

30 November 2022
Will Nelson, Principal Planner,
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Ref: Delta Coves, Bethel Island, Request for General Plan Feasibility Study

VIA: Email to Daniel Barrios

Dear Mr. Nelson and Mr. Barrios:

SDC Delta Coves LLC, owner of the Delta Coves development on Bethel Island, has been successful in developing subdivision # 6013 by making incremental development plan modifications in response to market demands.

We have been successful in segmenting the development into four different housing categories by limiting the allowable range of square footages that our builders can construct and offer for sale.

Three of the categories are on the mother subdivision which originally numbered 494 and is now reduced to 461 single family detached lots. These categories are small lots with house sizes ranging from 1800 square feet to 2200 square feet. Medium lots with house sizes from 2201 square feet to 2600 square feet. Large lots larger than 2601 square feet.

The fourth category is a size and product type that is currently restricted to Parcels B and E. We refer to these houses as our cottages. They are on smaller lots adjacent to the Island Camp Amenity Facilities. They are designed for carefree living where the home owner's association maintains the landscaping and the dock facilities. These house sizes range from 1575 square feet to 1880 square feet.

It is this fourth category of housing that we plan to build on Parcels C and D at Delta Coves. It will be phase two of the current housing on Parcels B and E and it will be built in lieu of developing the approved commercial marina use on Parcels C and D.

Feasibility Study Request This Letter

We therefore ask that the Board of Supervisors approve a General Plan Feasibility Study that considers a general plan amendment for Parcels C and D at Delta Coves in which the current general plan be changed from single family low density to multifamily low density.

Parcels C and D will have a density of 8.7 units to the acre for a total lot count of 47 lots on the Two Parcels.

This lot count of 47 lots will increase the total lot count at Delta Coves from 560 housing units to 572 housing units.

The net increase of 12 housing units is realized by eliminated the commercial marina use on Parcels C and D.

We look forward to this item being placed of the Board of Supervisors Consent Calendar for consideration as soon as possible/

Sincerely

Owen Poole, Applicate for SDC Delta Coves LLC.

Attachment: Exhibit A & Lot Transfer Exhibit

CC: Ruben Hernandez, Principal Planner, Contra Costa County