



AGENCY COMMENT REQUEST

Date 1/14/25

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 _____

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

 Consolidated – (email) fire@cccfdpd.org

✓ Sanitary District Central San

✓ Water District EBMUD

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

✓ MAC/TAC Alamo MAC

✓ Improvement/Community Association **AIA**

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 Maria Lara-Lemus

Phone # 925-655-2904

E-mail maria.lara-lemus@dcd.cccounty.us

County File # CDVR25-01004

Prior to Feb. 7, 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: CDVR25-01004

File Date: 1/9/2025

Applicant:

Kimberly Sowers
100 Valley Oaks Drive
Alamo, CA 94507

Kcarrozzi84@gmail.com
(510) 225-5689

Property Owner:

Kimberly Sowers
100 Valley Oaks Drive
Alamo, CA 94507

Kcarrozzi84@gmail.com
(510) 225-5689

Project Description:

The applicant requests approval of a variance to allow for an approximate 300 sq ft accessory building at a 6'-6" front setback from Valley Oaks Drive (where 25 ft is the minimum).

Project Location: (Address: 100 VALLEY OAKS DR, ALAMO, CA 945072008), (APN: 197301002)

Additional APNs:

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: AE, B

AP Fault Zone: N/A

60-dBA Noise Control: Yes

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: NO

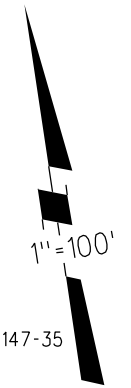
Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00

PB
193

Project Site

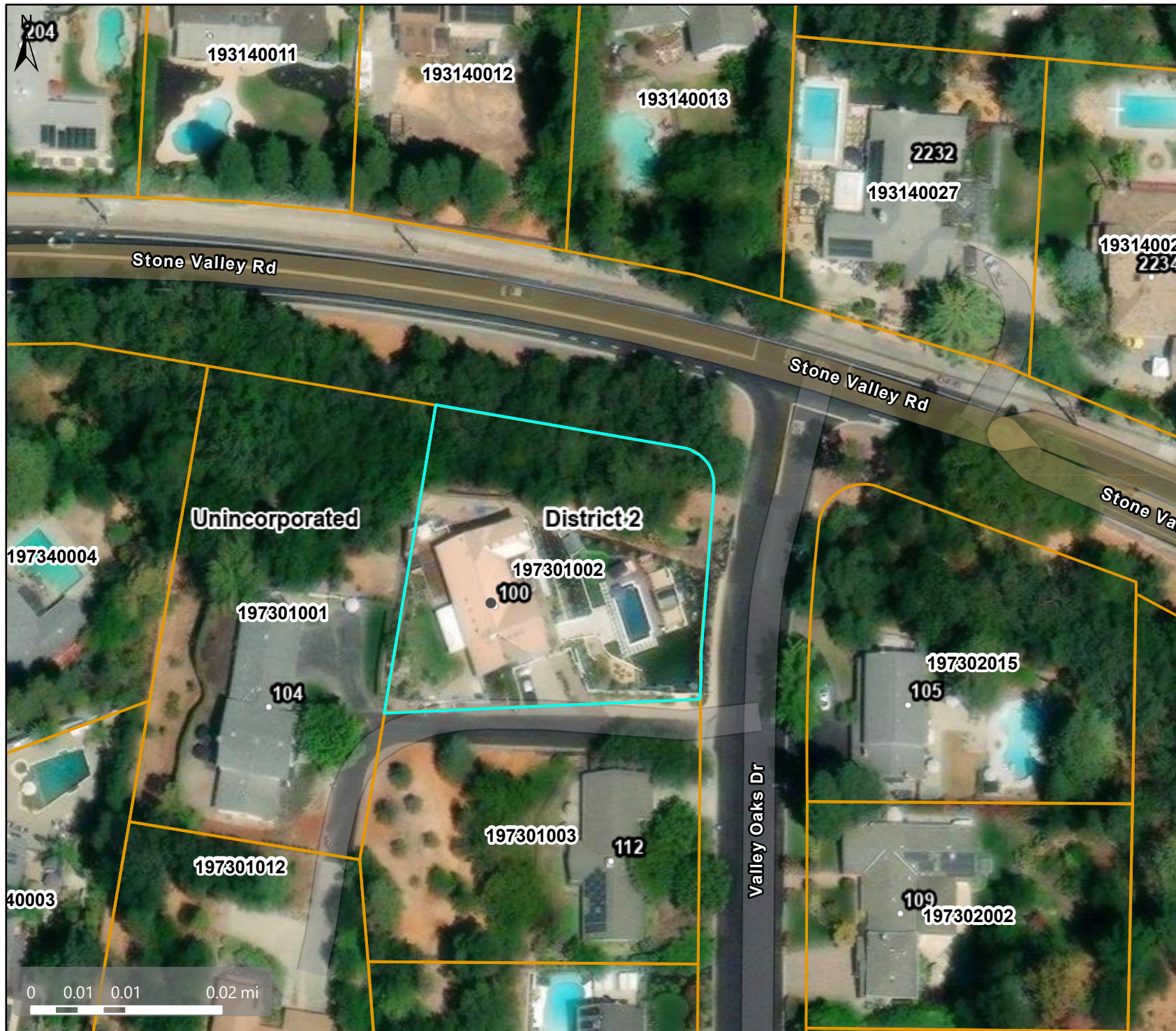


A-1973 ROLL TRACT 3780 MB 147-35
RO SAN RAMON
1- 77P.M.12&13 5-22-79



- 301
- 302
- 303

Aerial View



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Unincorporated
Board of
Supervisors'
Districts

Base Data

Address Points

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

General Plan: RL



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RVL (Residential
Very-Low
Density) (≤ 1 du/
na)

RL (Residential
Low Density)
(1-3 du/na)

Unincorporated

Board of
Supervisors'
Districts

Base Data

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: R-20 Single Family Residential District



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-20 (Single
Family
Residential)

A-2 (General
Agriculture)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

GENERAL NOTES

CONTRACTORS MUST BE PROPERLY AND CURRENTLY LICENSED BY THE CALIFORNIA CONTRACTORS STATE LICENSED BOARD PRIOR TO ENTERING INTO AN AGREEMENT TO PERFORM WORK AND MAY PERFORM ONLY SUCH WORK AS IS WITHIN THE SCOPE OF SAID LICENSED SPECIALTY.

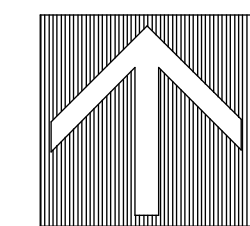
CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CONTRACTOR SHALL NOTIFY USA UNDERGROUND ALERT @ (800) 277-2600.

SITE PLAN REVIEWED
for conformance to structural details
Christopher J. Bledenbach
4:22 pm, Apr 26, 2021
Christopher J. Bledenbach R.C.E.
Pool Engineering, Inc.
Structural details shall take precedence over conflicts with site plan.

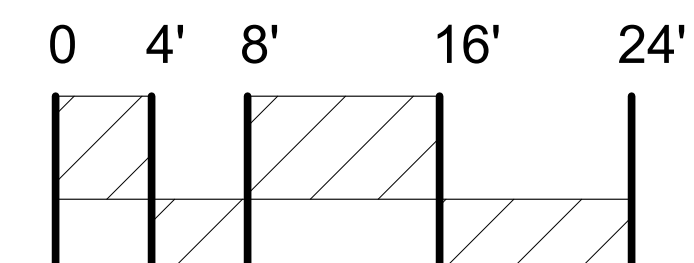
POOL/SPA SHALL NOT
BE LOCATED WITHIN
10'-0" FROM ANY SLOPE

Concrete Slab
Shade Structure

Valley Oaks Dr



NORTH



SCALE: 1/8" = 1'-0"

RESIDENCE OF
**DARYL & KIMBERLY
SOWERS**

100
VALLEY OAKS
DRIVE
ALAMO, CA

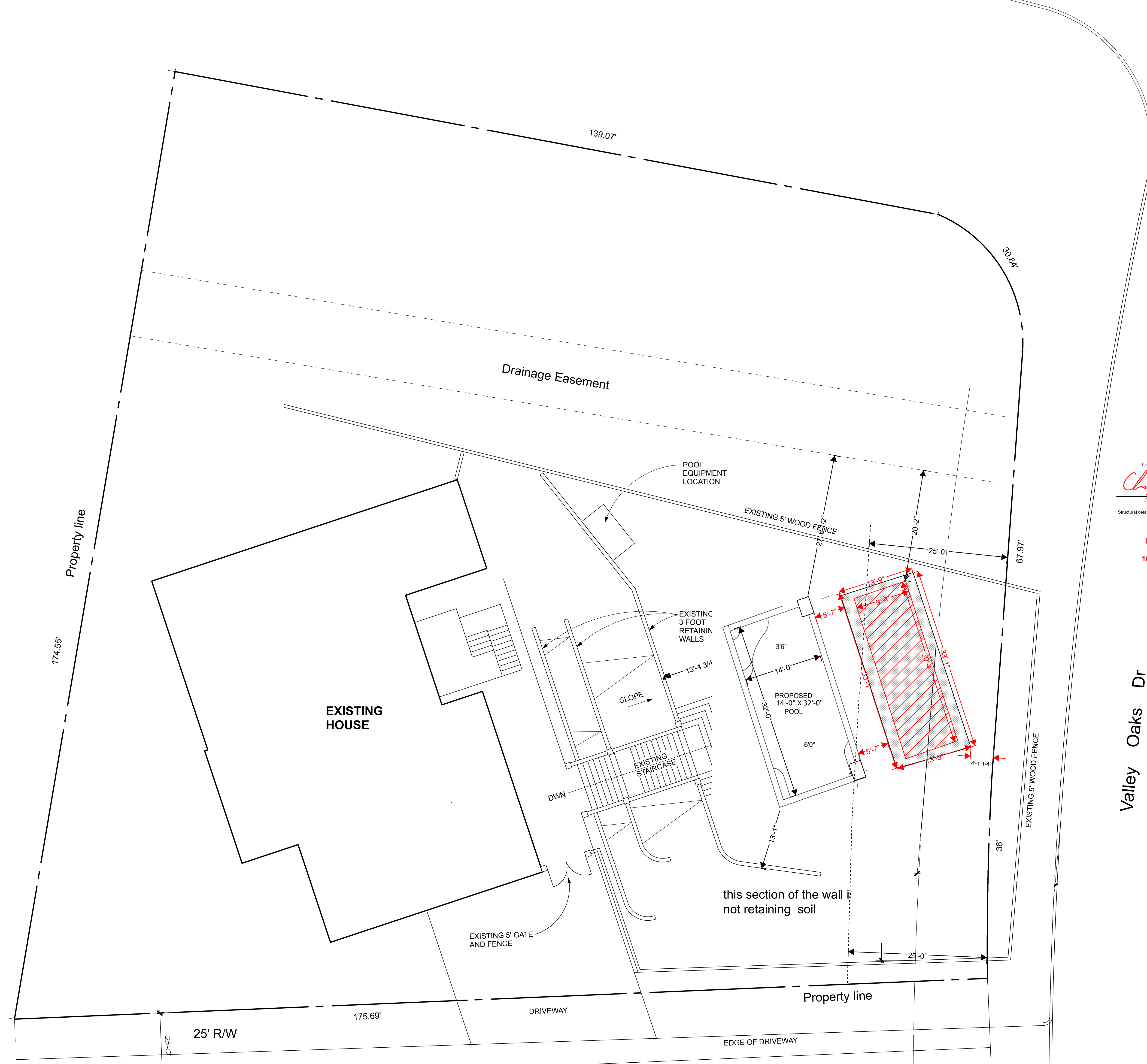
NOTE:
THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE SITE PRIOR TO STARTING WORK. NOTIFY LANDSCAPE DESIGNER PROMPTLY WITH ANY FIELD DISCREPANCIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY, SELECT AND RESOLVE ALL STRUCTURES, WATER FEATURES, AND PLANTING MATERIALS. THE CONTRACTOR AND OWNER ARE SOLEY RESPONSIBLE FOR QUALITY CONTROL, CONSTRUCTION STANDARDS AND FOR MAINTAINING COMPLIANCE WITH LOCAL AND COUNTY CODES ON THIS PROJECT.

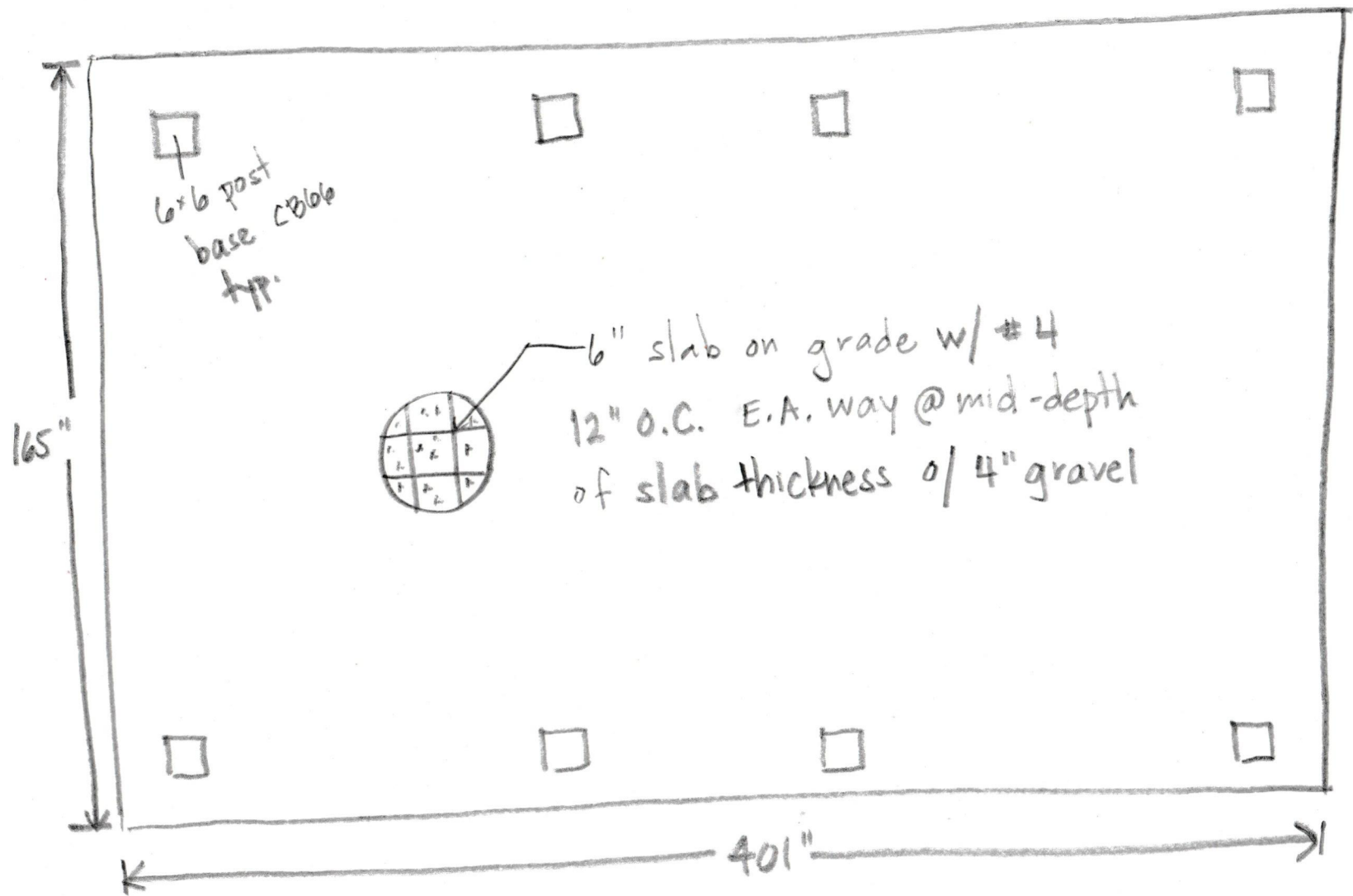
REV. NO.	REVISION

HARDSCAPE
LAYOUT

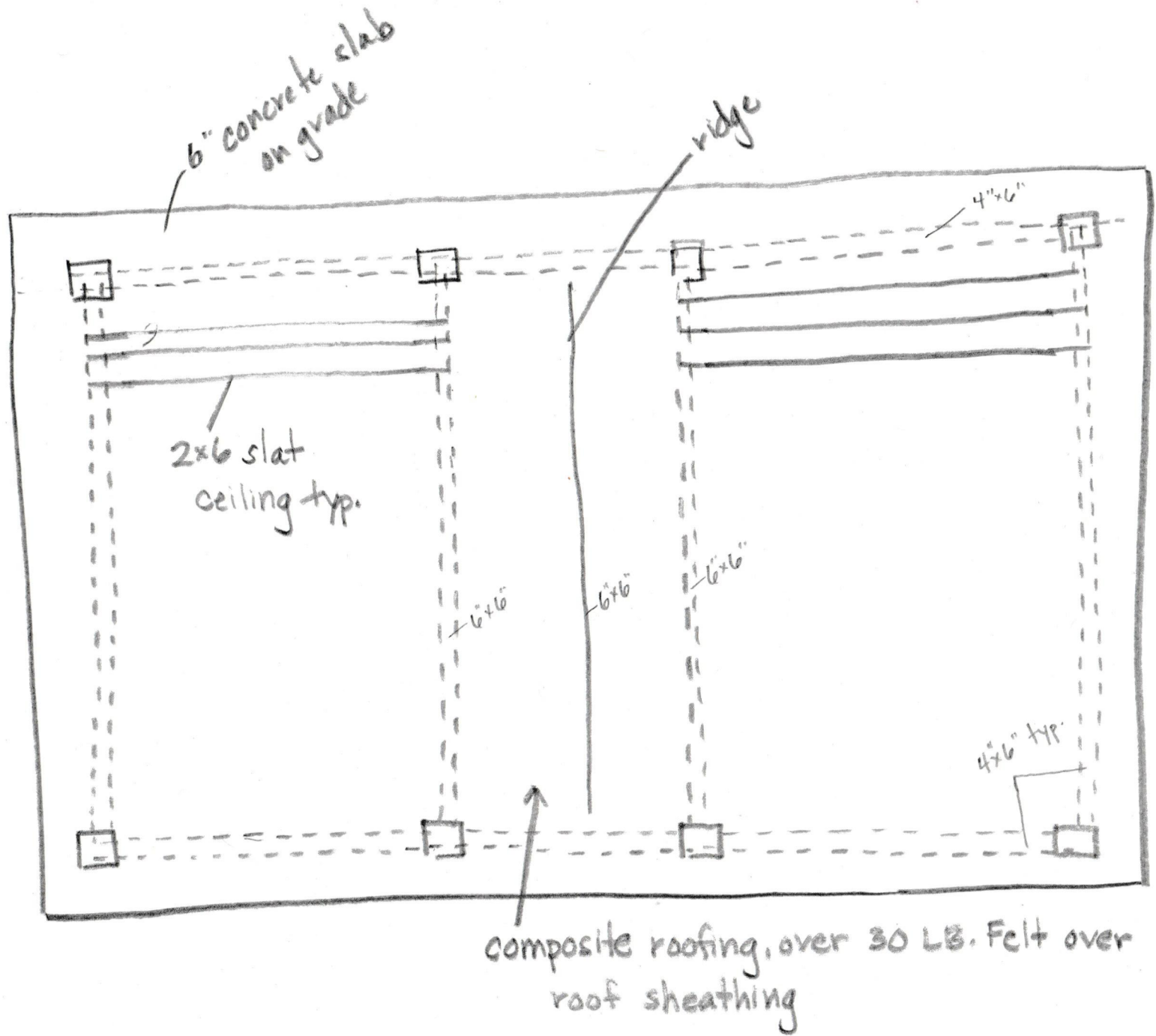
JOB NO:	DATE: 1/28/21
DRAWN:	SCALE: 1/8" = 1'-0"

L-1

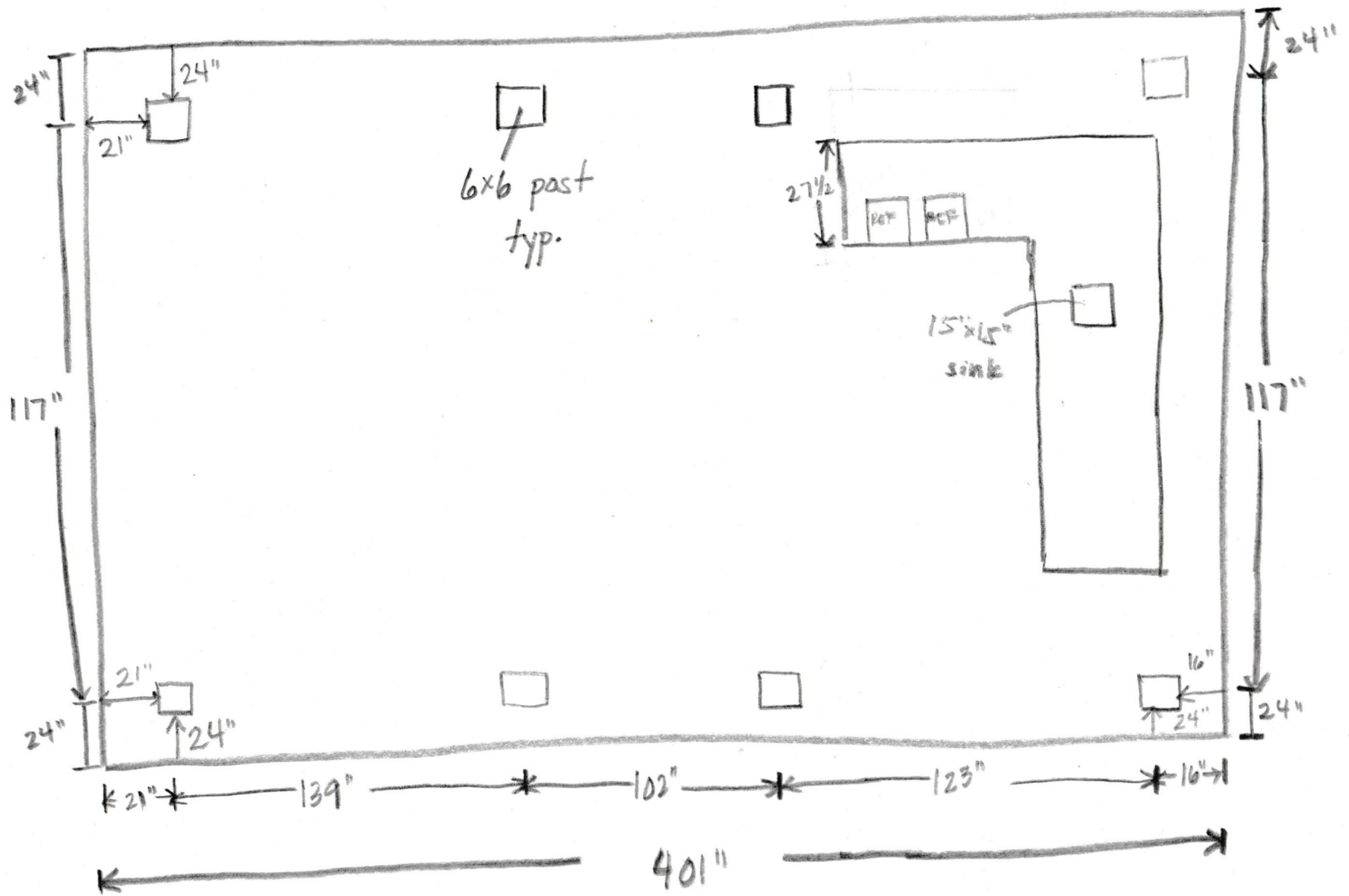




Foundation Plan



Roof Plan



Floor Plan

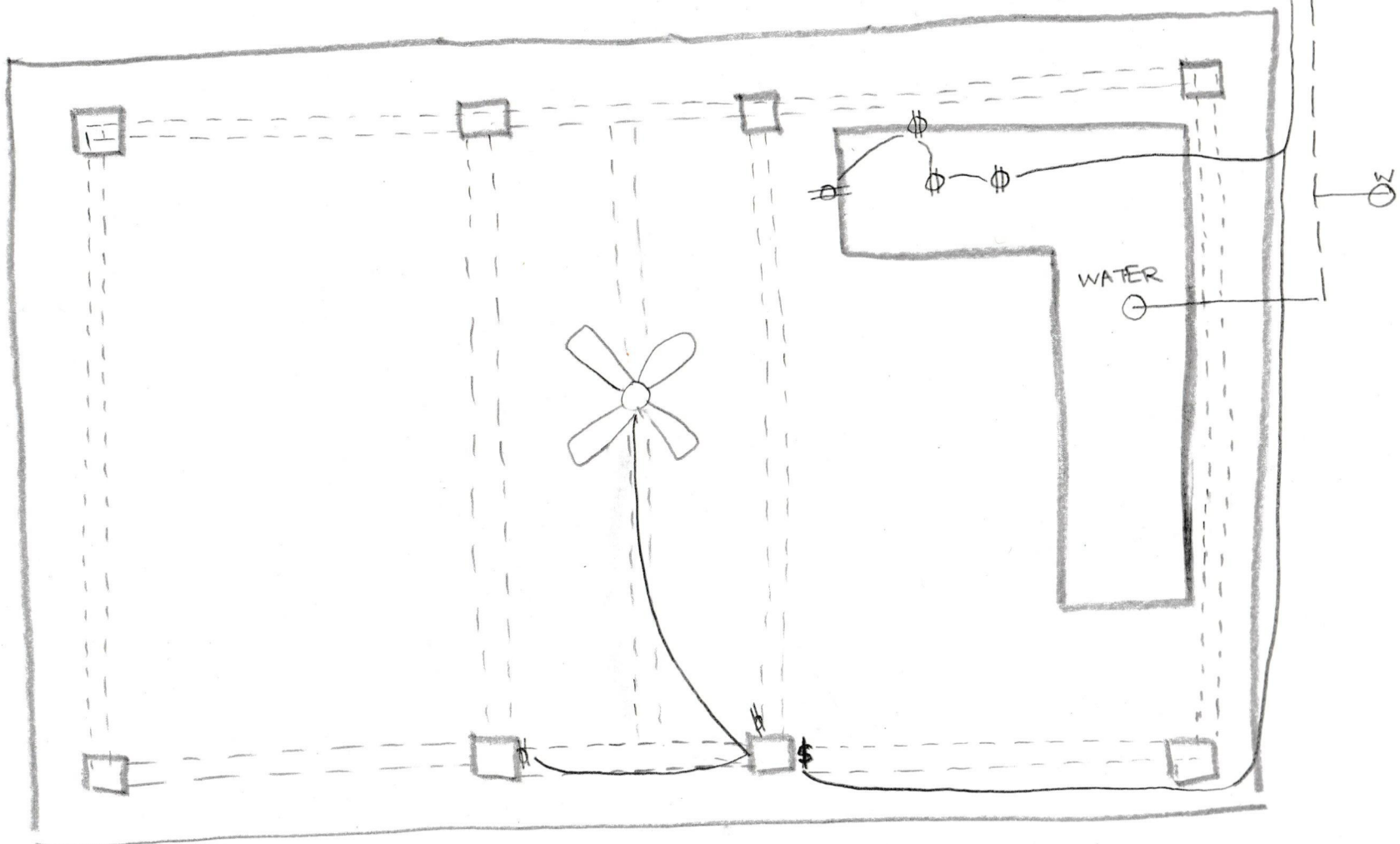
⊕ WP weather proof GFI
DUPLEX receptacle

\$ single pole switch

— WIRE
— Ⓢ water

⊗ CEILING PADDLE FAN
? LIGHT COMBO

FROM POOL
EQUIPMENT



utility Plan