**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
TREE DISPOSITION PLAN**

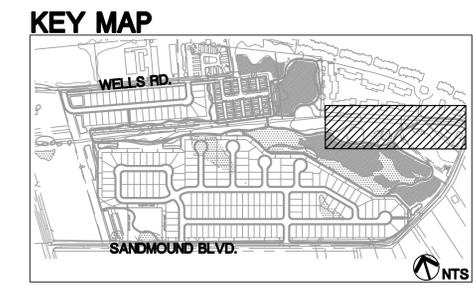
CONTRA COSTA COUNTY CALIFORNIA  
 DATE: MARCH 2024  
 SCALE: AS SHOWN  
 JOB: 5298  
 SHEET NO: L1.0  
 1633 Bayshore Highway, Suite 133  
 Burlingame, CA 94010  
 T: 650.375.1313  
 www.calandrassoc.com  
 DRAWN BY: DC  
 CHECKED BY: MM  
 #24004







FOR TREE DISPOSITION LEGEND  
AND SUMMARY, SEE SHEET L1.0

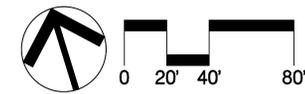
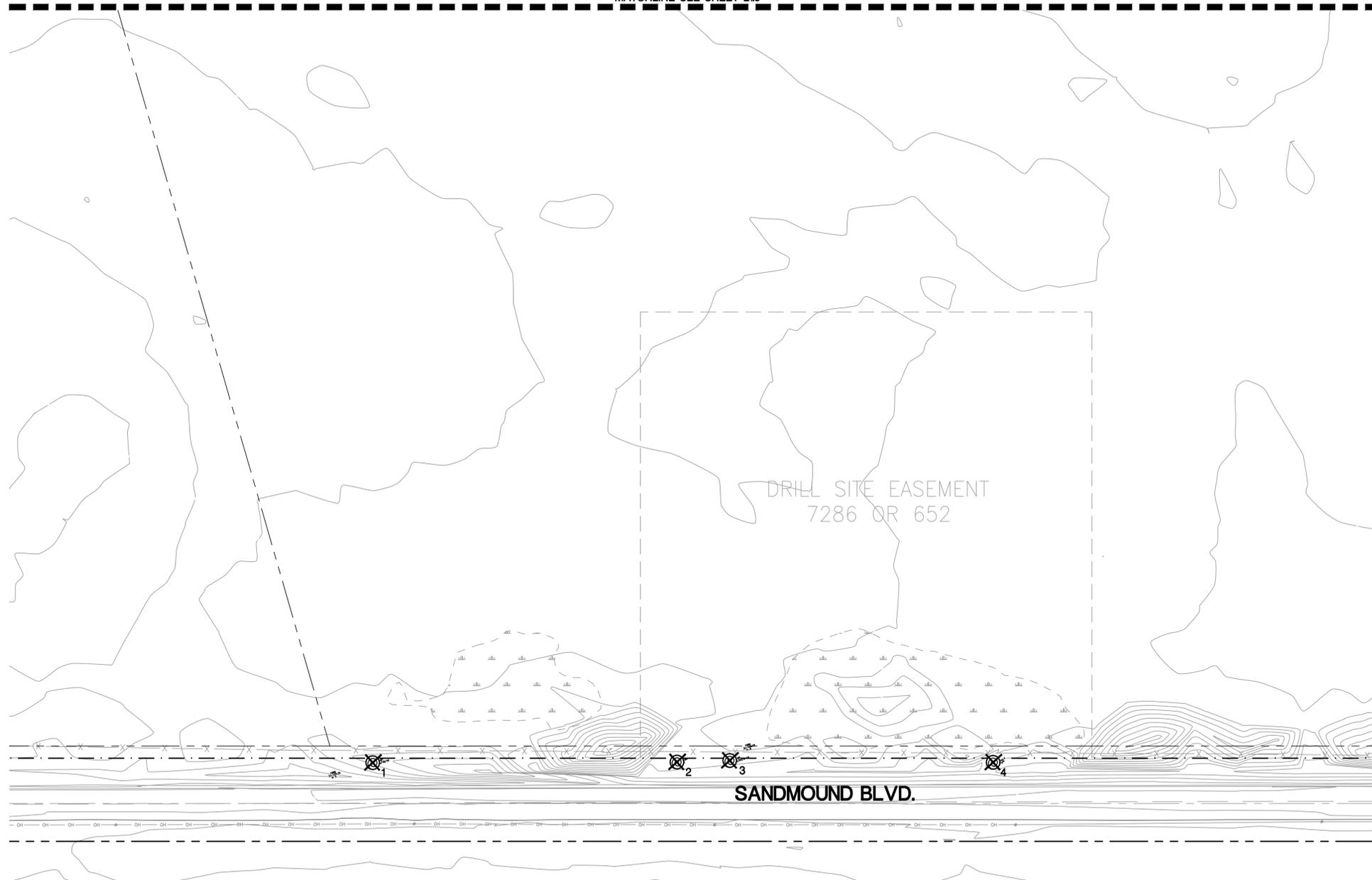


**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
TREE DISPOSITION PLAN**

CONTRA COSTA COUNTY	CALIFORNIA
DATE: MARCH 2024	SCALE: AS SHOWN
JOB: 5298	SHEET NO: L1.2
1633 Bayshore Highway, Suite 133 Burlingame, CA 94010 T: 415.375.1313 www.calandrassociates.com DRAWN BY: DC CHECKED BY: MM #24004	

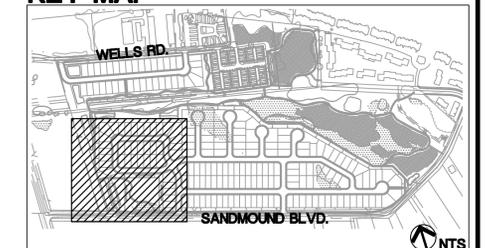


MATCHLINE SEE SHEET L10



FOR TREE DISPOSITION LEGEND  
AND SUMMARY, SEE SHEET L1.0

**KEY MAP**



**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
TREE DISPOSITION PLAN**

CONTRA COSTA COUNTY	CALIFORNIA
DATE: MARCH 2024	SCALE: AS SHOWN
JOB: 5298	SHEET NO: L1.3
1633 Bayshore Highway, Suite 133 Burlingame, CA 94010 T: 415.375.1313 www.callanderassociates.com DRAWN BY: DC CHECKED BY: MM #24004	

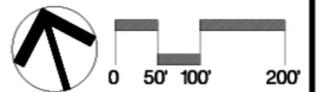


**LEGEND**

-  STREET FRONTAGE TREES
-  PARKS/ OPEN SPACE TREES
-  SINGLE FAMILY RESIDENTIAL FRONTAGE/ DUPLEX TREES
-  EXISTING TREES
-  MONUMENT SIGN 2  
L2.4
-  STREET FRONTAGE LANDSCAPE
-  PARKS/ OPEN SPACE LANDSCAPE
-  SINGLE FAMILY RESIDENTIAL FRONTAGE/ DUPLEX LANDSCAPE
-  BIORETENTION LANDSCAPE
-  DRAINAGE CHANNEL LANDSCAPE
-  HYDROSEED
-  PROPOSED 'WETLANDS'
-  EXISTING 'WETLANDS'

**PROPOSED LANDSCAPE AREA**

STREET FRONTAGE LANDSCAPE: 89,005 SF  
 PARK/ OPEN SPACE LANDSCAPE: 182,935 SF  
 DUPLEX LANDSCAPE: 30,030 SF  
 SINGLE FAMILY RESIDENTIAL LANDSCAPE: 47,430 SF  
 BIORETENTION LANDSCAPE: 57,865 SF  
 DRAINAGE CHANNEL LANDSCAPE: 168,465 SF



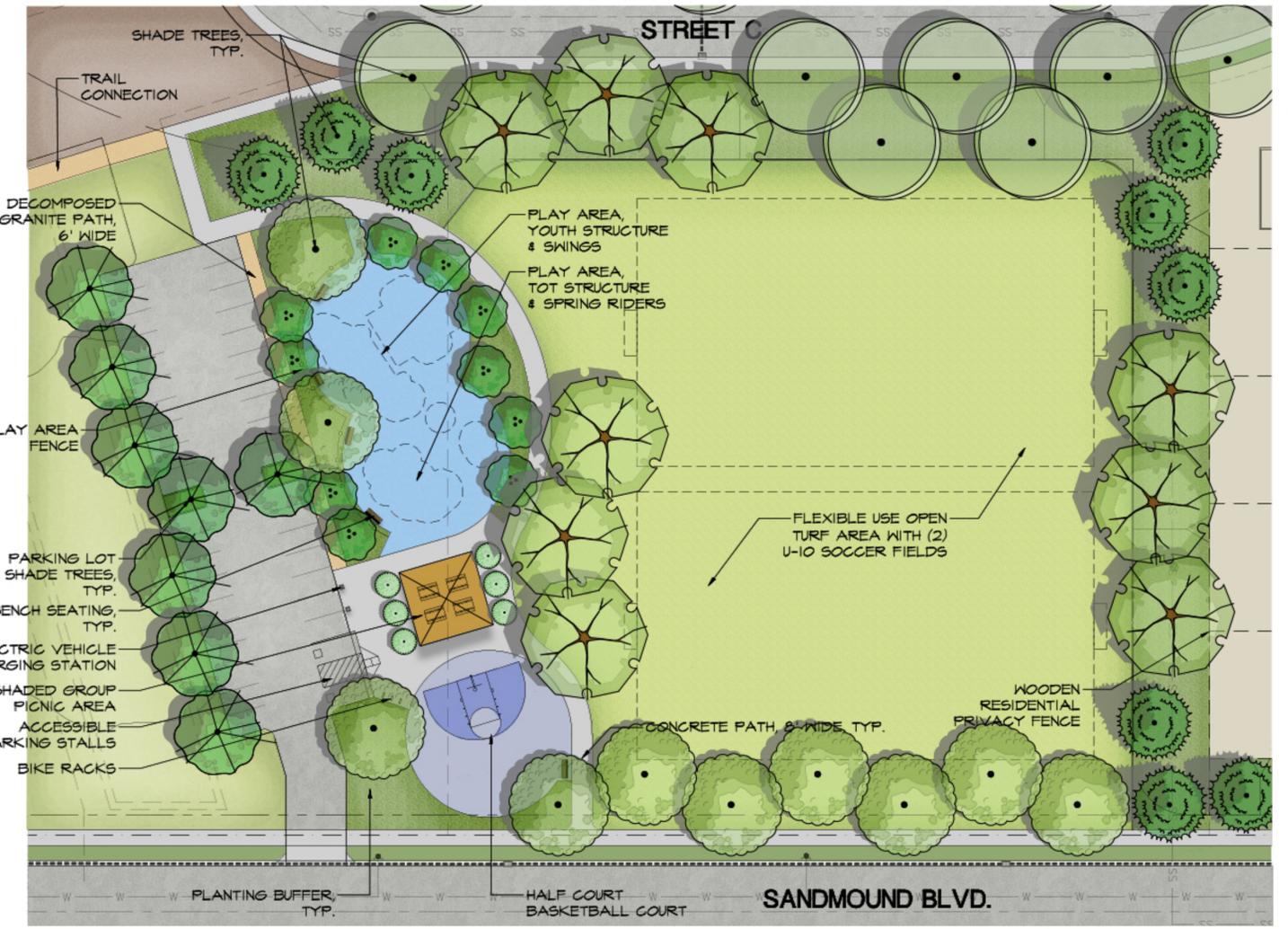
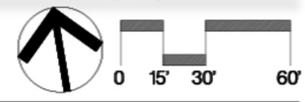
**SUBDIVISION TRACT XXXX  
 VESTING TENTATIVE MAP  
 BETHEL ESTUARY ESTATES  
 OVERALL LANDSCAPE PLAN**

CONTRA COSTA COUNTY CALIFORNIA

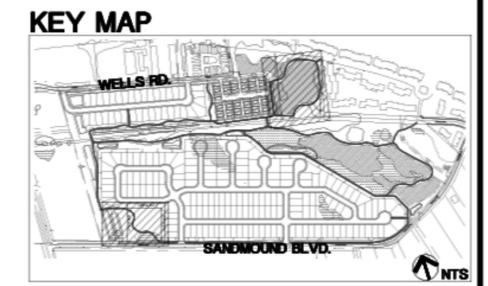
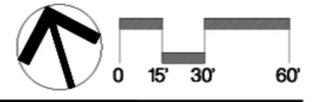
<p>1633 Bayshore Highway, Suite 133                  Burlingame, CA 94010                  T 415.335.1313                  www.colandreaassociates.com</p> <p>DRAWN BY: DC                  CHECKED BY: MM                  #2424</p>	<p>DATE: MARCH 2024                  SCALE: AS SHOWN                  JOB: 5208                  SHEET NO:  <span style="font-size: 1.5em; font-weight: bold;">L2.0</span></p>
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**1**  
**L2.1** OPEN SPACE  
ENLARGEMENT PLAN



**2**  
**L2.1** COMMUNITY PARK  
ENLARGEMENT PLAN

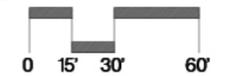
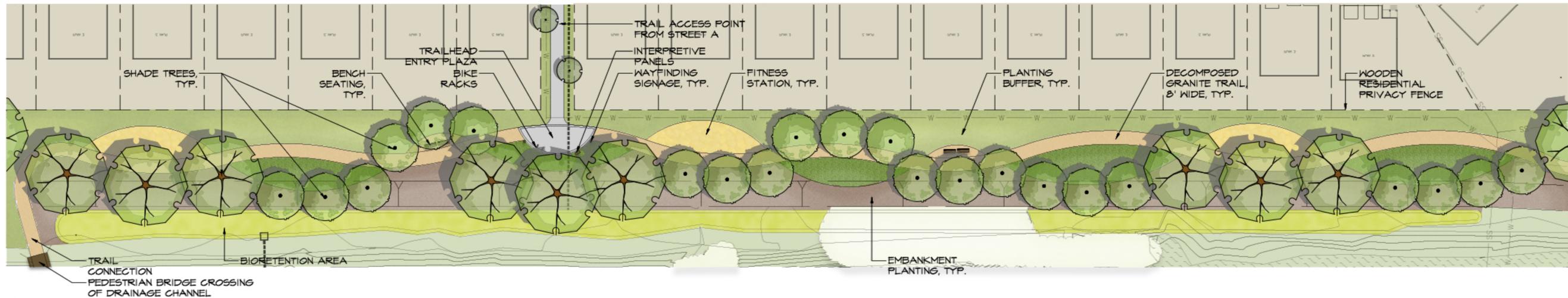


**SUBDIVISION TRACT XXXX**  
**VESTING TENTATIVE MAP**  
BETHEL ESTUARY ESTATES  
LANDSCAPE PLAN ENLARGEMENTS  
CONTRA COSTA COUNTY CALIFORNIA

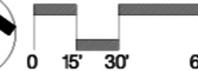
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JOB: 5208  
SHEET NO:  
**L2.1**



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#2424

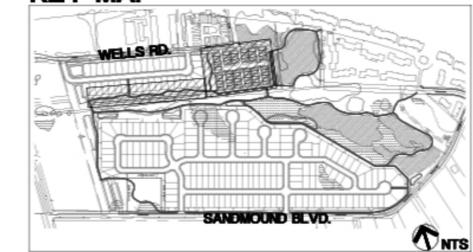


**1** LINEAR PARK  
**L2.2** ENLARGEMENT PLAN



**2** DUPLEX PARK & DUPLEX COMMUNITY  
**L2.2** ENLARGEMENT PLAN

**KEY MAP**



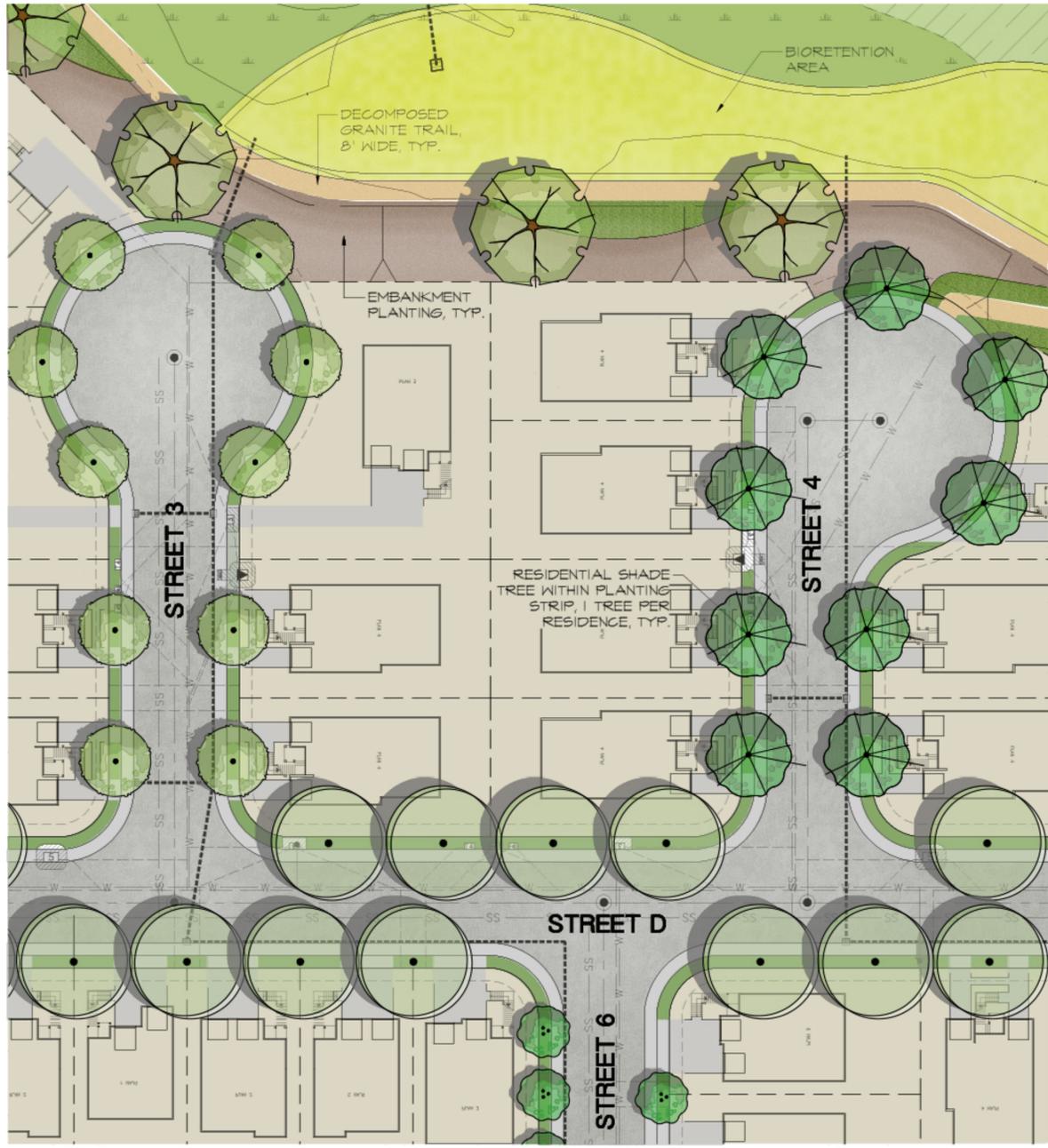
**SUBDIVISION TRACT XXXX  
 VESTING TENTATIVE MAP  
 BETHEL ESTUARY ESTATES  
 LANDSCAPE PLAN ENLARGEMENTS**

CONTRA COSTA COUNTY CALIFORNIA

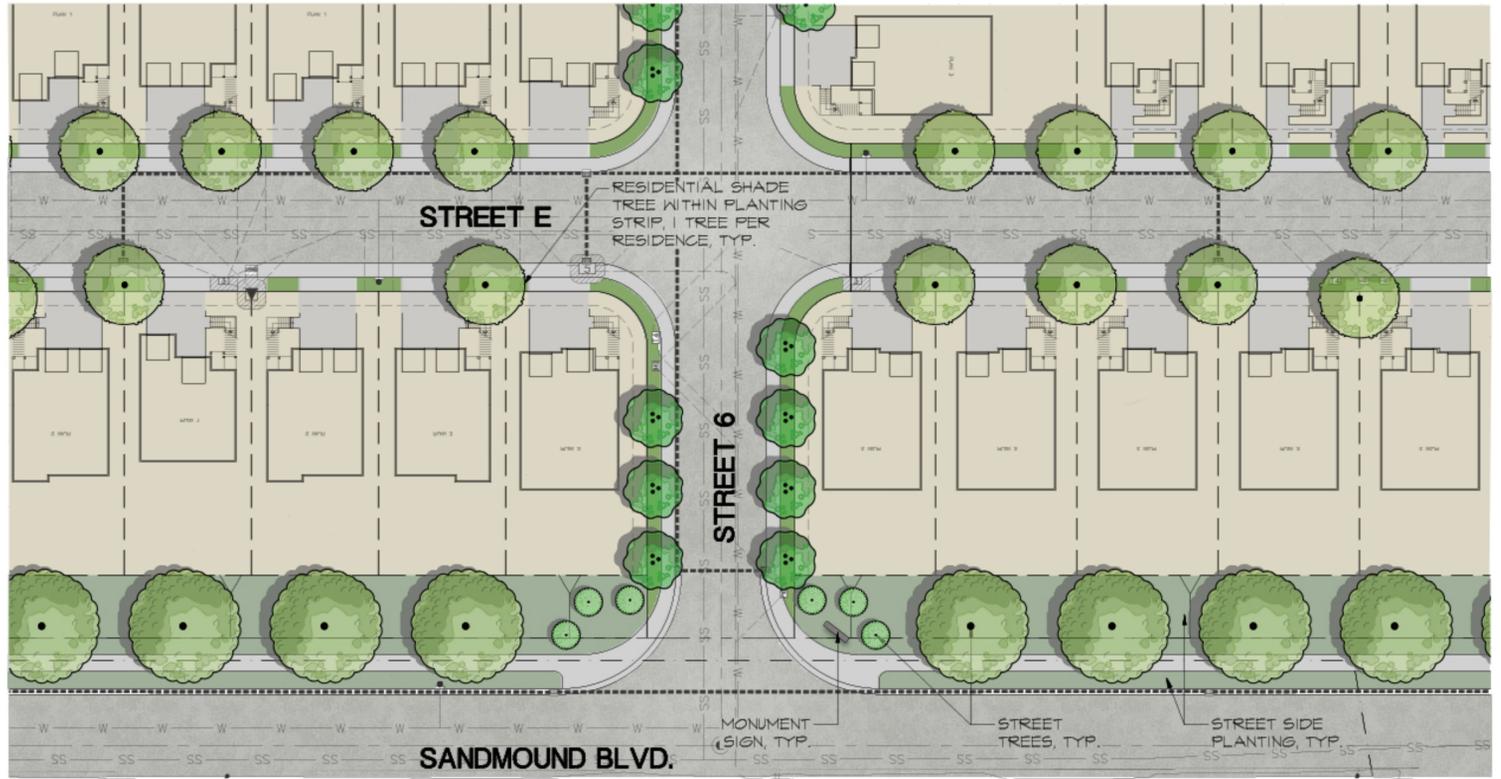
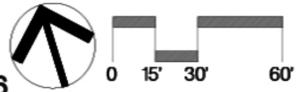
DATE: MARCH 2024  
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 JOB: 5298  
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1633 Bayshore Highway, Suite 100  
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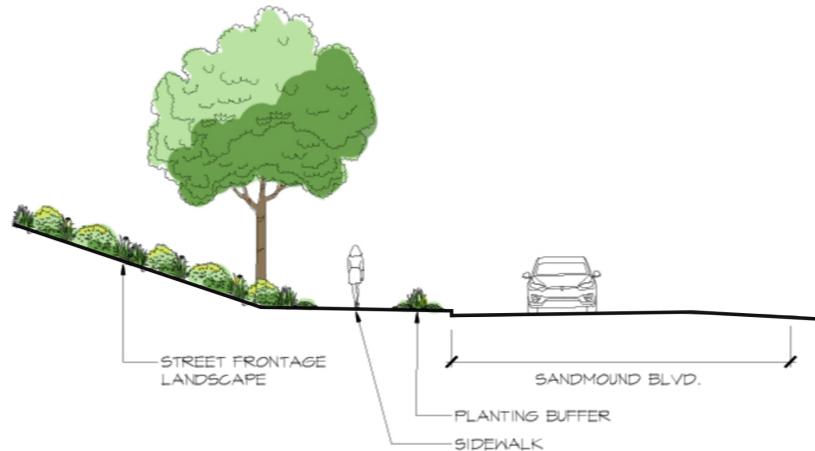
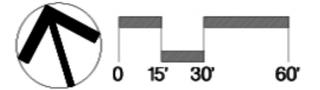
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 2/20/24



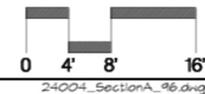
**1**  
**L2.3** SINGLE FAMILY RESIDENTIAL FRONTAGE - STREET D, 3, 4 & 6  
ENLARGEMENT PLAN



**2**  
**L2.3** SINGLE FAMILY RESIDENTIAL FRONTAGE - STREET E  
ENLARGEMENT PLAN



**3**  
**L2.3** SECTION A  
ELEVATION



**KEY MAP**



**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES**

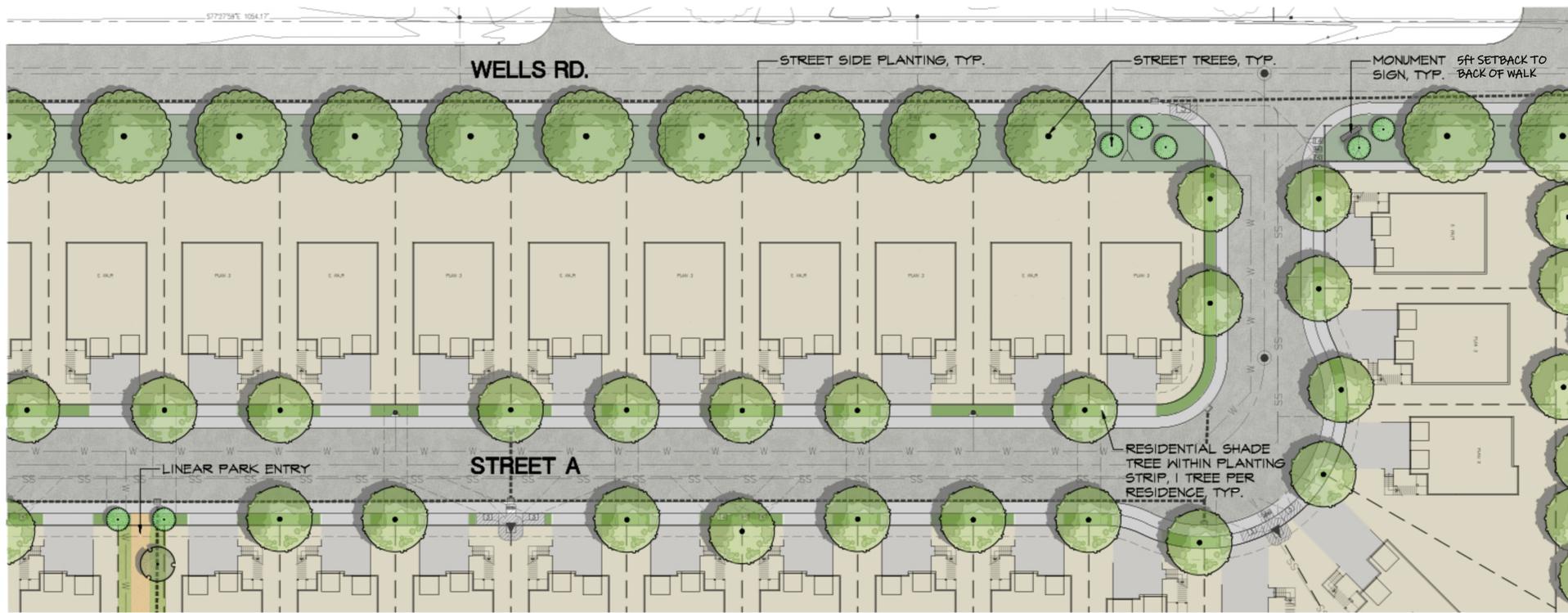
LANDSCAPE PLAN ENLARGEMENTS & ELEVATION

CONTRA COSTA COUNTY CALIFORNIA

DATE: MARCH 2024  
SCALE: AS SHOWN  
JOB: 5298  
SHEET NO:  
**L2.3**

1633 Bayshore Highway, Suite 133  
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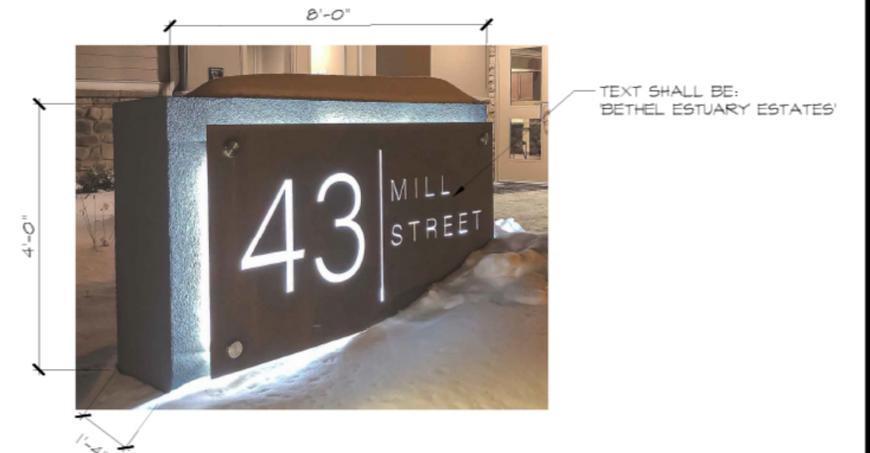




**1** SINGLE FAMILY RESIDENTIAL FRONTAGE - STREET A  
**L2.4** ENLARGEMENT PLAN

SIGNAGE TABLE			
TYPE	QUANTITY (EA)	AREA (SF)	TOTAL (SF)
MONUMENT/ENTRY	6	32	192

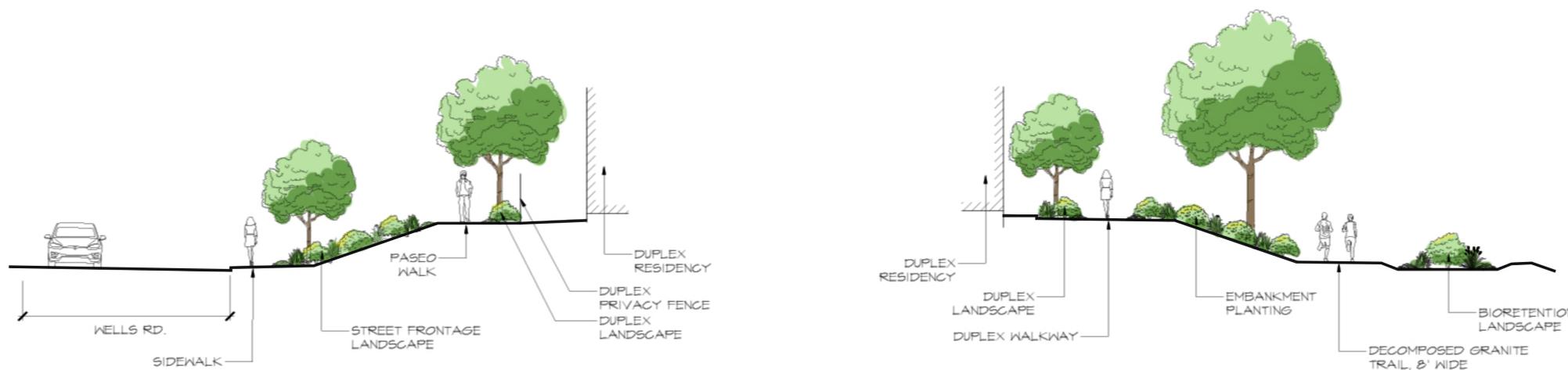
PRELIMINARY MONUMENT SIGN:  
 MATERIAL: CORTEN STEEL PANEL WITH CONCRETE BACKING  
 ILLUMINATION: BACK LIT CORTEN STEEL PANEL



**2** MONUMENT SIGN  
**L2.4** ELEVATION

NT.S.

24004\_MonumentSign\_1.dwg



**3** SECTION B  
**L2.4** ELEVATION

0 4' 8' 16'  
 24004\_SectionB\_16.dwg

**4** SECTION C  
**L2.4** ELEVATION

0 4' 8' 16'  
 24004\_SectionC\_16.dwg

**KEY MAP**



**SUBDIVISION TRACT XXXX  
 VESTING TENTATIVE MAP  
 BETHEL ESTUARY ESTATES**

LANDSCAPE PLAN ENLARGEMENTS & ELEVATIONS

CONTRA COSTA COUNTY CALIFORNIA

DATE: MARCH 2024

SCALE: AS SHOWN

JOB: 5298

SHEET NO:

**L2.4**

1633 Bayshore Highway, Suite 133  
 Burlingame, CA 94010  
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 #24004

**PLANT LIST**

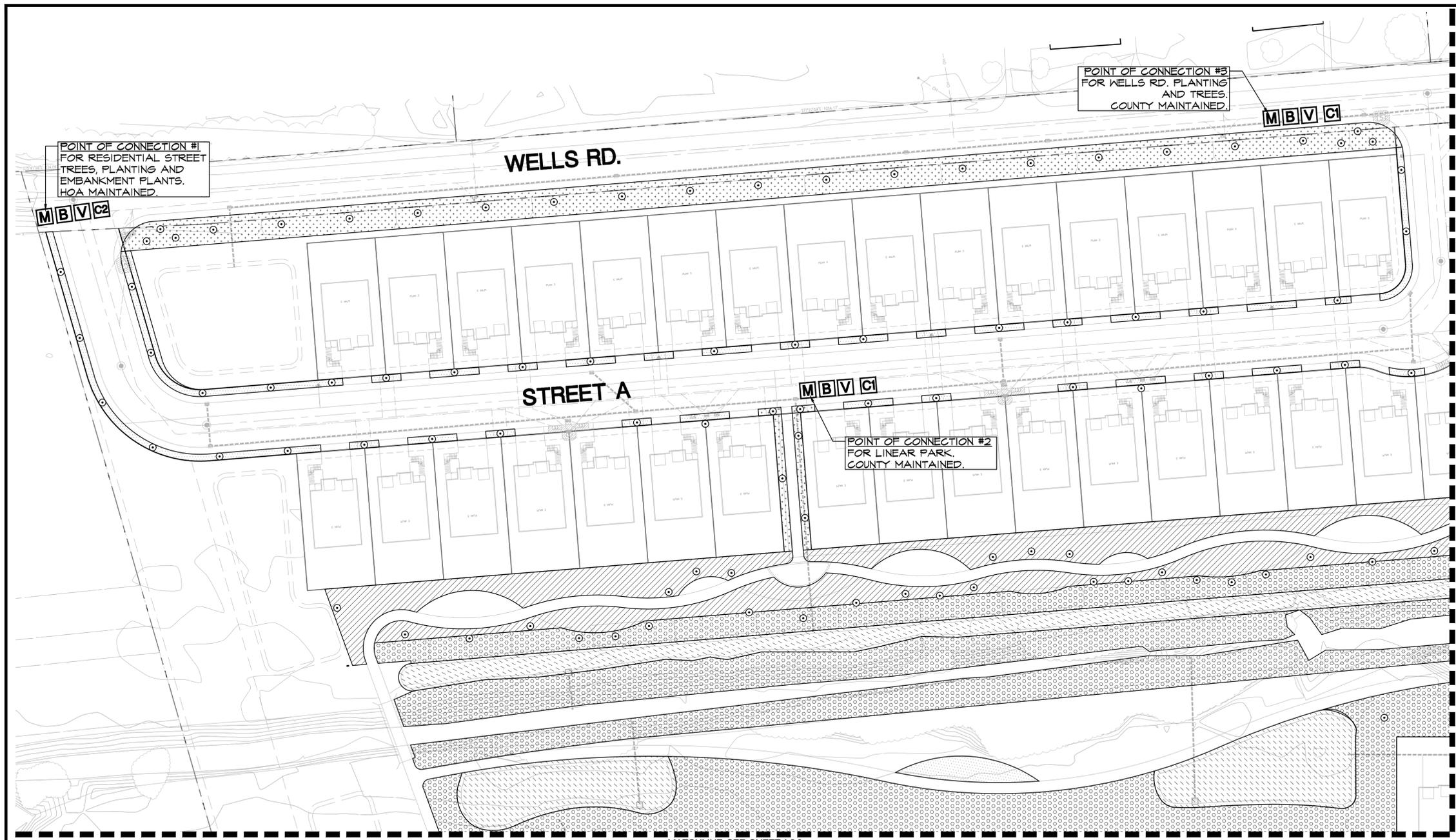
STREET FRONTAGE					BIORETENTION						
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					<b>SHRUBS</b>						
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MED	AS SHOWN	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	LOW	72" O.C.				
CEDRUS ATLANTICA 'GLAUCA'	ATLAS CEDAR	MED	AS SHOWN	CHONDRUPETALUM TECTORUM	CAPE REED	LOW	36" O.C.				
LAGERSTROEMIA 'ARAPAH0'	GRAPE MYRTLE	LOW	AS SHOWN	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	LOW	24" O.C.				
<b>SHRUBS</b>					<b>DRAINAGE CHANNEL</b>						
AGAVE AMERICANA 'ALBA'	AGAVEVERY	LOW	60" O.C.	<b>TREES</b>							
ANIGOZANTHOS 'BUSH RANGER'DWARF	RED KANGAROO PAM	LOW	24" O.C.	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	AS SHOWN				
CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	LOW	60" O.C.	PLATANUS RACEMOSA	WESTERN SYCAMORE	MED/HIGH	AS SHOWN				
CISTUS SALVIFOLIUS 'PROSTRATUS'	ROCKROSE	LOW	60" O.C.	SALIX LASIOLEPIS	ARROYO WILLOW	HIGH	AS SHOWN				
COLEONEMA PULCHELLUM 'SUNSET GOLD'	BREATH OF HEAVEN	MED	60" O.C.	<b>SHRUBS</b>							
DIETES GRANDIFLORA	FORTNIGHT LILY	LOW	36" O.C.	ARTEMISIA DOUGLASIANA	CALIFORNIA MUGWORT	LOW	48" O.C.				
FESTUCA MAIREI	MAIRE'S FESCUE	LOW	36" O.C.	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	LOW	72" O.C.				
LIMONIUM PEREZII	STATICE	MED	36" O.C.	CAREX DIVULSA (CAREX TUMULICOLA)	EUROPEAN GRAY SEDGE	LOW	24" O.C.				
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	LOW	48" O.C.	DIPTEROSTEMON CAPITATUS	WILD HYACINTHS	LOW	24" O.C.				
<b>PARKS/ OPEN SPACE</b>					<b>TREES</b>						
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MED	AS SHOWN	JUNCUS EFFUSUS	SOFT RUSH	MED	36" O.C.				
CEDRUS ATLANTICA 'GLAUCA'	ATLAS CEDAR	MED	AS SHOWN	JUNCUS PATENS C	ALIFORNIA GRAY RUSH	MED	24" O.C.				
LAGERSTROEMIA 'ARAPAH0'	GRAPE MYRTLE	LOW	AS SHOWN	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	72" O.C.				
PRUNUS CERASIFERA	PURPLE LEAF PLUM	MED	AS SHOWN	<b>SHRUBS</b>							
QUERCUS AGRIFOLIA	COAST LIVE OAK	V. LOW	AS SHOWN	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	LOW	24" O.C.				
<b>SHRUBS</b>					ANIGOZANTHOS 'BUSH RANGER'	DWARF RED KANGAROO PAM	LOW	24" O.C.			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	LOW	48" O.C.	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	LOW	48" O.C.				
ARMERIA MARITIMA	SEA PINK	MED	24" O.C.	BOUTELOUA GRACILIS 'BLONDE AMBITION'	'BLUE GRAMA	LOW	24" O.C.				
BOUTELOUA GRACILIS 'BLONDE AMBITION'	'BLUE GRAMA	LOW	24" O.C.	CAREX DIVULSA (CAREX TUMULICOLA)	EUROPEAN GRAY SEDGE	LOW	24" O.C.				
CAREX DIVULSA (CAREX TUMULICOLA)	EUROPEAN GRAY SEDGE	LOW	24" O.C.	GEANOTHUS THYRSIFLORUS VAR. GRISEUS	YANKEE POINT GEANOTHUS	LOW	96" O.C.				
GEANOTHUS THYRSIFLORUS VAR. GRISEUS	YANKEE POINT GEANOTHUS	LOW	96" O.C.	CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	60" O.C.				
'YANKEE POINT'	ORCHID ROCKROSE	LOW	60" O.C.	COLEONEMA PULCHELLUM 'SUNSET GOLD'	BREATH OF HEAVEN	MED	60" O.C.				
CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	60" O.C.	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE TREE	LOW	120" O.C.				
COLEONEMA PULCHELLUM 'SUNSET GOLD'	BREATH OF HEAVEN	MED	60" O.C.	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	LOW	96" O.C.				
COTINUS COGGYGRIA 'ROYAL PURPLE'	BREATH OF HEAVEN	MED	60" O.C.	DIETES GRANDIFLORA	FORTNIGHT LILY	LOW	36" O.C.				
COTONEASTER DAMMERI 'LOWFAST'	BREATH OF HEAVEN	MED	60" O.C.	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	LOW	120" O.C.				
DIETES GRANDIFLORA	BREATH OF HEAVEN	MED	60" O.C.	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	MED	96" O.C.				
DODONAEA VISCOSA 'PURPUREA'	BREATH OF HEAVEN	MED	60" O.C.	LAVATERA MARITIMA	BUSH MALLOW	LOW	120" O.C.				
GREWIA OCCIDENTALIS	BREATH OF HEAVEN	MED	60" O.C.	LIMONIUM PEREZII	STATICE	MED	36" O.C.				
LAVATERA MARITIMA	BREATH OF HEAVEN	MED	60" O.C.	PHORMIUM 'PLATTS BLACK'	NEW ZEALAND FLAX	MED	36" O.C.				
LIMONIUM PEREZII	BREATH OF HEAVEN	MED	60" O.C.	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	MED	36" O.C.				
PHORMIUM 'PLATTS BLACK'	BREATH OF HEAVEN	MED	60" O.C.	ROSMARINUS OFFICINALIS	DWARF ROSEMARY	LOW	72" O.C.				
PHORMIUM 'YELLOW WAVE'	BREATH OF HEAVEN	MED	60" O.C.	'HUNTINGTON CARPET'							
ROSMARINUS OFFICINALIS	BREATH OF HEAVEN	MED	60" O.C.	<b>SINGLE FAMILY RESIDENTIAL FRONTAGE/ DUPLEX</b>							
'HUNTINGTON CARPET'	BREATH OF HEAVEN	MED	60" O.C.	<b>TREES</b>							
<b>SINGLE FAMILY RESIDENTIAL FRONTAGE/ DUPLEX</b>					ARBUTUS 'MARINA'	MARINA ARBUTUS	LOW	AS SHOWN			
<b>SHRUBS</b>					CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	MED	AS SHOWN			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	LOW	24" O.C.	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	MED	AS SHOWN				
ANIGOZANTHOS 'BUSH RANGER'	DWARF RED KANGAROO PAM	LOW	24" O.C.	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	MED	AS SHOWN				
ARMERIA MARITIMA	DWARF RED KANGAROO PAM	LOW	24" O.C.	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	LOW	AS SHOWN				
ARTEMISIA CALIFORNICA	DWARF RED KANGAROO PAM	LOW	24" O.C.	ZELKOVA SERRATA 'VILLAGE GREEN'	SAW LEAF ZELKOVA	MED	AS SHOWN				
ARMERIA MARITIMA	DWARF RED KANGAROO PAM	LOW	24" O.C.	<b>SHRUBS</b>							
BOUTELOUA GRACILIS 'BLONDE AMBITION'	DWARF RED KANGAROO PAM	LOW	24" O.C.	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	LOW	24" O.C.				
CAREX DIVULSA (CAREX TUMULICOLA)	DWARF RED KANGAROO PAM	LOW	24" O.C.	ANIGOZANTHOS 'BUSH RANGER'	DWARF RED KANGAROO PAM	LOW	24" O.C.				
GEANOTHUS THYRSIFLORUS VAR. GRISEUS	DWARF RED KANGAROO PAM	LOW	24" O.C.	ARMERIA MARITIMA	DWARF RED KANGAROO PAM	LOW	24" O.C.				
YANKEE POINT GEANOTHUS	DWARF RED KANGAROO PAM	LOW	24" O.C.	BOUTELOUA GRACILIS 'BLONDE AMBITION'	'BLUE GRAMA	LOW	24" O.C.				
CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	60" O.C.	CAREX DIVULSA (CAREX TUMULICOLA)	EUROPEAN GRAY SEDGE	LOW	24" O.C.				
COLEONEMA PULCHELLUM 'SUNSET GOLD'	BREATH OF HEAVEN	MED	60" O.C.	GEANOTHUS THYRSIFLORUS VAR. GRISEUS	YANKEE POINT GEANOTHUS	LOW	96" O.C.				
COTINUS COGGYGRIA 'ROYAL PURPLE'	BREATH OF HEAVEN	MED	60" O.C.	'YANKEE POINT'	YANKEE POINT GEANOTHUS	LOW	96" O.C.				
COTONEASTER DAMMERI 'LOWFAST'	BREATH OF HEAVEN	MED	60" O.C.	CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	60" O.C.				
DIETES GRANDIFLORA	BREATH OF HEAVEN	MED	60" O.C.	COLEONEMA PULCHELLUM 'SUNSET GOLD'	BREATH OF HEAVEN	MED	60" O.C.				
LAVATERA MARITIMA	BREATH OF HEAVEN	MED	60" O.C.	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE TREE	LOW	120" O.C.				
LIMONIUM PEREZII	BREATH OF HEAVEN	MED	60" O.C.	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	LOW	96" O.C.				
PHORMIUM 'PLATTS BLACK'	BREATH OF HEAVEN	MED	60" O.C.	DIETES GRANDIFLORA	FORTNIGHT LILY	LOW	36" O.C.				
PHORMIUM 'YELLOW WAVE'	BREATH OF HEAVEN	MED	60" O.C.	LAVATERA MARITIMA	PURPLE HOPSEED BUSH	LOW	120" O.C.				
ROSMARINUS OFFICINALIS	BREATH OF HEAVEN	MED	60" O.C.	LIMONIUM PEREZII	LAVENDER STAR FLOWER	MED	96" O.C.				
'HUNTINGTON CARPET'	BREATH OF HEAVEN	MED	60" O.C.	PHORMIUM 'PLATTS BLACK'	NEW ZEALAND FLAX	MED	36" O.C.				
TEUCRIUM FRUTICOSA 'AZUREUM'	BUSH GERMANDER	LOW	60" O.C.	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	MED	36" O.C.				
STACHYS BYZANTINA	LAMB'S EARS	LOW	48" O.C.	ROSMARINUS OFFICINALIS	DWARF ROSEMARY	LOW	72" O.C.				
NESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	LOW	48" O.C.	'HUNTINGTON CARPET'							

**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
LANDSCAPE PLANT LIST**

CONTRA COSTA COUNTY CALIFORNIA

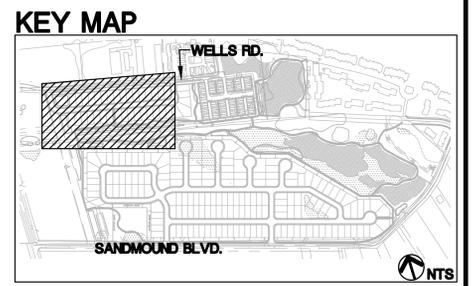
 <p>1633 Bayshore Highway, Suite 133 Burlingame, CA 94010 T: 650.375.1313 www.callandassociates.com</p>	DATE:	MARCH 2024
	SCALE:	AS SHOWN
	JOB:	5298
	SHEET NO:	<b>L2.5</b>

DRAWN BY: DC  
CHECKED BY: MM  
#24004



**SCHEMATIC IRRIGATION LEGEND**

-  BIORETENTION SPRAY HEADS, SHALL BE TORO 570ZPRX SERIES OR APPROVED EQUAL WITH PLASTIC PRECISION SERIES ROTATING AND/OR SPRAY NOZZLES. A TORO CHECK-OMATIC VALVE AND PRESSURE COMPENSATION DEVICE IS REQUIRED IN ALL HEADS PER C.C.S. ALL HEADS SHALL RISE OR POP-UP A MINIMUM OF 12 INCHES IN GROUND COVER AREAS. SHALL NOT BE USED IN AREAS LESS THAN 8 FEET WIDE. SPRAY HEADS TO HAVE MATCHED PRECIP RATES WITHIN EACH VALVE.
-  SHRUB SPRAY HEADS, SHALL BE TORO 570ZPRX SERIES OR APPROVED EQUAL WITH PLASTIC PRECISION SERIES ROTATING AND/OR SPRAY NOZZLES. A TORO CHECK-OMATIC VALVE AND PRESSURE COMPENSATION DEVICE IS REQUIRED IN ALL HEADS PER C.C.S. ALL HEADS SHALL RISE OR POP-UP A MINIMUM OF 12 INCHES IN GROUND COVER AREAS. SHALL NOT BE USED IN AREAS LESS THAN 8 FEET WIDE. SPRAY HEADS TO HAVE MATCHED PRECIP RATES WITHIN EACH VALVE.
-  TURF ROTORS, SHALL BE GEAR-DRIVEN AND POP-UP TYPE WITH INTEGRAL CHECK VALVE. SPRINKER HEAD SHALL HAVE POSITIVE SPRING RETRACTION AND RISE OR POP UP A MINIMUM OF 4 INCHES IN TURF PER C.C.S. ACCEPTABLE MANUFACTURERS ARE TORO, HUNTER, RAINBIRD OR AN APPROVED EQUAL.
-  DRIP BUBBLERS, SHALL BE JAIN OCTA-BUBBLER OR APPROVED EQUAL PER C.C.S.
-  SUB-SURFACE DRIP IRRIGATION, SHALL BE HUNTER PLD-ESD OR APPROVED EQUAL. 0.6 GPH EMITTER FLOW AND 14-INCH EMITTER SPACING. SPACE EMITTER LINE ROWS AT 14-INCHES ON CENTER. PRESSURE COMPENSATING WITH CHECK VALVE.
-  50% SUB-SURFACE DRIP IRRIGATION, 50% NON-IRRIGATED AREA. REFER TO SUB-SURFACE DRIP IRRIGATION FOR MATERIAL TYPE.
-  TREE BUBBLER, SHALL BE HUNTER RZWS-18-CV, 18" LONG RZWS WITH INSTALLED 0.25 GPM, PER C.C.L.S. EACH SYMBOL REPRESENTS (2) BUBBLERS.
-  CONTROLLER, TYPE 1, COUNTY MAINTAINED IRRIGATION SHALL BE WEATHERTRAK ET PRO 3
-  CONTROLLER, TYPE 2, NON-COUNTY MAINTAINED IRRIGATION SHALL BE PER C.C.S. OR APPROVED EQUAL
-  BACKFLOW PREVENTER, SHALL BE ZURN WILKINS, CLA-VAL, FEBCO OR APPROVED EQUAL. ALL UNITS SHALL BE EQUIPPED WITH BALL VALVES AND CONTAINED WITHIN A VANDAL-RESISTANT ENCLOSURE PER C.C.S.
-  MASTER VALVE AND FLOW SENSOR, SHALL BE PER C.C.S. OR APPROVED EQUAL
-  WATER METER, SHALL BE PER C.C.S. OR APPROVED EQUAL
- C.C.S. CONTRA COSTA COUNTY LANDSCAPE STANDARDS



**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
SCHEMATIC IRRIGATION PLAN**

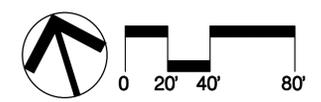
CONTRA COSTA COUNTY CALIFORNIA

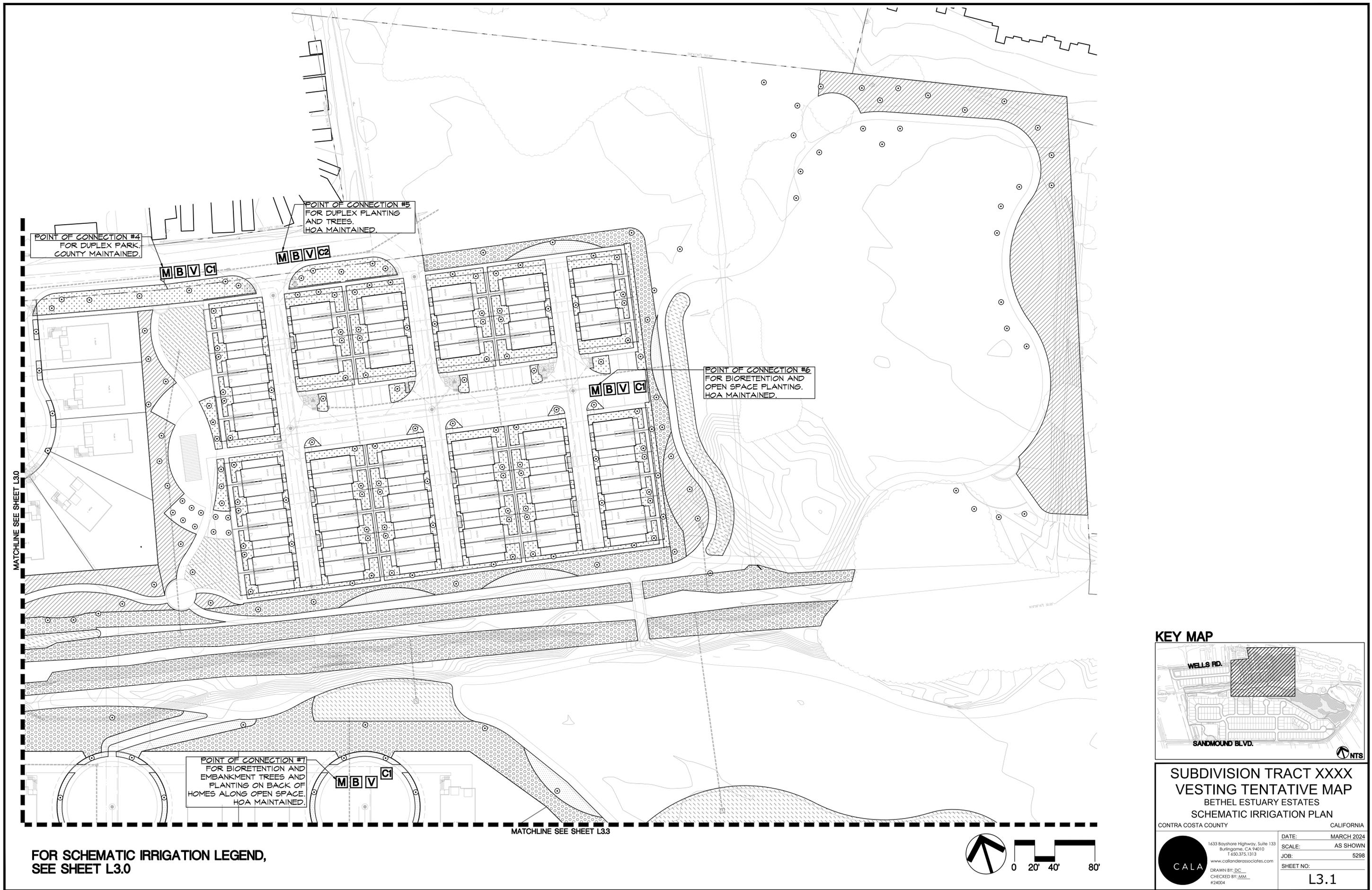
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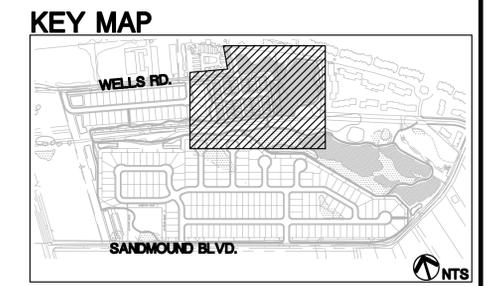
**CALA**





FOR SCHEMATIC IRRIGATION LEGEND,  
SEE SHEET L3.0

MATCHLINE SEE SHEET L3.3



**SUBDIVISION TRACT XXXX**  
**VESTING TENTATIVE MAP**  
 BETHEL ESTUARY ESTATES  
 SCHEMATIC IRRIGATION PLAN

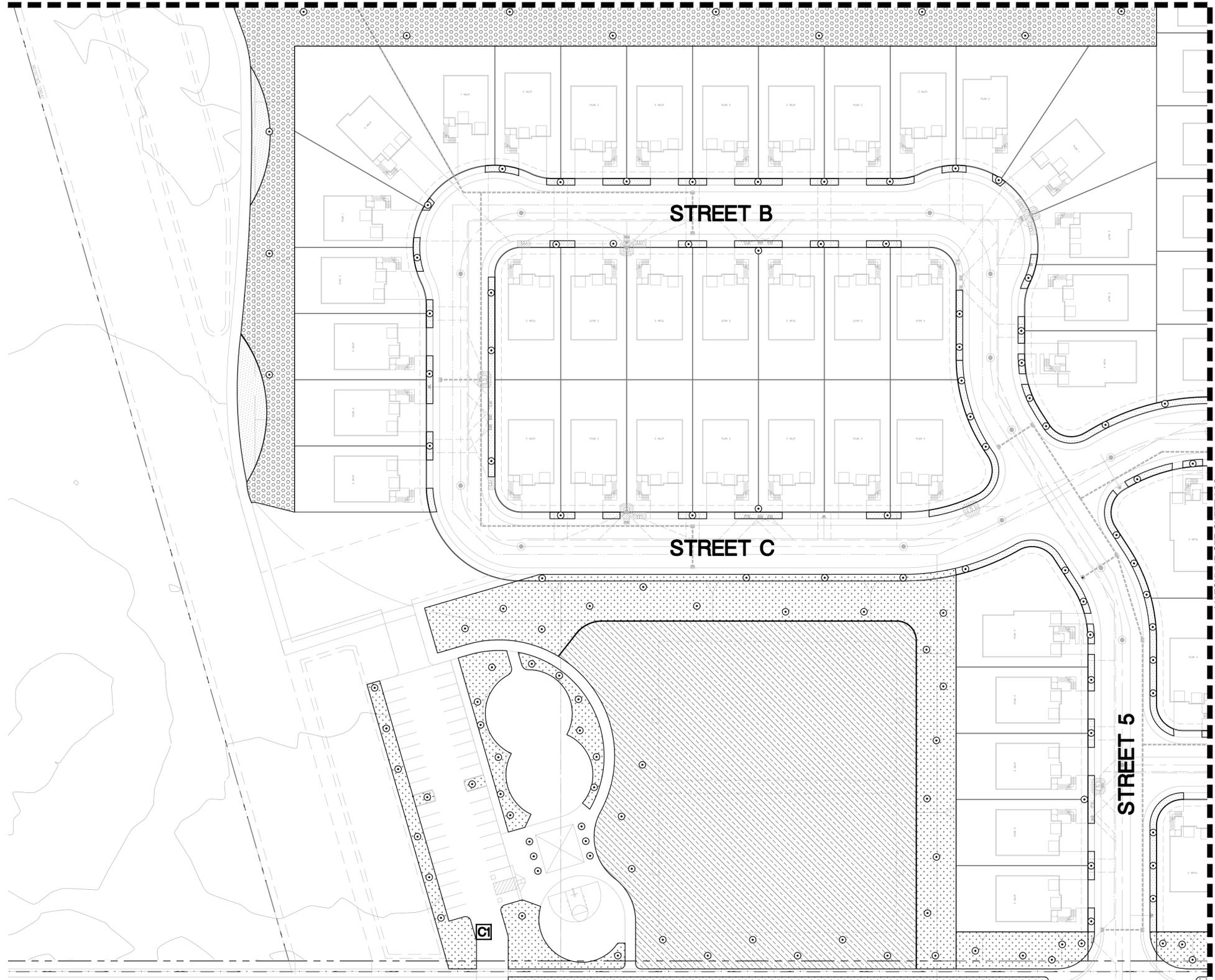
CONTRA COSTA COUNTY CALIFORNIA

DATE: MARCH 2024  
 SCALE: AS SHOWN  
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 SHEET NO: L3.1

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MATCHLINE SEE SHEET L3.0



MATCHLINE SEE SHEET L3.3

POINT OF CONNECTION #2  
FOR COMMUNITY PARK,  
COUNTY MAINTAINED.

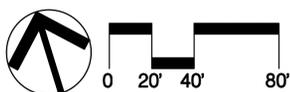
M B V

POINT OF CONNECTION #1  
FOR RESIDENTIAL STREET  
TREE, PLANTING AND  
EMBANKMENT PLANTING  
ALONG SANDMOUND BLVD.  
HOA MAINTAINED.

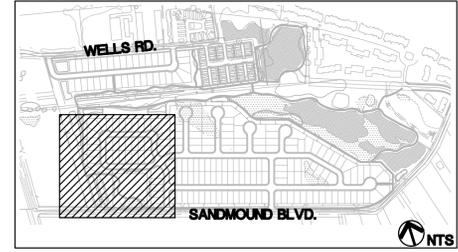
M B V

C2

FOR SCHEMATIC IRRIGATION LEGEND,  
SEE SHEET L3.0



KEY MAP



SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
SCHEMATIC IRRIGATION PLAN

CONTRA COSTA COUNTY CALIFORNIA

DATE: MARCH 2024  
SCALE: AS SHOWN  
JOB: 5298  
SHEET NO: L3.2

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MATCHLINE SEE SHEET L3.1

MATCHLINE SEE SHEET L3.2

MATCHLINE SEE SHEET L3.4

STREET 1

STREET 2

STREET 3

STREET 4

STREET D

STREET 6

STREET E

SANDMOUND BLVD.

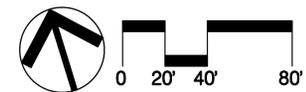
POINT OF CONNECTION #10  
FOR RESIDENTIAL STREET  
TREES AND PLANTING:  
HOA MAINTAINED.

POINT OF CONNECTION #11  
FOR SANDMOUND BLVD.  
TREES AND PLANTING ON  
CITY SIDE OF ROW.  
CITY MAINTAINED.

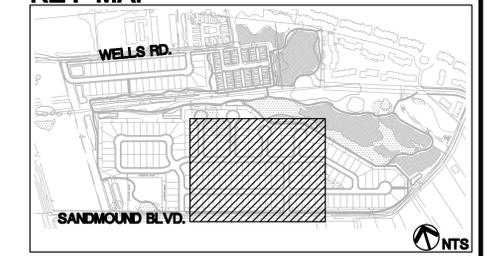
MBV C2

MBV C1

FOR SCHEMATIC IRRIGATION LEGEND,  
SEE SHEET L3.0



KEY MAP



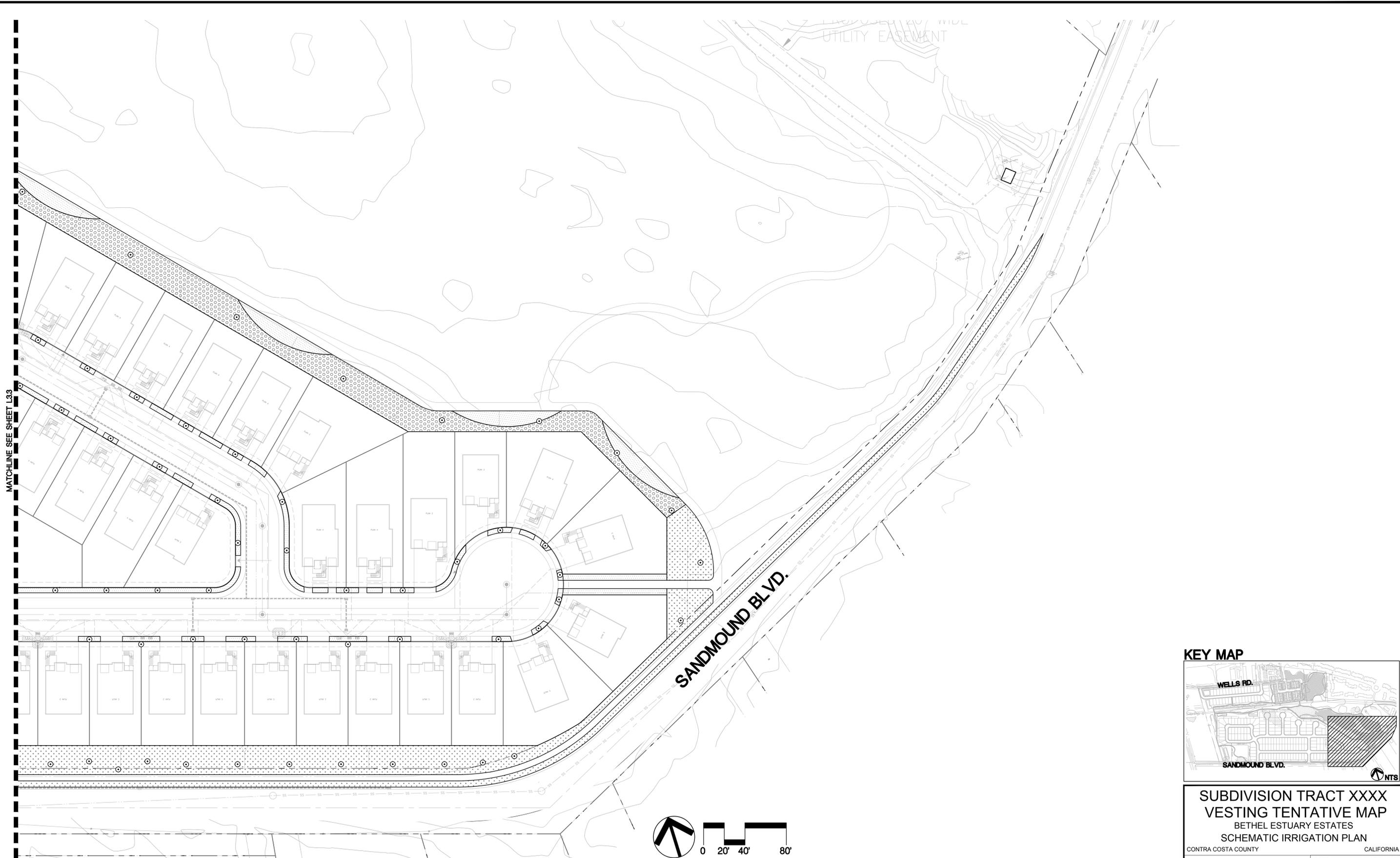
SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
SCHEMATIC IRRIGATION PLAN

CONTRA COSTA COUNTY CALIFORNIA

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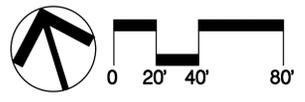
L3.3



MATCHLINE SEE SHEET L3.3

15' WIDE UTILITY EASEMENT

**SANDMOUND BLVD.**



**FOR SCHEMATIC IRRIGATION LEGEND,  
SEE SHEET L3.0**

**KEY MAP**



**SUBDIVISION TRACT XXXX  
VESTING TENTATIVE MAP  
BETHEL ESTUARY ESTATES  
SCHEMATIC IRRIGATION PLAN**

CONTRA COSTA COUNTY CALIFORNIA

	DATE: MARCH 2024
	SCALE: AS SHOWN
	JOB: 5298
	SHEET NO: L3.4

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