



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDMS24-00014

File Date: 7/11/2024

Applicant:

Sanjay Sethi
3757 Ferncroft Way
Dublin, CA 94568

sanjay@dublin.com
(925) 216-5850

Property Owner:

SANJAY SETHI
10 Kemp Ct
Alamo, CA 94507

sanjay@dublin.com
(925) 551-8500

Project Description:

The applicant requests approval of a Vesting Tentative Map for a minor subdivision to subdivide a 1.89-acre parcel into two lots, including an new access driveway and other associated improvements.

Project Location: (Address: 10 KEMP CT, ALAMO, CA 945071712), (APN: 193080042)

Additional APNs:

General Plan Designation(s): SL

Zoning District(s): R-20

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
Total:			8662.00	8662.00

TENTATIVE PARCEL MAP CDMS22-0013

OF LOT 3, "SUBDIVISION 4527", FILED, AUGUST 7,, 1974,
MAP BOOK 172, PAGE 20 CONTRA COSTA COUNTY
RECORDS. AND THE OWNERS DEED. CITY OF ALAMO
CONTRA COSTA COUNTY, CALIFORNIA.
APN 193-080-042

10 KEMP COURT, ALAMO, CA 94507
SCALE: 1" = 20' DECEMBER 2024

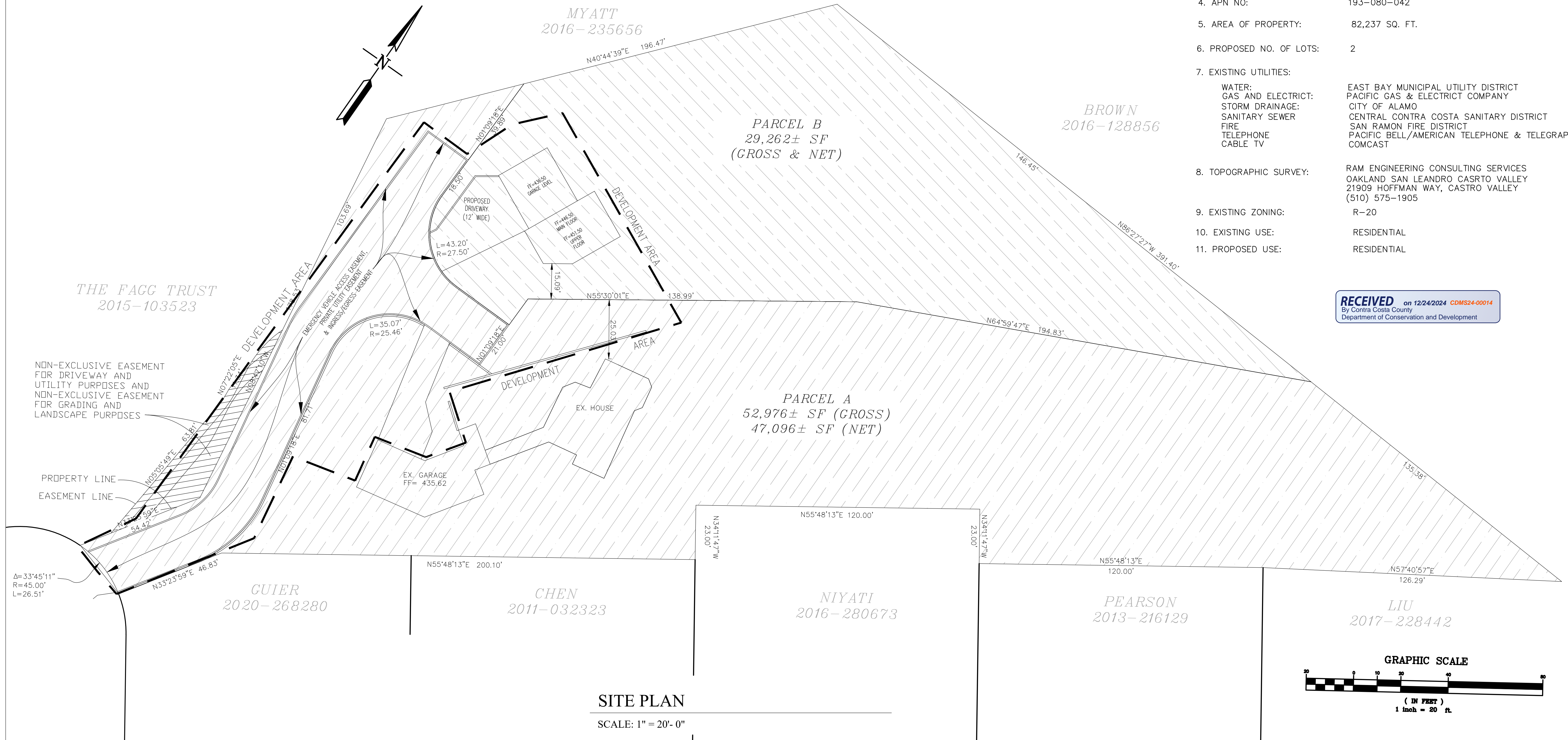


VICINITY MAP

TENTATIVE PARCEL MAP STATEMENTS

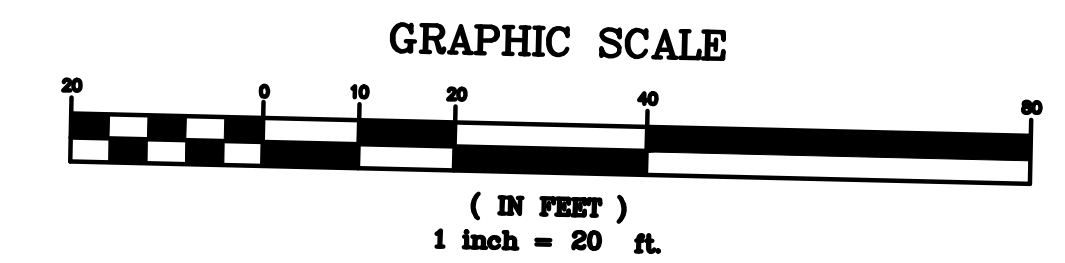
1. RECORD PROPERTY OWNER: SANJAY AND EKTA SETHI
#10 KEMP COURT
ALAMO, CA 94507
(925) 236-0572
2. APPLICANT/SUBDIVIDER: SANJAY AND EKTA SETHI
#10 KEMP COURT
ALAMO, CA 94507
(925) 236-0572
3. ENGINEER/SURVEYOR: EKUNDAYO SOWUNMI
ACKLAND INTERNATIONAL, INC
333 HEGENERBERGER ROAD
OAKLAND, CA 94621
(510) 564-4284
4. APN NO: 193-080-042
5. AREA OF PROPERTY: 82,237 SQ. FT.
6. PROPOSED NO. OF LOTS: 2
7. EXISTING UTILITIES:
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
GAS AND ELECTRICT: PACIFIC GAS & ELECTRICT COMPANY
STORM DRAINAGE: CITY OF ALAMO
SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
FIRE: SAN RAMON FIRE DISTRICT
TELEPHONE: PACIFIC BELL/AMERICAN TELEPHONE & TELEGRAPH
CABLE TV: COMCAST
8. TOPOGRAPHIC SURVEY: RAM ENGINEERING CONSULTING SERVICES
OAKLAND SAN LEANDRO CASRTO VALLEY
21909 HOFFMAN WAY, CASTRO VALLEY
(510) 575-1905
9. EXISTING ZONING: R-20
10. EXISTING USE: RESIDENTIAL
11. PROPOSED USE: RESIDENTIAL

RECEIVED on 12/24/2024 CDMS24-00014
By Contra Costa County
Department of Conservation and Development



SITE PLAN

SCALE: 1" = 20'-0"



SEAL: 	 ACKLAND INTERNATIONAL, INC. 333 Hegenberger Road, Suite 206 Oakland, CA 94621 510.564.4284 (tel) ekundayo.sowunmi@gmail.com	PROJECT NAME:		SHEET TITLE		PROJECT NO. S22051	SHEET NO.
		2-LOT SUBDIVISION LOT 3, MAP OF SUBDIVISION 4527 10 KEMP COURT, ALAMO, CA		SITE PLAN		DRAWN BY: EU	1 OF 4
		CLIENT NAME & ADDRESS:		SANJAY AND EKTA SETHI 10 KEMP COURT ALAMO CA 94507		CHECKED BY: ES	
		NO. DATE REVISION				SCALE: AS SHOWN	
				DATE: 10/09/24			

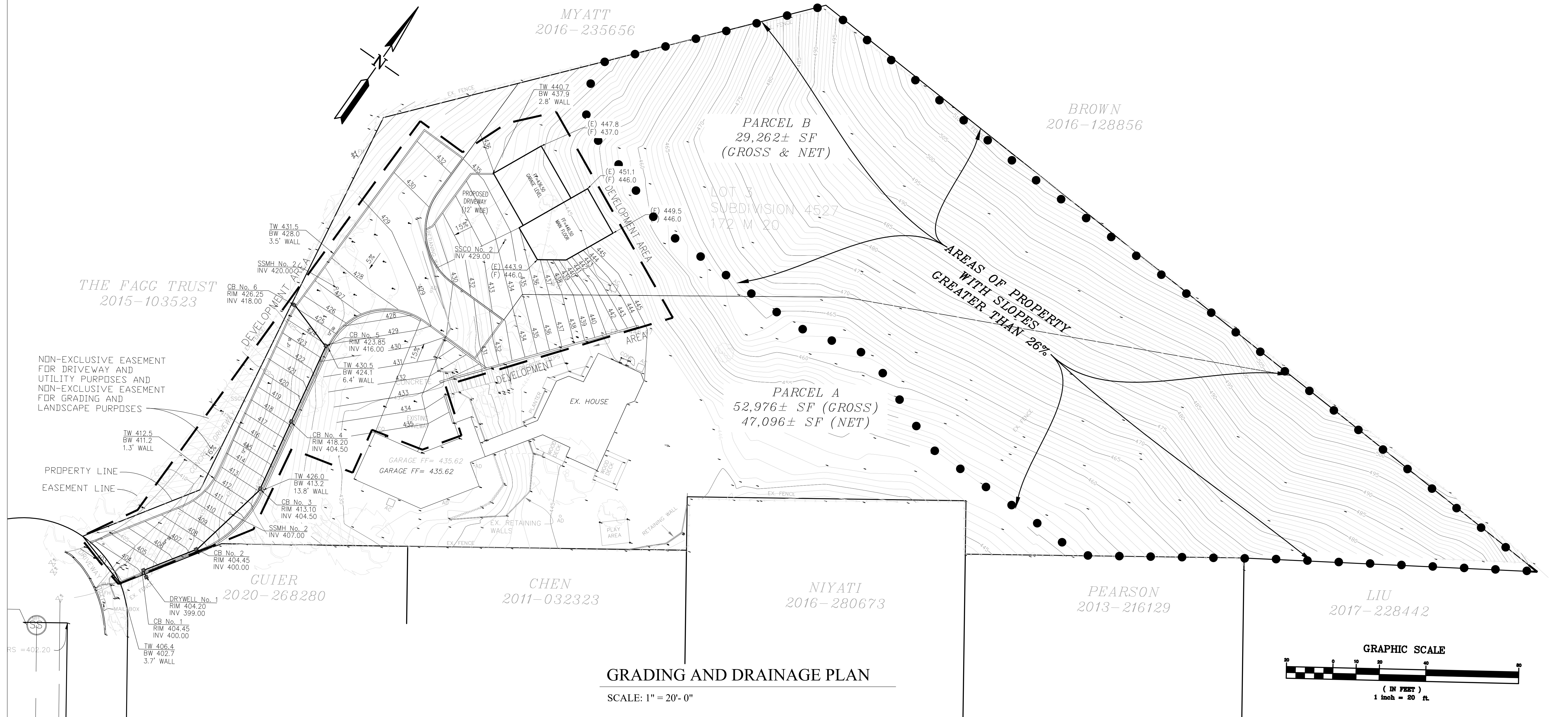
ABBREVIATIONS AND LEGEND

PL	PROPERTY LINE	—	SUBDIVISION BOUNDARY
PC	PROPERTY CORNER	□	EXISTING WOOD FENCE
LN	LINE	—	EXISTING CYCLONE FENCE
MON	MONUMENT	○	ASSESSOR'S LOT NO.
EXT	EXTENSION	()	RECORD DATA ()
FND	FOUND	—	CONCRETE
AC	ASPHALT CURB	—	WATERMETER BOX
TC	TOP OF CURB	—	JOINT POLE
TAC	TOP ASPHALT CURB	—	STORM DRAIN MANHOLE
FL	FLOW LINE	—	CATCH BASIN
SS	SANITARY SEWER	—	SUBDIV. LOT NO.
SD	STORM DRAIN	—	SIGN
WL	WATERLINE	—	WOOD RET. WALL
WS	WATER SERVICE	—	
ASPH	ASPHALT	—	
SS	SEWER MANHOLE	—	
FD	FIRE HYDRANT	—	
SET	SET 1/4" REBAR&CAP	—	

TENTATIVE PARCEL MAP CDMS22-0013

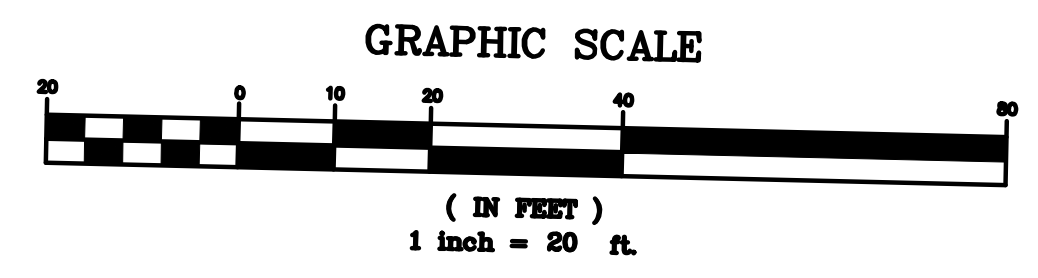
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10 KEMP COURT, ALAMO, CA 94507
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 DECEMBER 2024



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

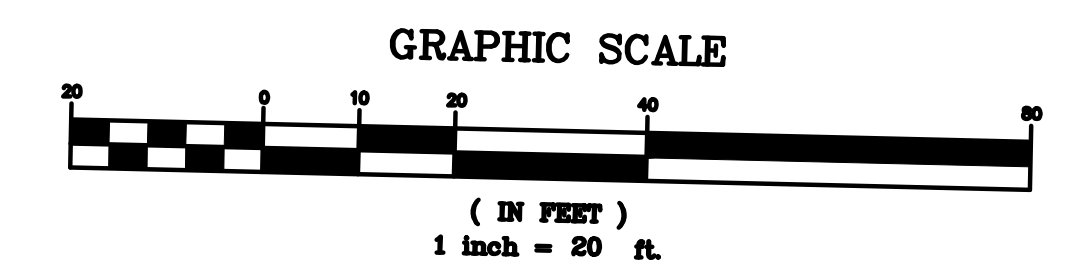
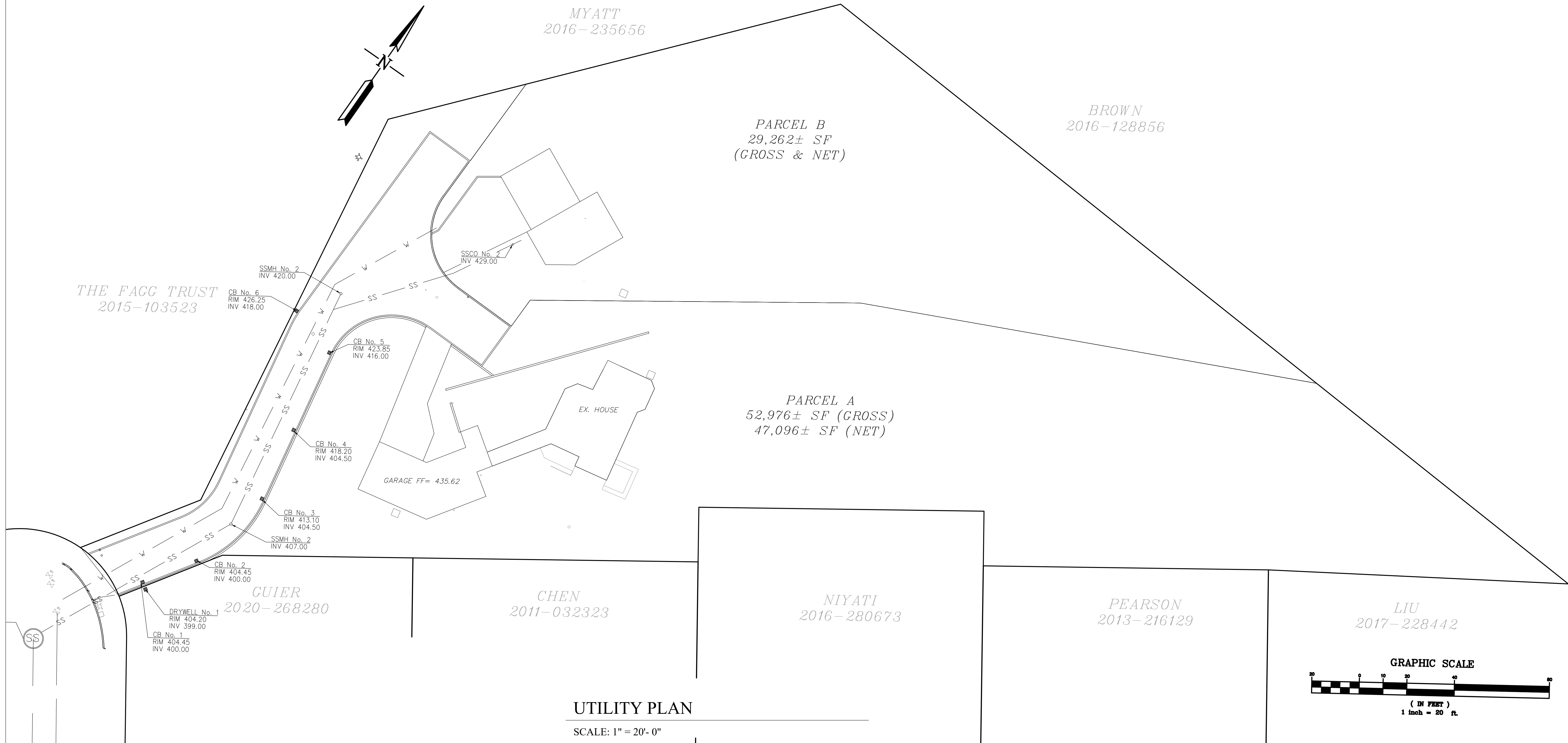


SEAL: 	 ACKLAND INTERNATIONAL, INC. 333 Hegenberger Road, Suite 206 Oakland, CA 94621 510.564.4284 (tel) ekundayo.sowunmi@gmail.com	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY					PROJECT NAME: 2-LOT SUBDIVISION LOT 3, MAP OF SUBDIVISION 4527 10 KEMP COURT, ALAMO, CA	SHEET TITLE: GRADING PLAN	PROJECT NO. S22051	SHEET NO. 2 OF 4
			NO.	DATE	DESCRIPTION	BY								
CLIENT NAME & ADDRESS: SANJAY AND EKTA SETHI 10 KEMP COURT ALAMO CA 94507	SCALE: AS SHOWN	DATE: 10/09/24												

TENTATIVE PARCEL MAP CDMS22-0013



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 CONTRA COSTA COUNTY, CALIFORNIA.
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10 KEMP COURT, ALAMO, CA 94507
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UTILITY PLAN

SCALE: 1" = 20'-0"

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			NO.	DATE	DESCRIPTION	BY																												
CLIENT NAME & ADDRESS: SANJAY AND EKTA SETHI 10 KEMP COURT ALAMO CA 94507	DRAWN BY: EU CHECKED BY: ES SCALE: AS SHOWN DATE: 10/09/24																																	

TENTATIVE PARCEL MAP CDMS22-0013

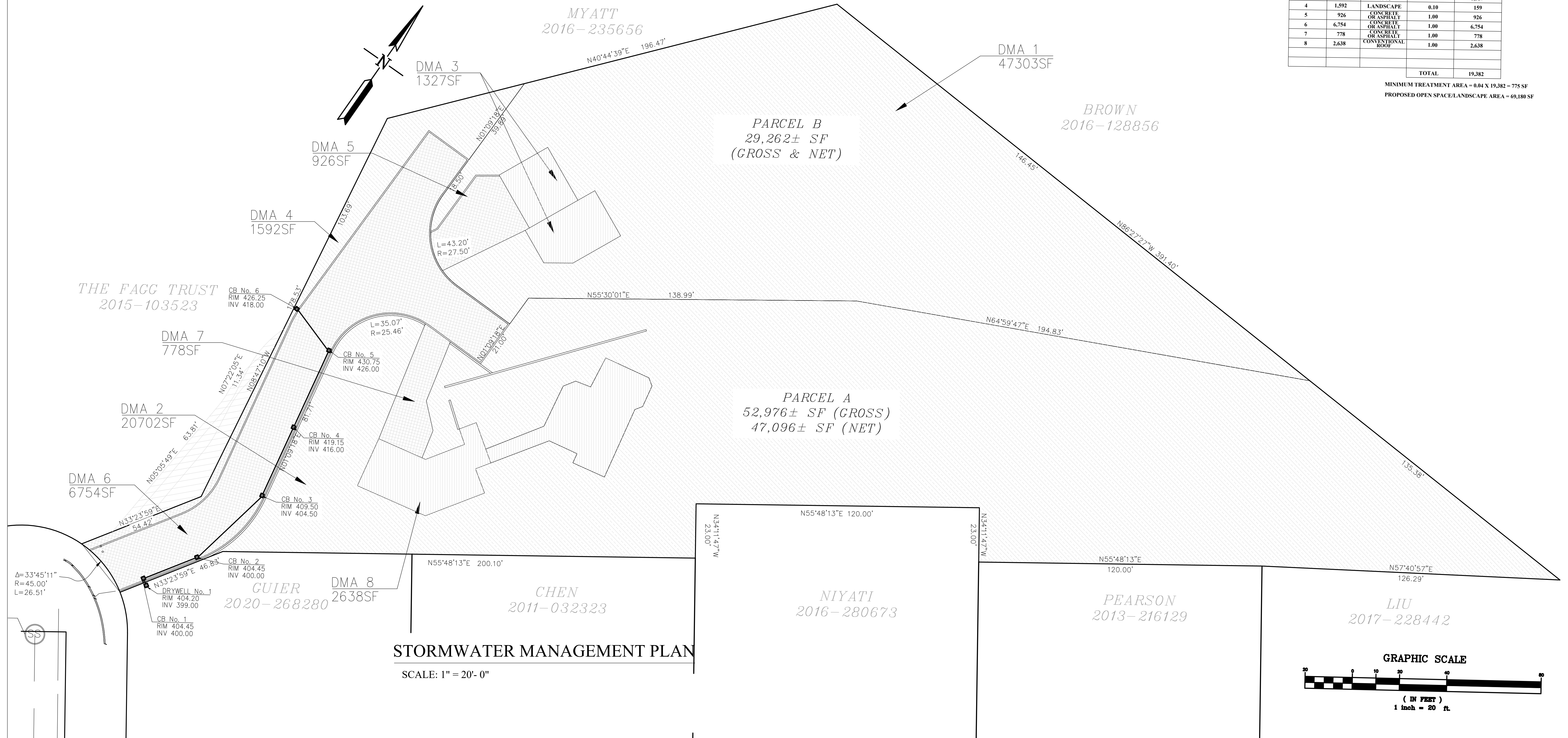
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STORMWATER TREATMENT AREA CALCULATIONS

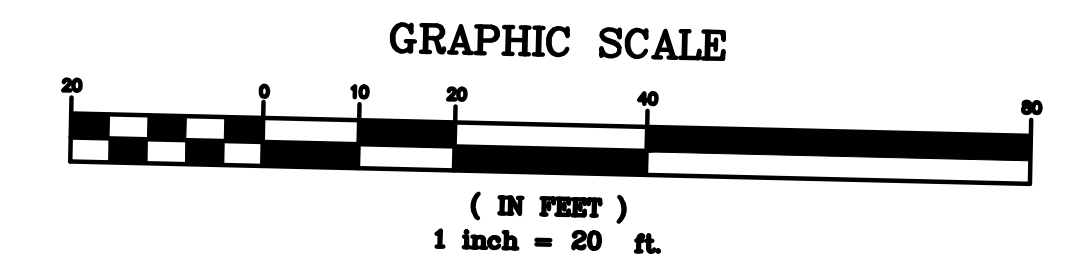
DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUN-OFF FACTOR	DMA X RUN-OFF FACTOR (SF)
1	47,303	LANDSCAPE	0.10	4,730
2	20,702	LANDSCAPE	0.10	2,070
3	1,327	CONVENTIONAL ROOF	1.00	1,327
4	1,592	LANDSCAPE	0.10	159
5	926	CONCRETE OR ASPHALT	1.00	926
6	6,754	CONCRETE OR ASPHALT	1.00	6,754
7	778	CONCRETE OR ASPHALT	1.00	778
8	2,638	CONVENTIONAL ROOF	1.00	2,638
TOTAL				19,382

MINIMUM TREATMENT AREA = 0.04 X 19,382 = 775 SF
 PROPOSED OPEN SPACE/LANDSCAPE AREA = 69,180 SF



STORMWATER MANAGEMENT PLAN





SCALE: 1" = 20'-0"

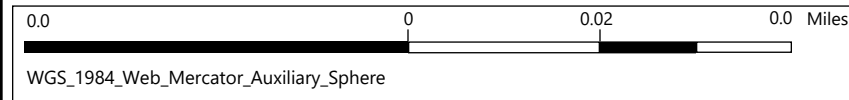


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		CLIENT NAME & ADDRESS: SANJAY AND EKTA SETHI 10 KEMP COURT ALAMO CA 94507	DRAWN BY: EU CHECKED BY: ES	SCALE: AS SHOWN	
		REVISION	DATE: 10/09/24	DATE: 10/09/24	
		NO. DATE DESCRIPTION BY	DATE: 10/09/24	DATE: 10/09/24	



Legend

-  City Limits
-  Streets
-  Building Footprints
-  Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



1: 1,128

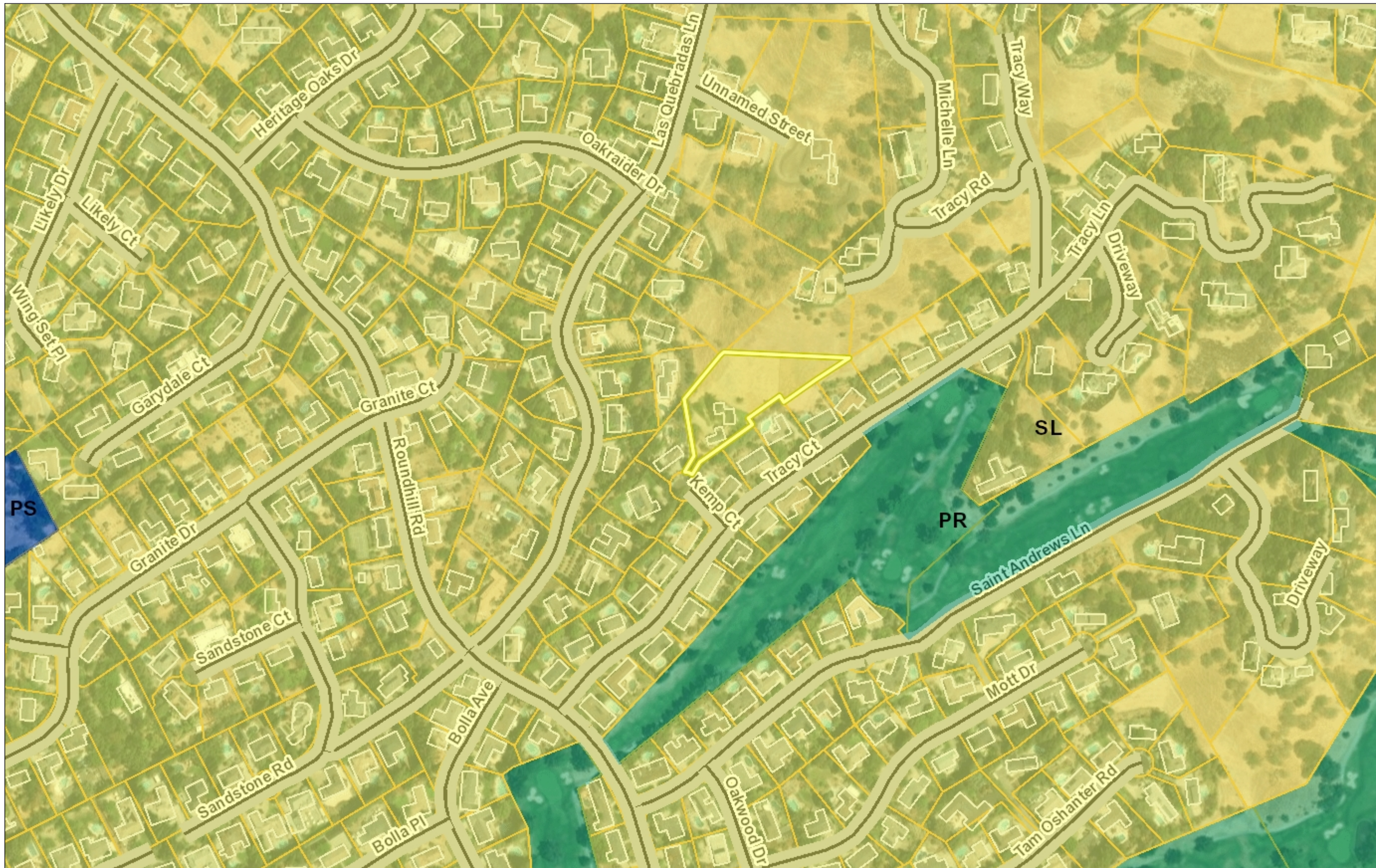


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
CDMS22-00013

General Plan: SFR, Low Density (SL)



Legend

- City Limits
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - Vi
- MS (Multiple Family Residential - Vi
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Star
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)
- LF (Landfill)
- PS (Public/Semi-Public)
- PR (Parks and Recreation)
- OS (Open Space)

1: 4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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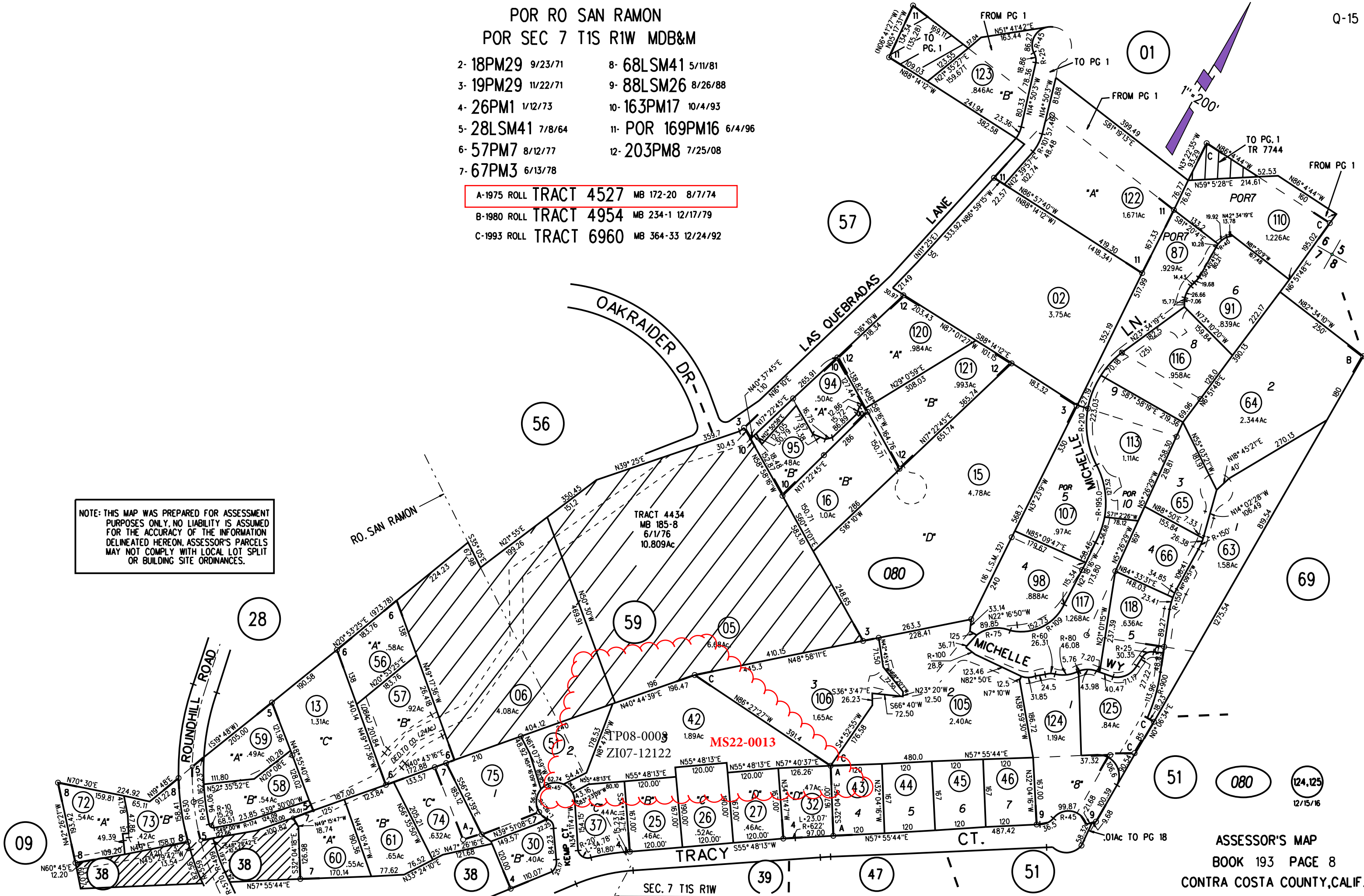
CDMS22-00013

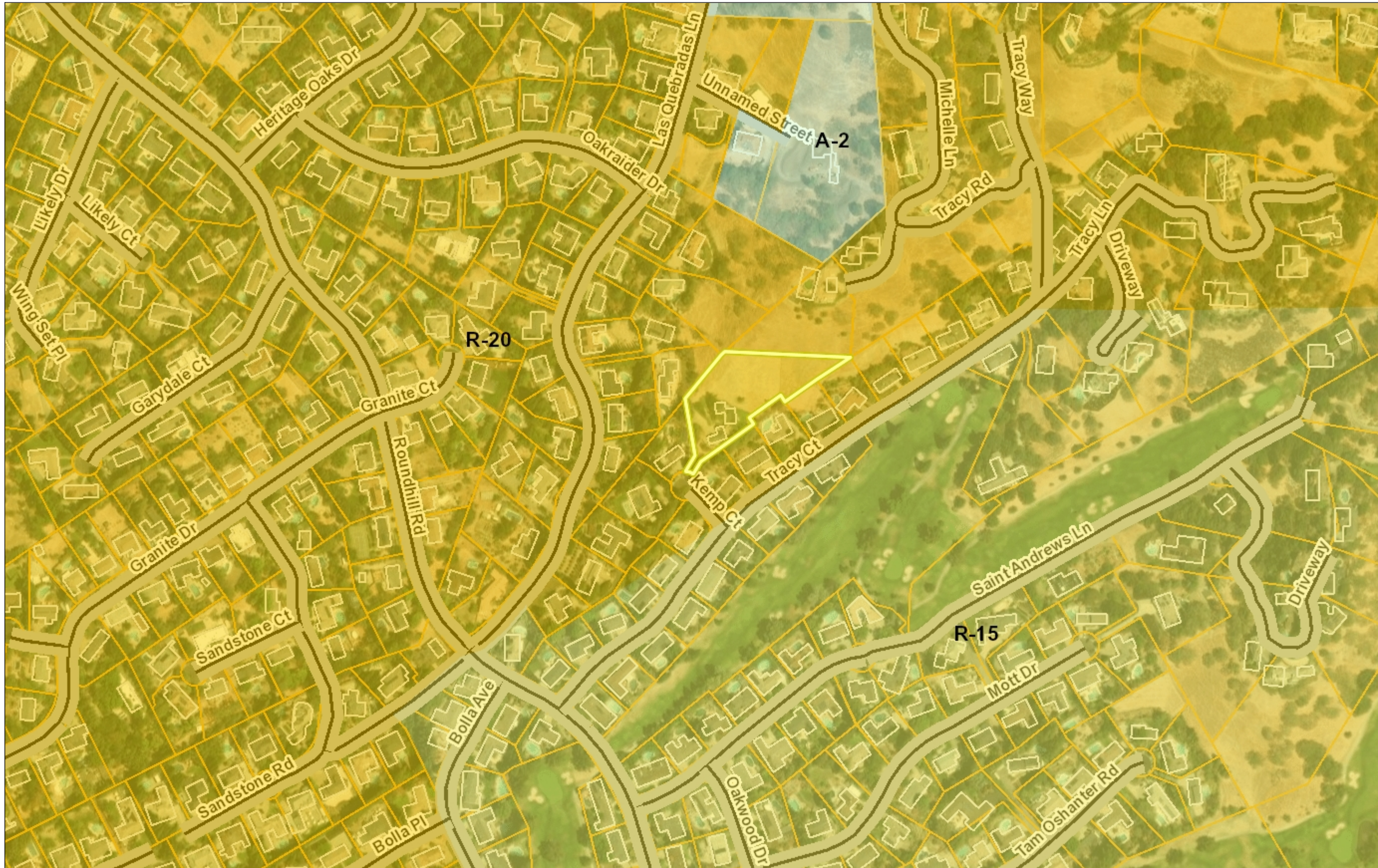
POR RO SAN RAMON
POR SEC 7 T1S R1W MDB&M

- 2- 18PM29 9/23/71
- 3- 19PM29 11/22/71
- 4- 26PM1 1/12/73
- 5- 28LSM41 7/8/64
- 6- 57PM7 8/12/77
- 7- 67PM3 6/13/78
- 8- 68LSM41 5/11/81
- 9- 88LSM26 8/26/88
- 10- 163PM17 10/4/93
- 11- POR 169PM16 6/4/96
- 12- 203PM8 7/25/08

- A-1975 ROLL TRACT 4527 MB 172-20 8/7/74
- B-1980 ROLL TRACT 4954 MB 234-1 12/17/79
- C-1993 ROLL TRACT 6960 MB 364-33 12/24/92

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.





Legend

- City Limits
- Zoning**
- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside I
- R-6 -TOV -K (Tree Obstruction anc
- R-6, -UE (Urban Farm Animal Excl
- R-6 -X (Railroad Corridor Combinir
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinir
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Excl
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combining I
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining I
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combining I
- A-2, -BS -SG (Boat Storage and So
- A-2 -FH (Flood Hazard Combining I
- A-2, -FH -SG (Flood Hazard and Sc
- A-2 -SD-1 (Slope Density Hillside D
- A-2, -SG (Solar Energy Generation

1:4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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