



AGENCY COMMENT REQUEST

Date 7/8/25

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning ☒ Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District CONTRA COSTA

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District West County Wastewater

☒ Water District EBMUD

☒ City of Richmond

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC NORTH RICHMOND MAC

Improvement/Community Association

CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Allison Seoane

Phone # 925-655-2871

E-mail allison.seoane@dcd.cccounty.us

County File # CDDP25-03017

Prior to Aug. 5, 2025

We have found the following special programs apply to this application:

Landslide Active Fault Zone (A-P)

☒ Liquefaction Flood Hazard Area

60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP25-03017

File Date: 7/7/2025

Applicant:

CARPIO PROPERTI DEL DEL CARPIO
PROPERTIES LLC
1220 MARIN AVE
SAN PABLO, CA 948064244

delcarpiopropertiesllc@gmail.com
(510) 478-5638

Property Owner:

CARPIO PROPERTI DEL
1220 MARIN AVE
SAN PABLO, CA 948064244

delcarpiopropertiesllc@gmail.com
(510) 478-5638

Project Description:

Request approval of a Development Plan for an approximately 2,400 square-foot duplex on an HE-C designated vacant site with a deviation to allow 2 parking spaces that are substandard in required length.

Project Location: (Address: 0 GERTRUDE AVE, RICHMOND, CA 94801), (APN: 409042021)

Additional APNs: 409-042-022-7

General Plan Designation(s): RMH

Zoning District(s): HE-C

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: NO

MAC/TAC: NORTH RICHMOND MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: YES

Specific Plan: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
Total:				

M.B. 6-140 3-04-12

AVE

(05

PB
408

RUBY AVE

AVE

$$1'' = 50'$$

GERTRUDE

AVE

PB
561

PB
561

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.

S89° 56'W

042

ZC17-0869

YORK

ALAMO

(03

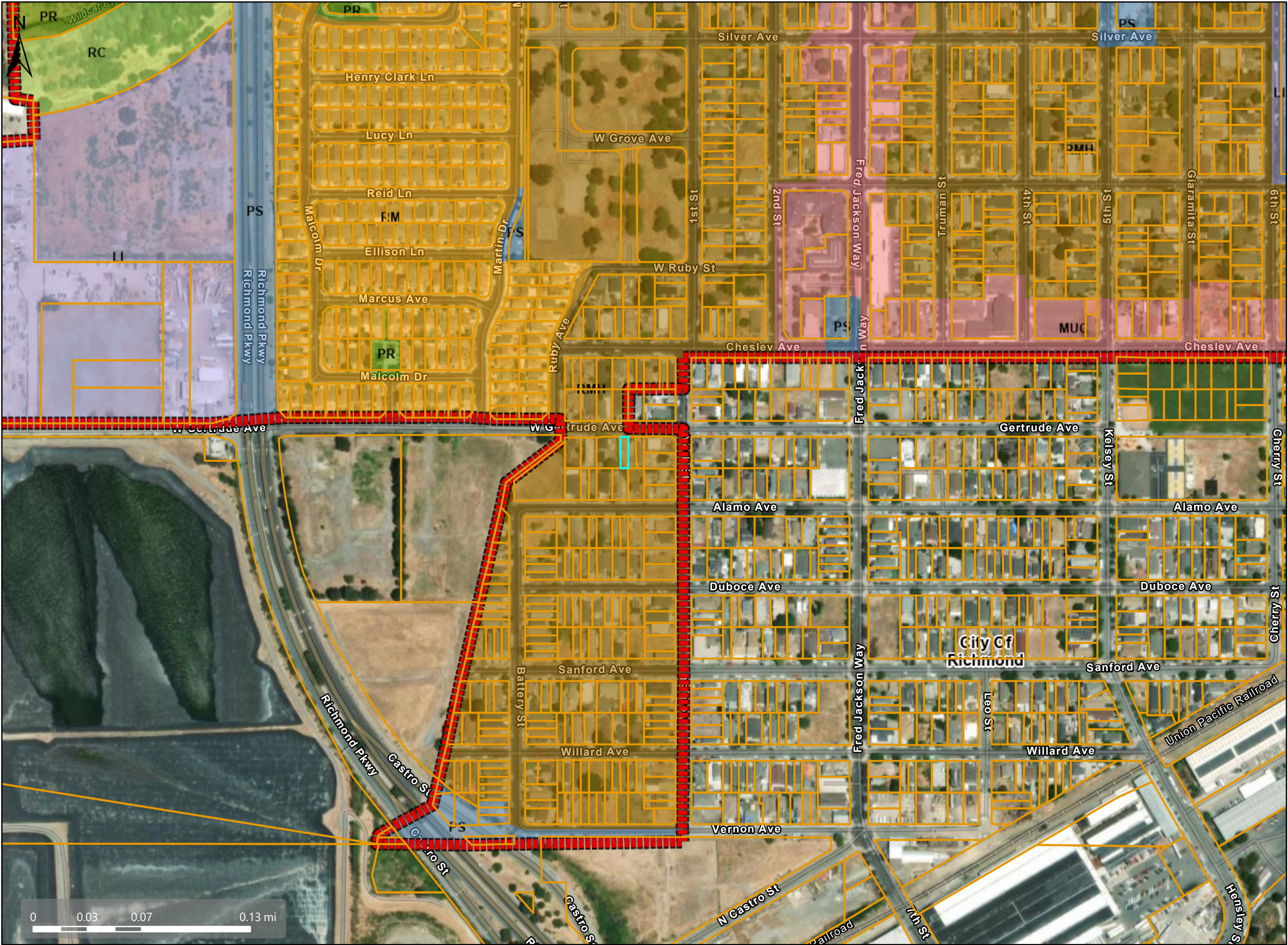
AVE

5-14-59 G.C.C. 1-35
ASSESSOR'S MAP

BOOK 409 PAGE 4

CONTRA COSTA COUNTY,CALIF.

General Plan: Residential Medium High Density (RMH)



Map Legend

Assessment
Parcels

General Plan

RM (Residential
Medium
Density) (7-17
du/na)

RMH
(Residential
Medium-High
Density) (17-30
du/na)

MUC (Mixed-
Use
Community-
Specific)
(Variable)

LI (Light
Industry) (1.5
FAR)

PS (Public and
Semi-Public)

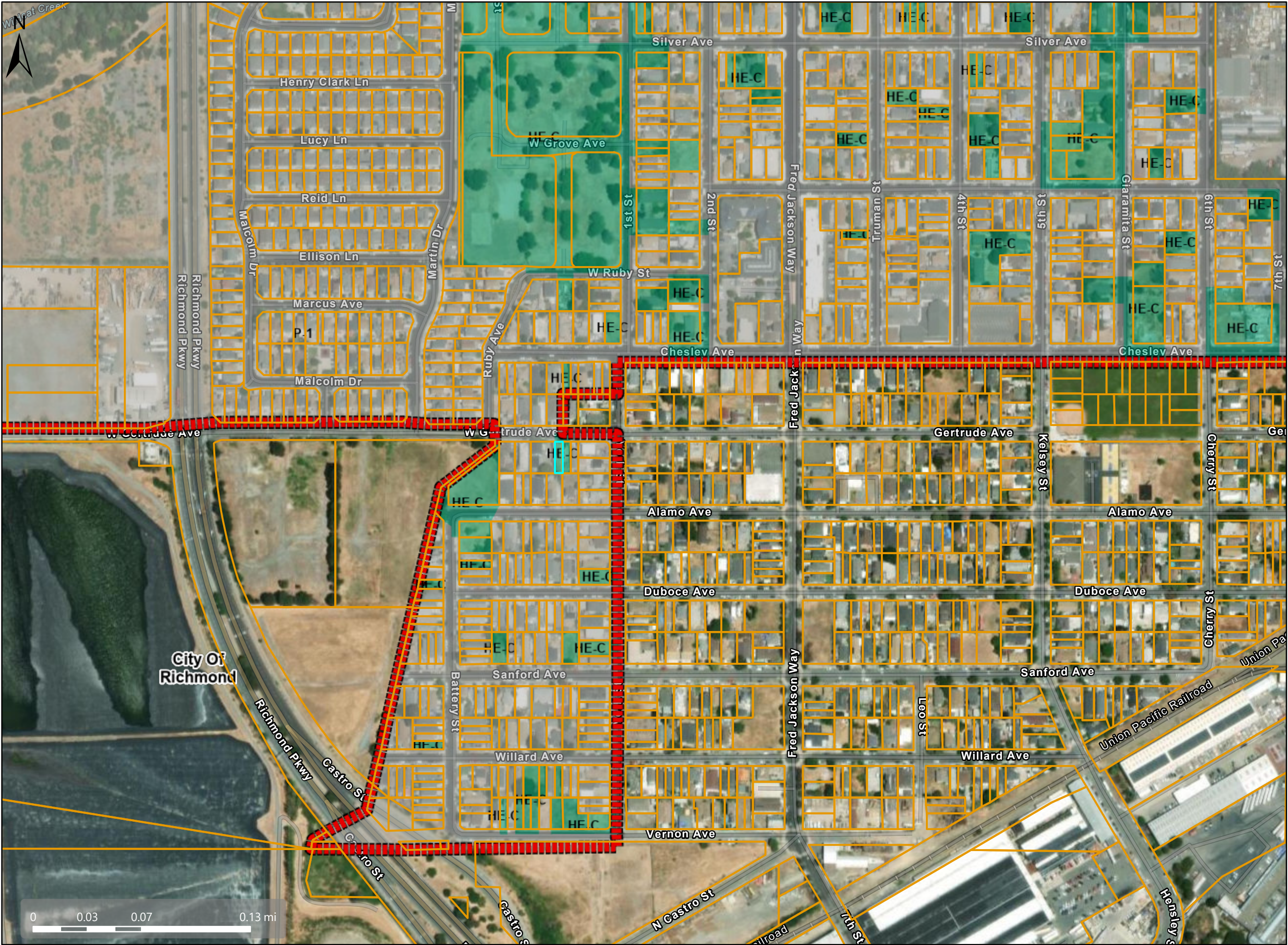
PR (Park and
Recreation)

RC (Resource
Conservation)

City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquiries to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: Housing Element Consistency District (HE-C)



Map Legend

Assessment

Parcels

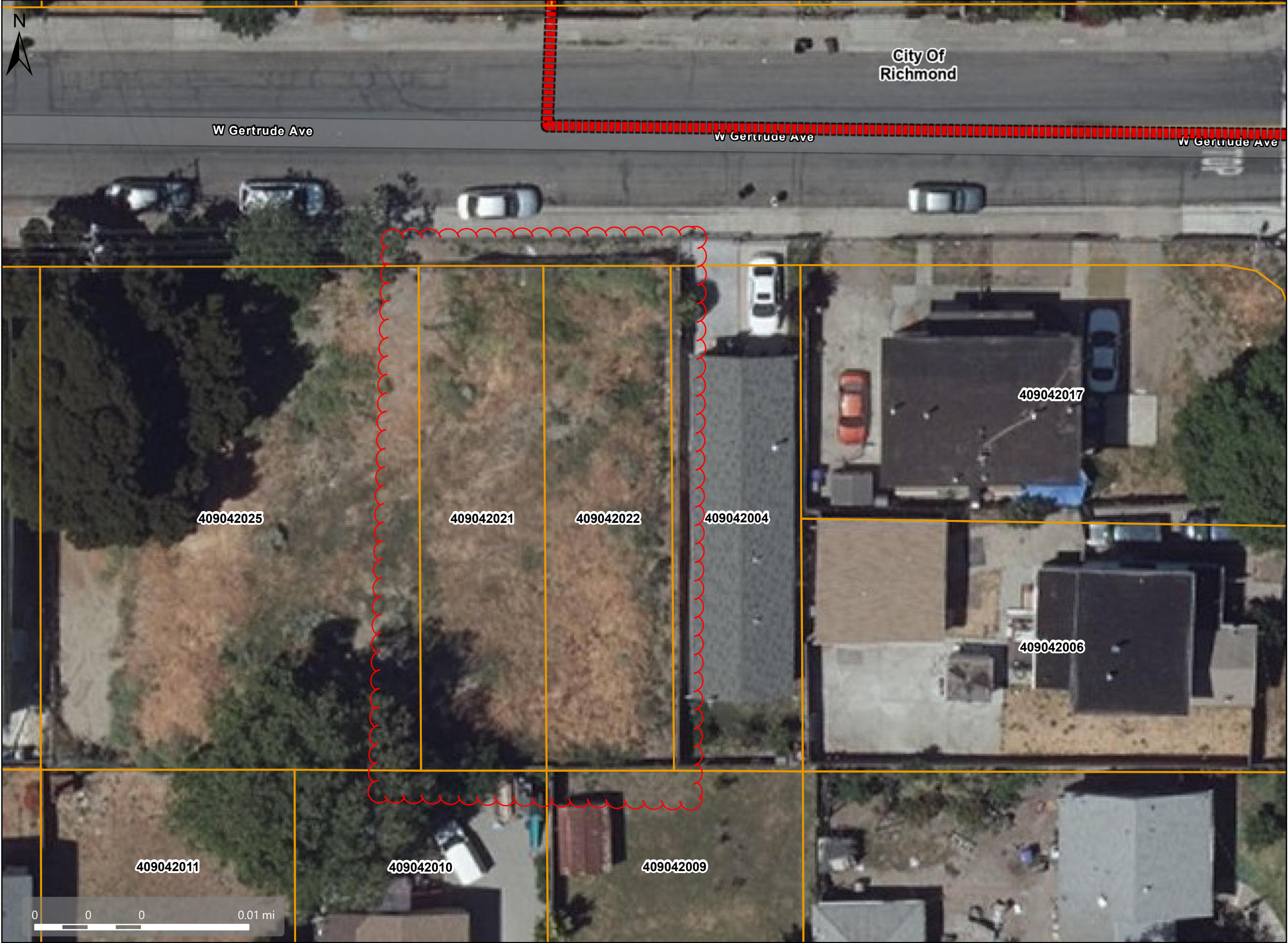
Zoning

ZONE_OVER

P-1 (Planned Unit)

HE-C (Housing Element Consistency)

City Limits



Map Legend

Assessment

Parcels

City Limits

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Spatial Reference
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Datum: WGS 1984

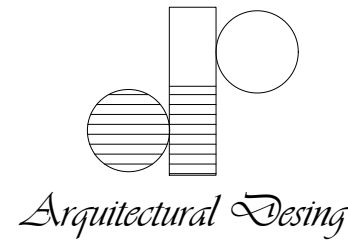
VICINITY MAP

SITE PLAN

HR
HR
EA

A1





NO REVISION

03/2025

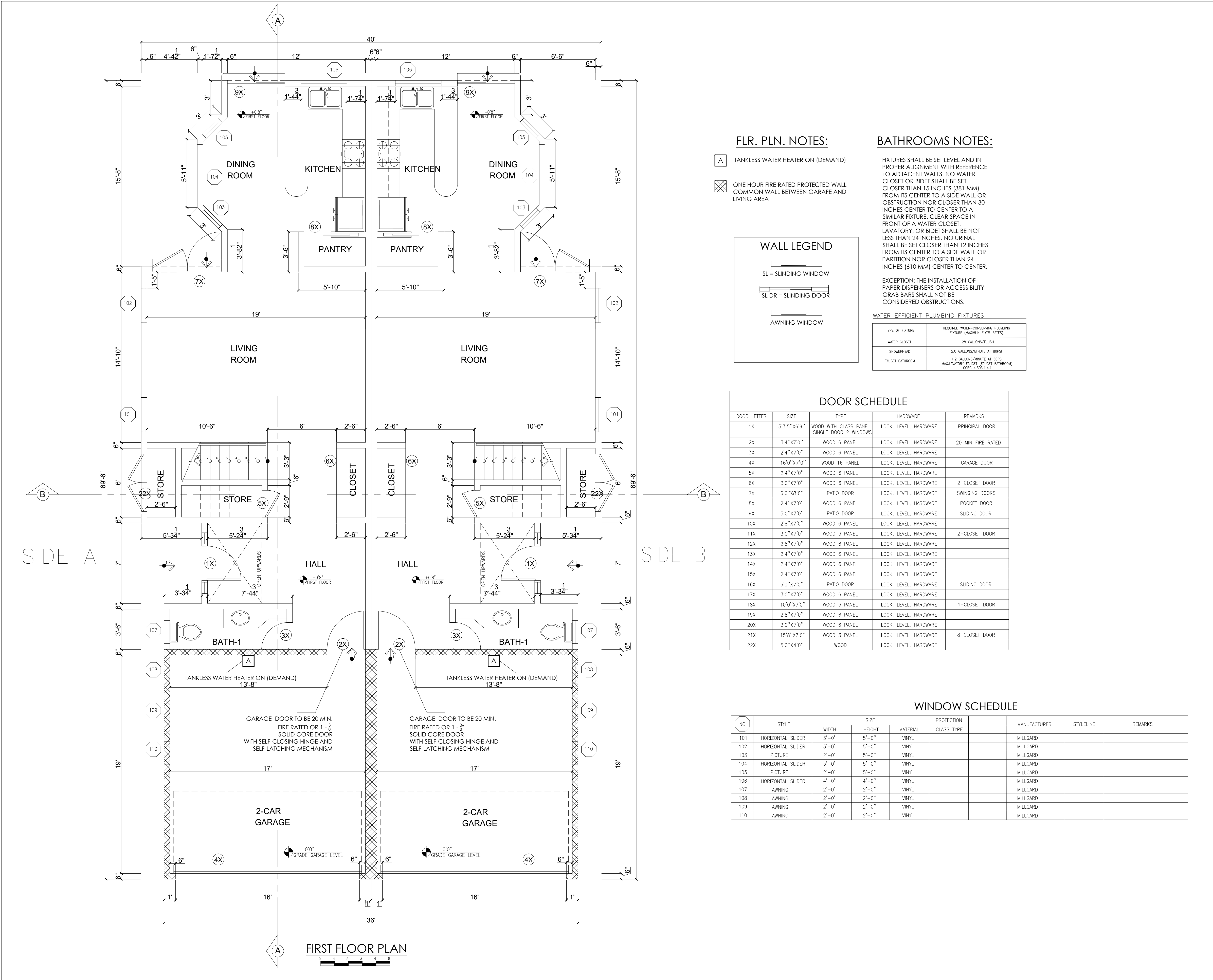
05/2025

DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA

FIRST FLOOR PLAN, WINDOW - DOORS

HR
HR
EA

A2

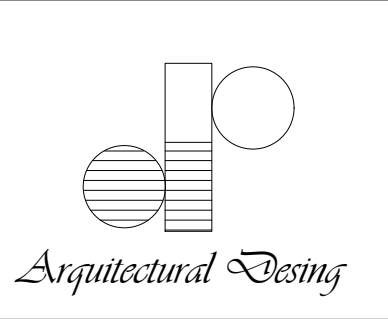
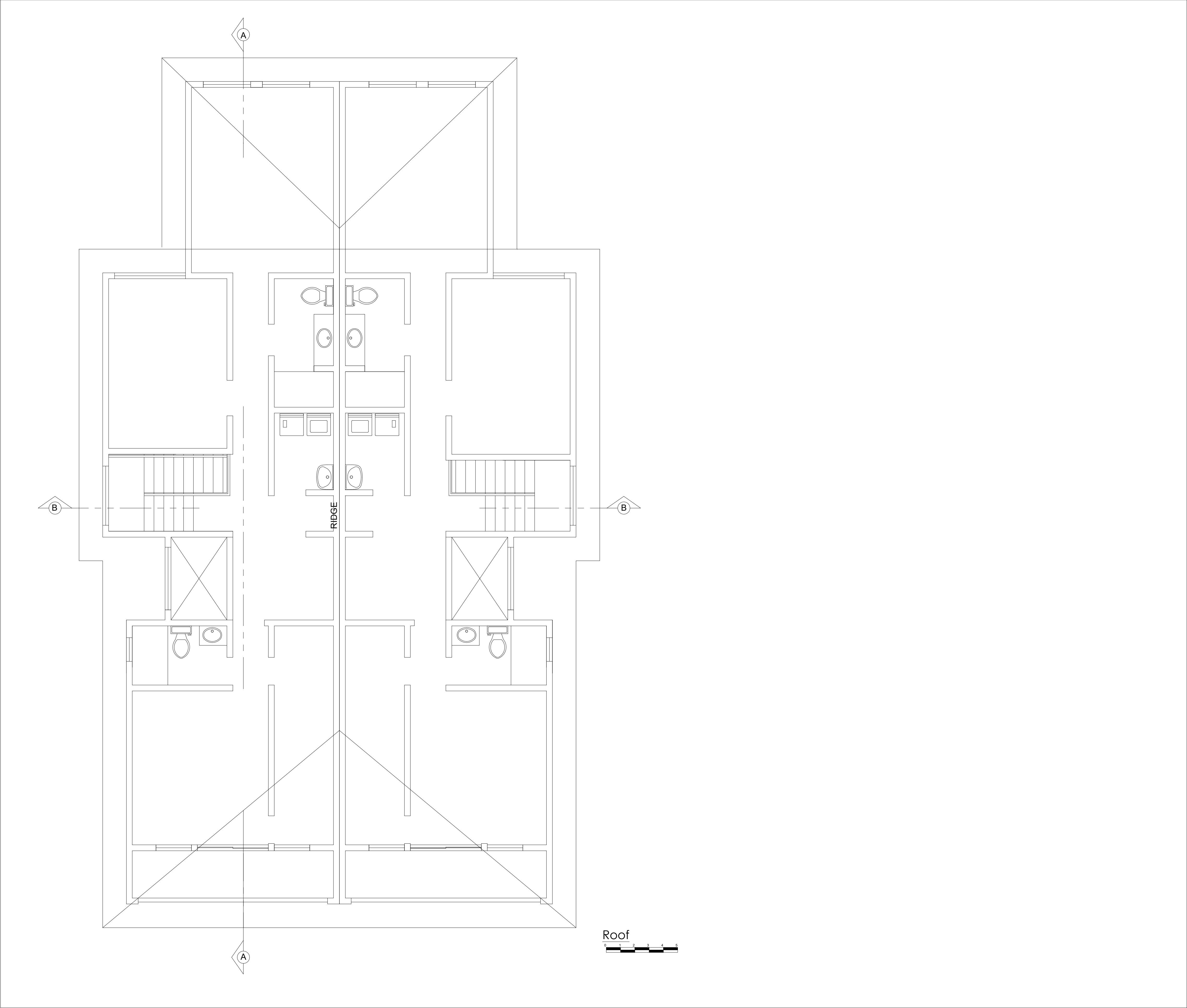


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2	03/2025
3	05/2025
4	
5	

SECOND FLOOR PLAN, WINDOW - DOORS

A3



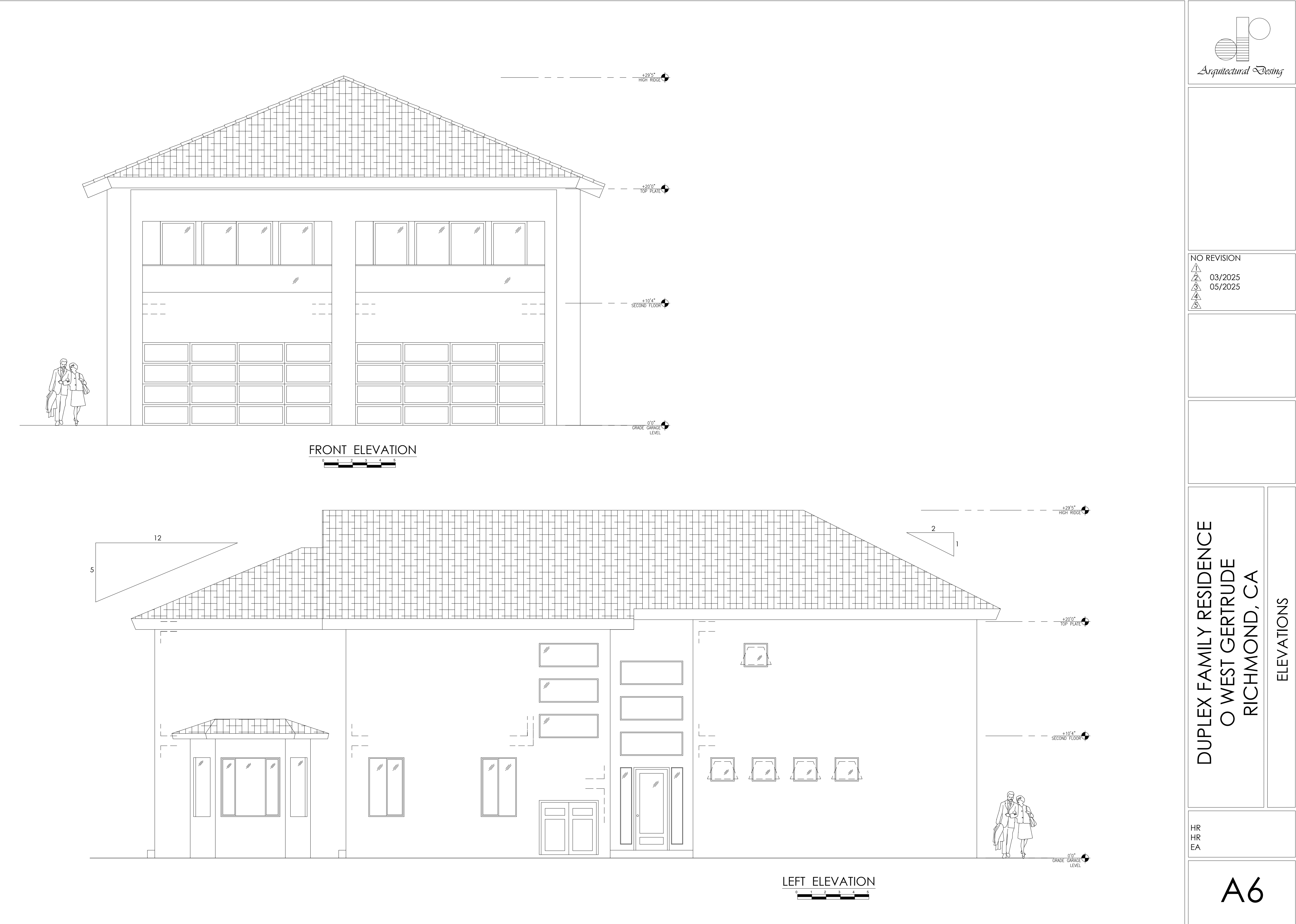


NO REVISION
03/2025
05/2025

DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA
ROOF PLAN

HR
HR
EA

A4

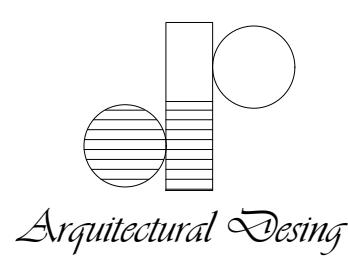
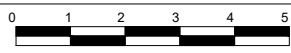




FRONT ELEVATION



LEFT ELEVATION



NO REVISION
1 03/2025
2 05/2025
3
4
5

DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA

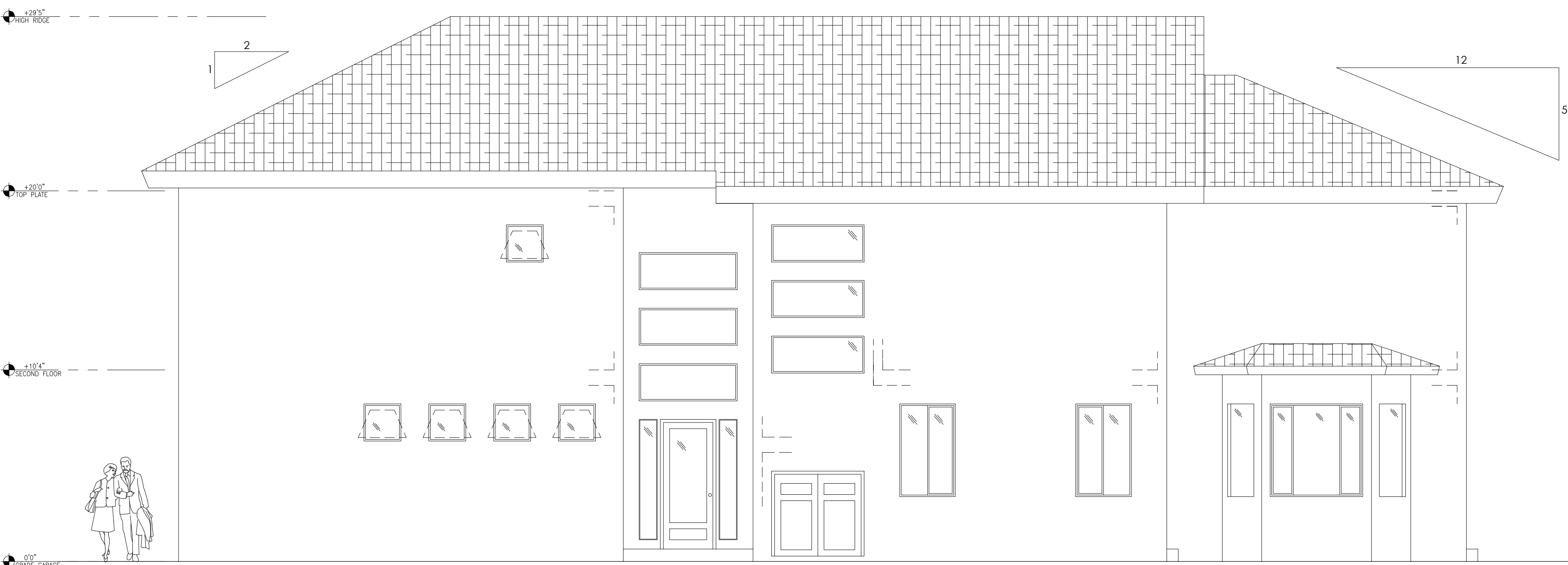
ELEVATIONS

HR
HR
EA

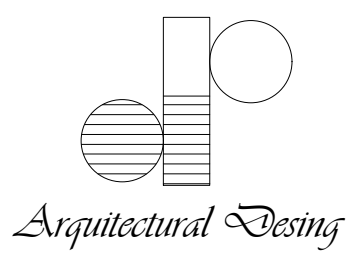
A6



REAR ELEVATION



RIGH ELEVATION



NO REVISION
1 03/2025
2 05/2025
3
4
5

DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA
ELEVATIONS

HR
HR
EA

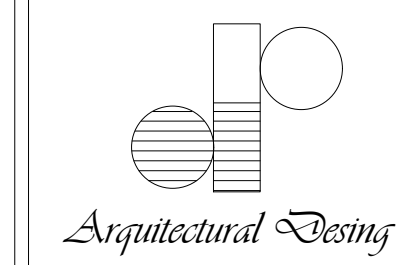
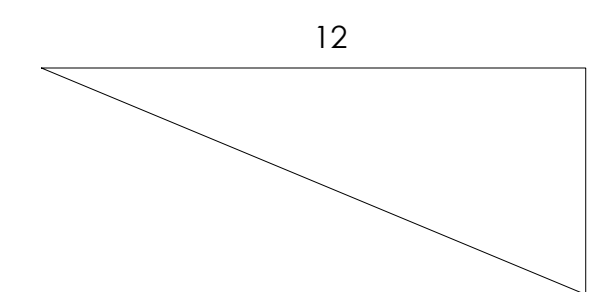
A7



REAR ELEVATION



LEFT ELEVATION



NO REVISION
1 03/2025
2 05/2025
3
4
5

DUPLEX FAMILY RESIDENCE
O WEST GERTRUDE
RICHMOND, CA

ELEVATIONS

HR
HR
EA

A7