



VESTING TENTATIVE MAP SUBDIVISION MS 976-21

A PORTION OF THE NORTHEAST 1/4 OF
SECTION 25, T.2N., R.2E., M.D.B. & M.

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

JANUARY 20, 2021

City of Oakley
Planning Department

February 9, 2021

RECEIVED

GENERAL NOTES:

OWNER:	IRONHOUSE SANITARY DISTRICT 450 WALNUT MEADOWS DRIVE OAKLEY, CA 94561 1-925-625-2279
DEVELOPER:	DIABLO WATER DISTRICT 87 CAROL LANE OAKLEY, CA 94561 1-925-625-3798
ENGINEER:	BELLECCI & ASSOCIATES, INC. 2290 DIAMOND BLVD., SUITE 100 CONCORD, CALIFORNIA 94520 925.685.4569
A.P.N.:	037-191-034
SITE AREA:	1.42 ACRES
EXISTING ZONING:	P - PUBLIC AND SEMI-PUBLIC
PROPOSED ZONING:	P - PUBLIC AND SEMI-PUBLIC
EXISTING USE:	VACANT
PROPOSED USE:	SPECIAL DISTRICT ADMINISTRATIVE & SHOP BUILDING
LOT SIZES:	REMAINDER PARCEL: 65.80 ACRES PARCEL A: 1.42 ACRES
SERVICES:	WATER - DIABLO WATER DISTRICT SEWER - IRONHOUSE SANITARY DISTRICT GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO. TELEPHONE - AT&T
FLOODING:	ZONE X. THIS AREA IS SUBJECT TO MINIMAL FLOODING HAZARD PER FIRM PANEL 06013C 0355G DATED 3/21/2017.
TOPOGRAPHY:	TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC., 07/21/20.
BOUNDARY:	BOUNDARY BASED ON FIELD SURVEY AND RECORD DATA.

EXCEPTIONS AND EASEMENTS

- ① 100' RIGHT OF WAY PER 79 DEEDS 279
- ② GRANT DEED IN FAVOR OF PG&E PER 379 O.R. 417
LOCATION NOT CLEARLY DEFINED OF RECORD
- ③ FINAL JUDGEMENT IN CONDEMNATION PER 2822 O.R. 672
- ④ FINAL JUDGEMENT IN CONDEMNATION PER 2822 O.R. 572
- ⑤ ROADWAY UNDERPASS EASEMENT PER 2006-0300829
- ⑥ RECIPROCAL ACCESS EASEMENT AGREEMENT PER 2009-0212030

