

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553

CONTRA COSTA COUNTY
APR 15 10:02 AM
APPLICANTS PERMIT
CENTER

DAVE & DEANNA TURCOTTE
90 DISCOVERY BAY BLVD
DISCOVERY BAY, CA 94505
daveturcott@sbcglobal.net

CC -BRIAN D SEIBEL & FINTE.LLP
1401 WILLOW PASS ROAD SUIT 1010
CONCORD, CA 94520-7921
APRIL 15th 2025
COUNTY FILE# CDDP24-03056

SUBJECT 100 DISCOVERY BAY BLVD PRICIPAL STRUCTURE ENPROCHING INTO TH SCA.

THIS LETTER IS A FORMAL APPEAL NOT TO ALLOW 0 REAR SET BACKS AS PER THE LAST MEETING DATE APRIL 7, 2025,

We have agreed that the structure in question and rear deck is to stay in its 5 and 10 side setbacks but are not in agreement as to the two-story home intruding into the SLOPE CONTROL. This should never of been passed, We are not in agreement as to a 0 rear set back.

We would like to see a full set of plans as requested to scale. The ones stamped by Rec 800 allowing the 0 rear setbacks as well as the ones submitted to the ccc building to insure all heights and set backs are being looked at.

There are many reasons as to why not to allow 0 rear setbacks (one being that it is CCC own rules as well as REC 800 that are all residences are required to follow .There is going to be a 30 foot wall in the slope control, the fact is it ruins our view, privacy and sun and brings down our property value. It also puts the slope control in risk of failing. REC 800 now dose not even allow hard scape decking to be done but it will allow a permanent two-story structure.

We have given 4 reasons as to why it should not be allowed and yet have no other valid reason from the owners at 100 Discovery Bay Blvd as to why it should be other than they want to.

SECTION 2.01 SLOPE CONTROL AREA (SCA) NO PART OF THE PRICIPAL STRUCTURE SHALL ENCROCH INTO THE (SCA) A PRINCIPAL STRUCTURE MAY ENCROCH SUCH ON A CASE-BY-CASE BASIS APPLYING (REASONABLE) AND (NECESSARY) ENGINEERING PRINCIPAL TO PROTEC DISTRICT INTREST

THIS SHOULD ALSO AFFECT THE ADJOINING PARTIALS STUCURES WITCH DOES AFFECT THE (SCA) IF THERE IS A FAILURE IN DESIGHN AND ENGINEERING

SUBJECT (A) CONCERN THIS IS A LARGE 30 + FEET TALL STUCOO STRUCTURE WITH A ROOF LOAD ON IT INTO THE (SCA) THIS MAY AFFECT THE SWIMMING POOL AT 90 DISCOVERY BAY BLVD WHICH MAY ALSO AFFECT THE (SCA) AND AFFECT THE DECK AT 90 DISCOVERY BAY BLVD

SUBJECT (B) WHEN SOILS REPORT WAS DONE THEIR WAS NO TESTING DONE INTO THE FAR-RIGHT BACK OF CORNER OF THE (SCA)

SUBJECT (C) AFFECTING THE VAKUE OF 90 DISCOVERY BAY BLVD.

ADDING A LARGE 30 FEET + SRUCTURE INTO THE (SCA) BLOCKING A LARGE VEIW OF THE DELTA.

BLOCKING THE SUN FROM BEING ON DECK AND POOL

CONCLUTION BEST FOR THIS MATTER DO NOT LET STRUCTURE INTO (SCA)

THIS IS AFFECTING THE (SCA) TO MUCH ALONG WITH THE ADJOINING PROPERTY

THANK YOU, DAVE AND DEANNA TURCOTTE

TO -REC DISTRICT 800 1540 DISCOVERY BAY BLVD
SUIT A DISCOVERY BAY CA 94505
P.O BOX 262 BYRON CA 94514

DAVE & DEANNA TURCOTTE
90 DISCOVERY BAY BLVD
DISCOVERY BAY, CA 94505

CC -BRIAN D SEIBEL & FINTE.LLP
1401 WILLOW PASS ROAD SUIT 1010
CONCORD, CA 94520-7921

April 13, 2025

SUBJECT 100 DISCOVERY BAY BLVD PRICIPAL STRUCTURE ENCROCH INTO TH SCA.

THIS LETTER IS TO INFORM YOU THAT WE WILL BE APPEALING THE DECISION BY THE COUNTY FOR NO REAR SET BACKS THAT YOU PUT INTO MOTION BY APPROVING THE STRUCTURE GOING INTO THE SLOPE CONTROL.

BY APPROVING THE STRUCTURE OF 100 D.B.B GOING INTO THE (SCA) IT IS CHANGING THE MAP THAT WAS APPROVED BY C.C.C BUILDING DEPT THAT EVERYONE HAD TO ABIDE BY WHEN THEY BUILT THEIR HOMES.

WE DO NOT AGREE WITH THIS DECISION AND ARE ASKING WHY IT WAS APPROVED. THERE ARE MANY REASONS WHY NOT TO ALLOW IT AND ONLY ONE THAT WE ARE AWARE OF IS THAT THEY WANT IT. WE ARE NOW NOT ALLOWED TO PUT ANY HARD SCAPE DECKING ON OR REAR DECKS IN THE SLOPE CONTROL BUT YOU APPROVED A TWO STORY HOME IN THE SLOPE CONTROL WITH REAR SET BACKS.

WE WERE TOLD NO DECISION WAS GOING TO BE MADE THAT DAY AND UPON CALLING FOR THE NEXT MEETING AGENDA I WAS INFORMED THAT THEY WERE ALREADY STAMPED AND APPROVED.; I WAS GIVEN NO OPPORTUNITY TO APPEAL.

SO AS OF NOW I AM REQUESTING FOR A THIRD TIME FOR THE MEETING MINUTES TO BE PROVIDED TO ME. I ALSO AM REQUESTING AS TO WHEN PLANS WERE STAMPED.

DAVE TURCOTTE