



AGENCY COMMENT REQUEST

Date 4/29/25

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@cccfd.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
ta 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 # CDVR25-01027

Prior to May 27, 2025

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

Landslide Active Fault Zone (A-P)
Liquefaction ☒ Flood Hazard Area (B)
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: CDVR25-01027

File Date: 4/28/2025

Applicant:

KEITH & CARMEL

uklancashirelad@yahoo.com

HOLCE HOLCE KEITH & CARMEL C TRE

(925) 330-4865

2537 CERRO VISTA LN

ALAMO, CA 945071076

Property Owner:

KEITH & CARMEL HOLCE

uklancashirelad@yahoo.com

2537 CERRO VISTA LN

(925) 330-4865

ALAMO, CA 945071076

Project Description:

The applicant requests approval of a variance to allow a 0-foot side yard (where 3 feet is the minimum) and an, approximately, 6.5-foot secondary frontage setback (where 20 feet is required) for a new 528 square-foot garage.

Project Location: (Address: 2537 CERRO VISTA LN, ALAMO, CA 94507), (APN: 188330021)

Additional APNs:

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: B

AP Fault Zone: N/A

60-dBA Noise Control:X

MAC/TAC: Alamo MAC

Sphere of Influence:N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

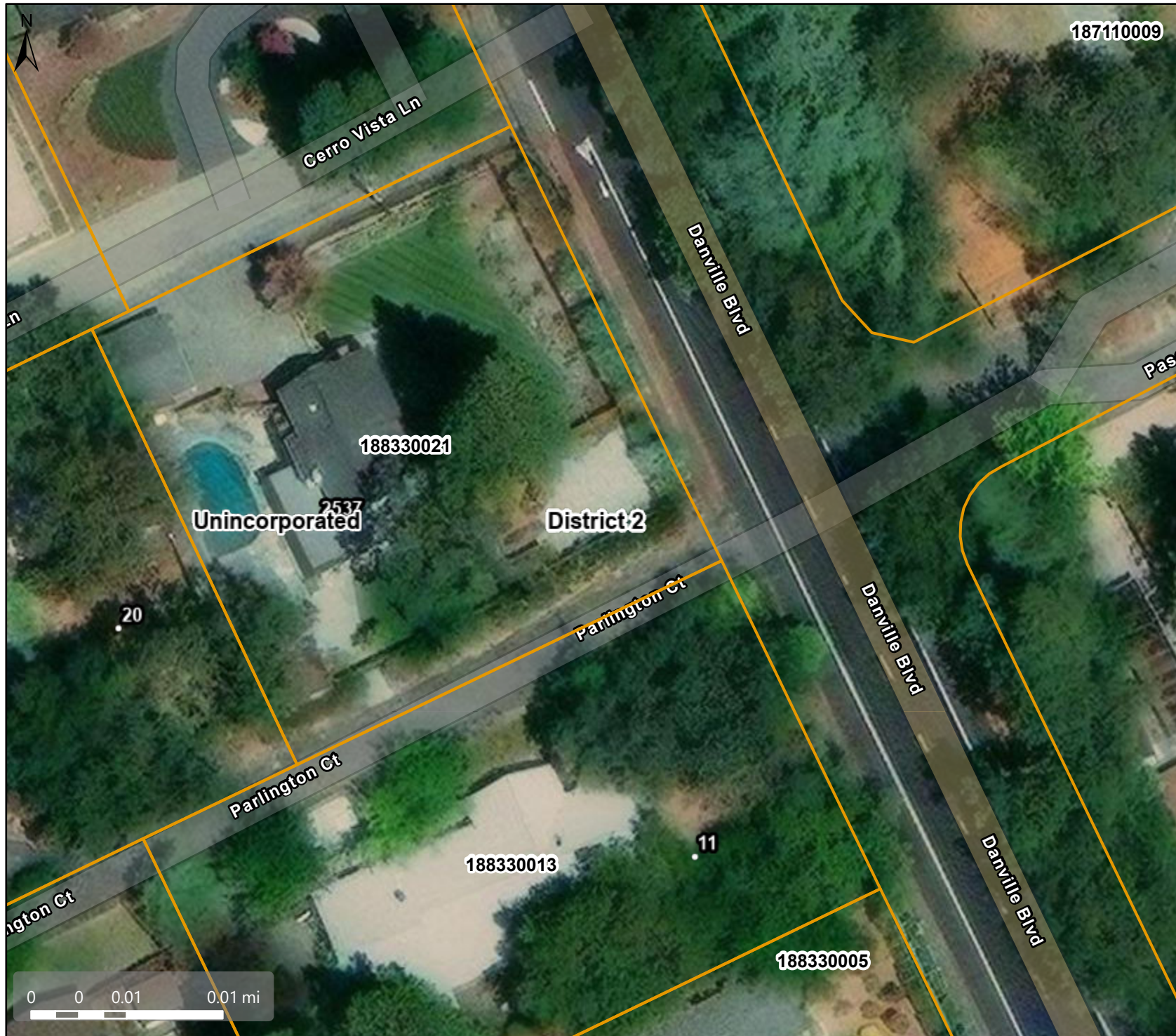
Housing Inventory Site: NO

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
VRS0044P	Zone Variance - PW	000651-9660-REV-000-6L0044	1000.00	1000.00
Total:			4337.00	4337.00



APN:188-330-021




Map Legend

 Assessment
Parcels

Planning Layers (DCD)

 Unincorporated
 Board of
Supervisors'
Districts

Base Data

 Address Points

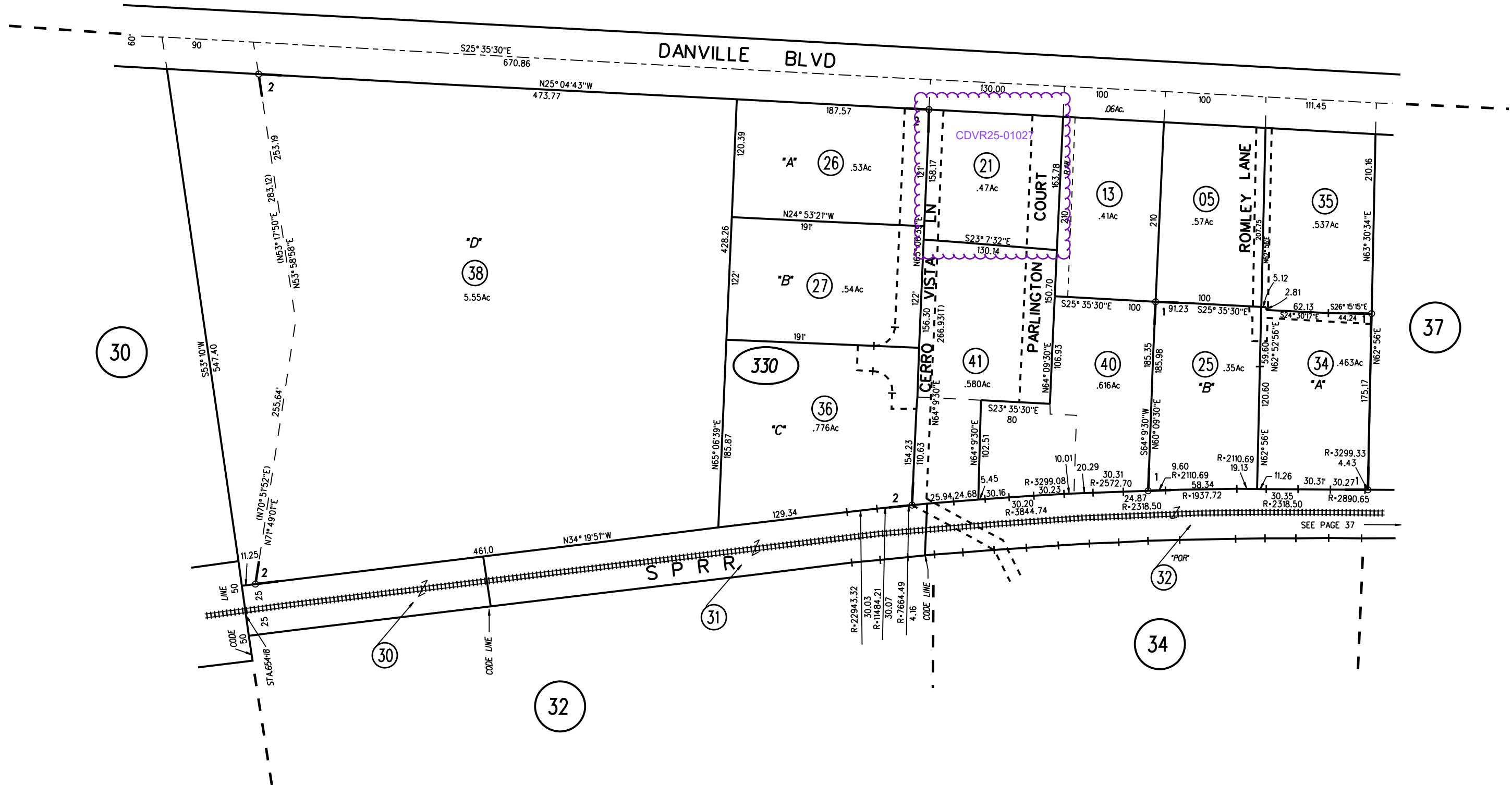
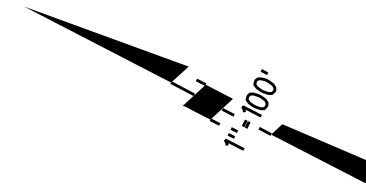
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County 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

RANCHO SAN RAMON

1- 57P.M.21 8-25-77
2- 118P.M1 & 2 8-27-85

P B
187




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.

General Plan: RL | RESIDENTIAL LOW DENSITY



Map Legend

 Assessment
Parcels

Planning Layers
(DCD)

General Plan

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

Base Data

 Address Points

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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)

Base Data

Address Points

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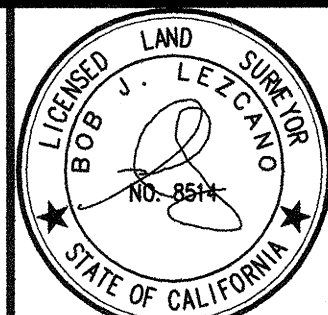
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Spatial Reference
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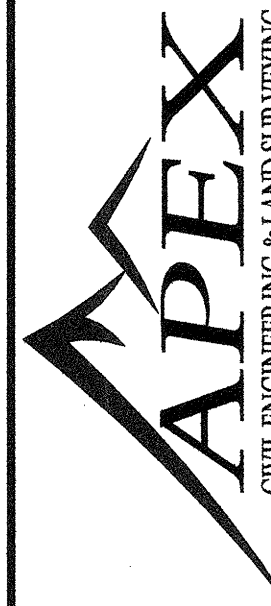
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BUILDING SETBACK SURVEY
2537 CERRO VISTA LANE

ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



817 Arnold Drive Ste. 50
Martinez, CA 94553
Pht: (925) 476-8499
www.apexce.net



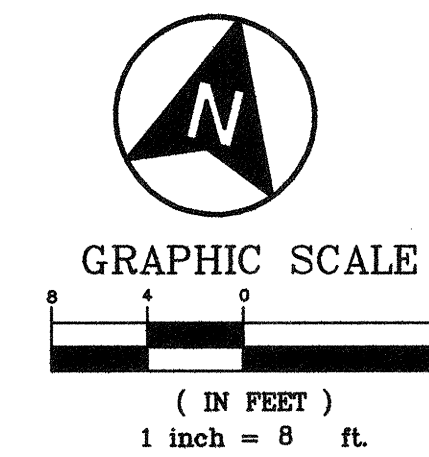
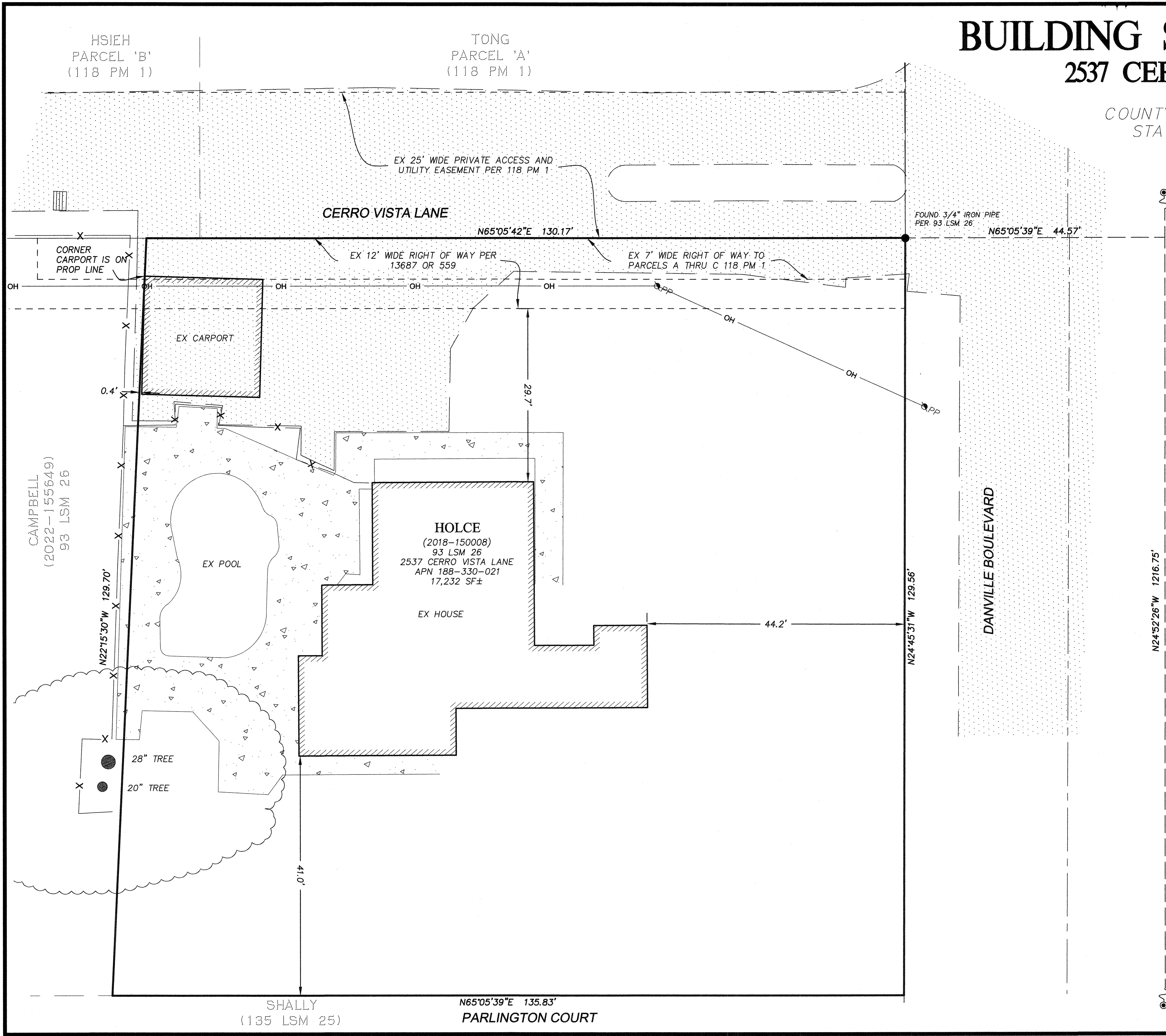
NO.	REVISIONS	BY	APP	DATE

BUILDING SETBACK SURVEY
2537 CERRO VISTA LANE, ALAMO, CA

SHEET
1 OF 1

DATE
3-27-2025

PROJ#25015

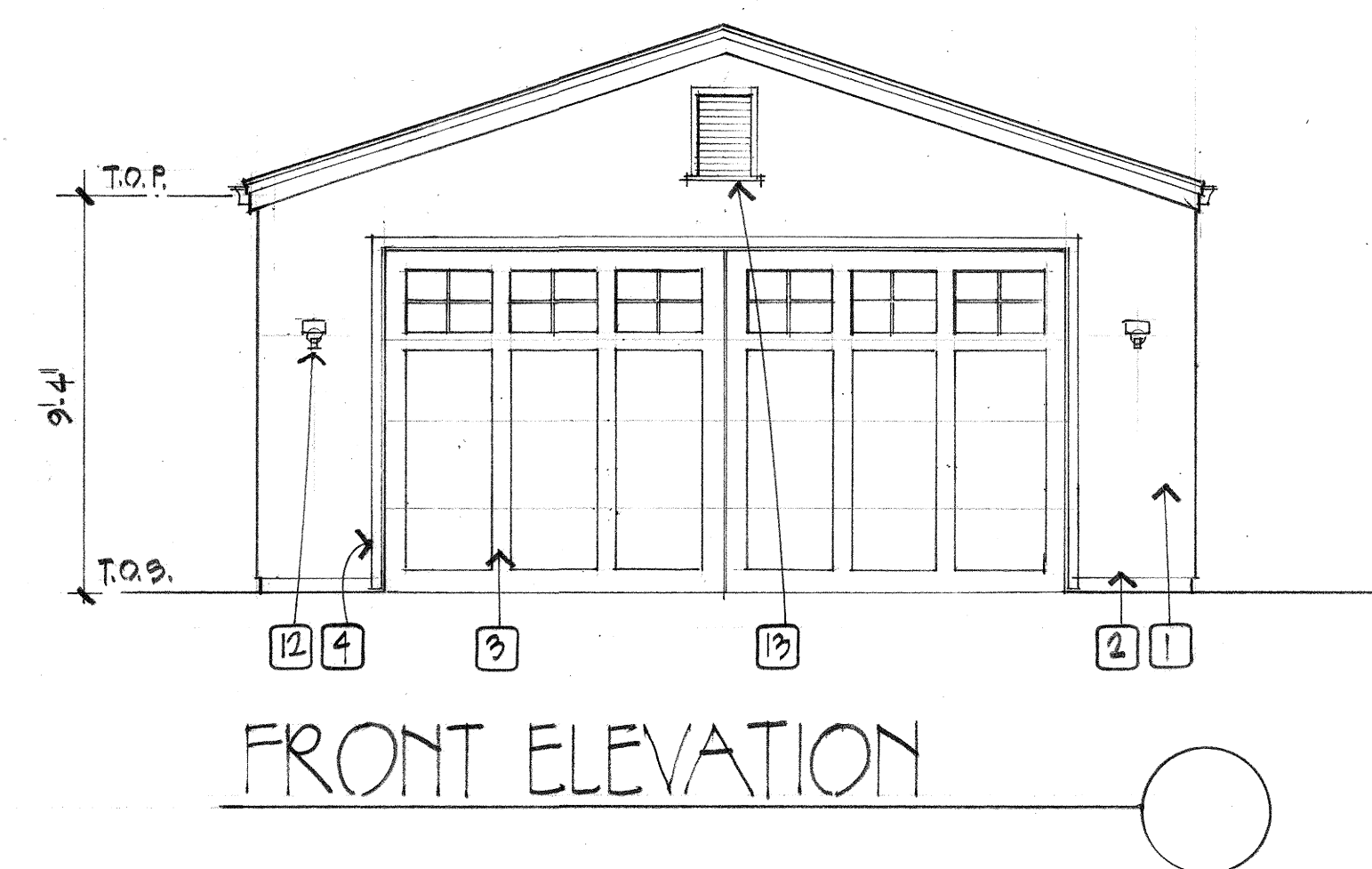
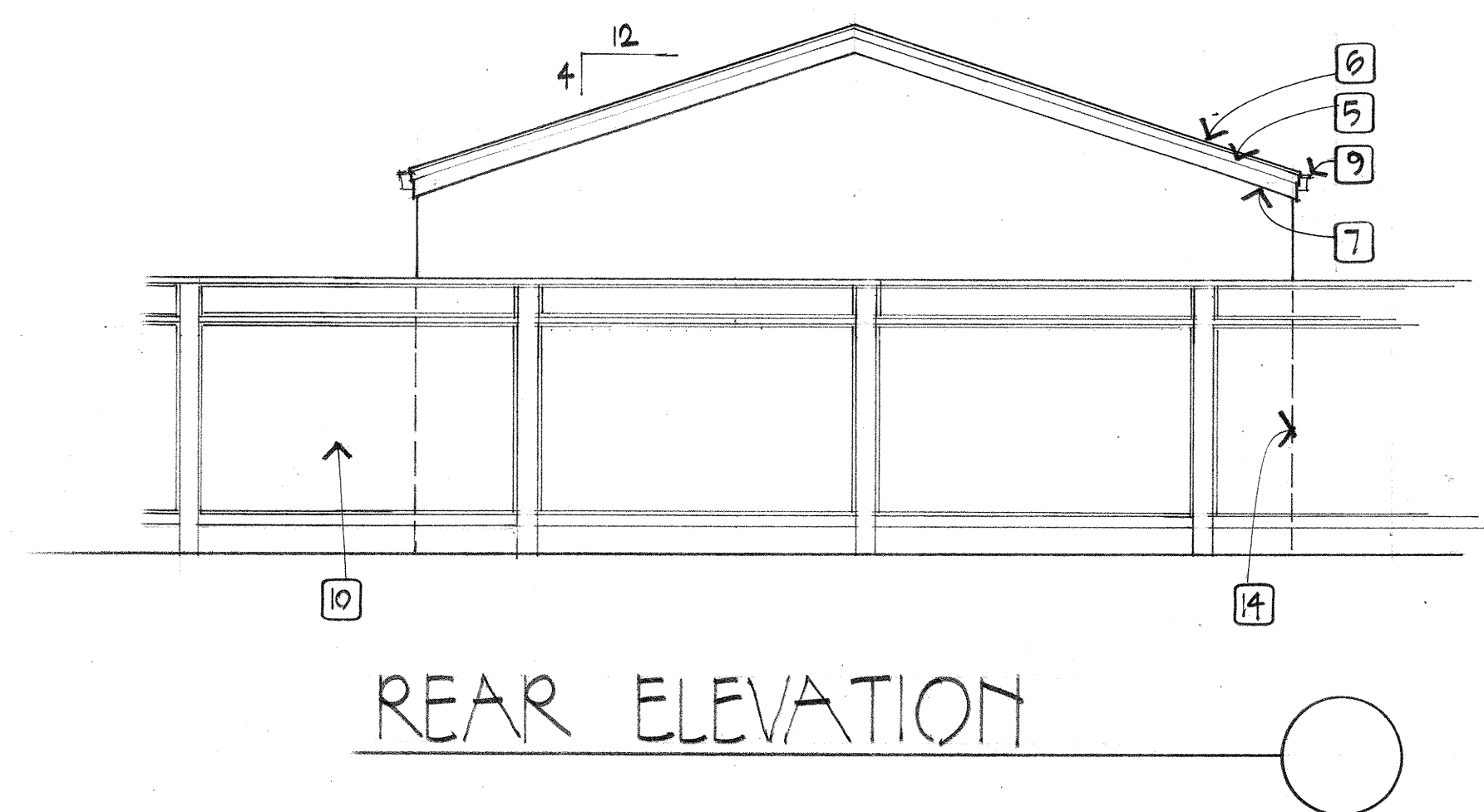
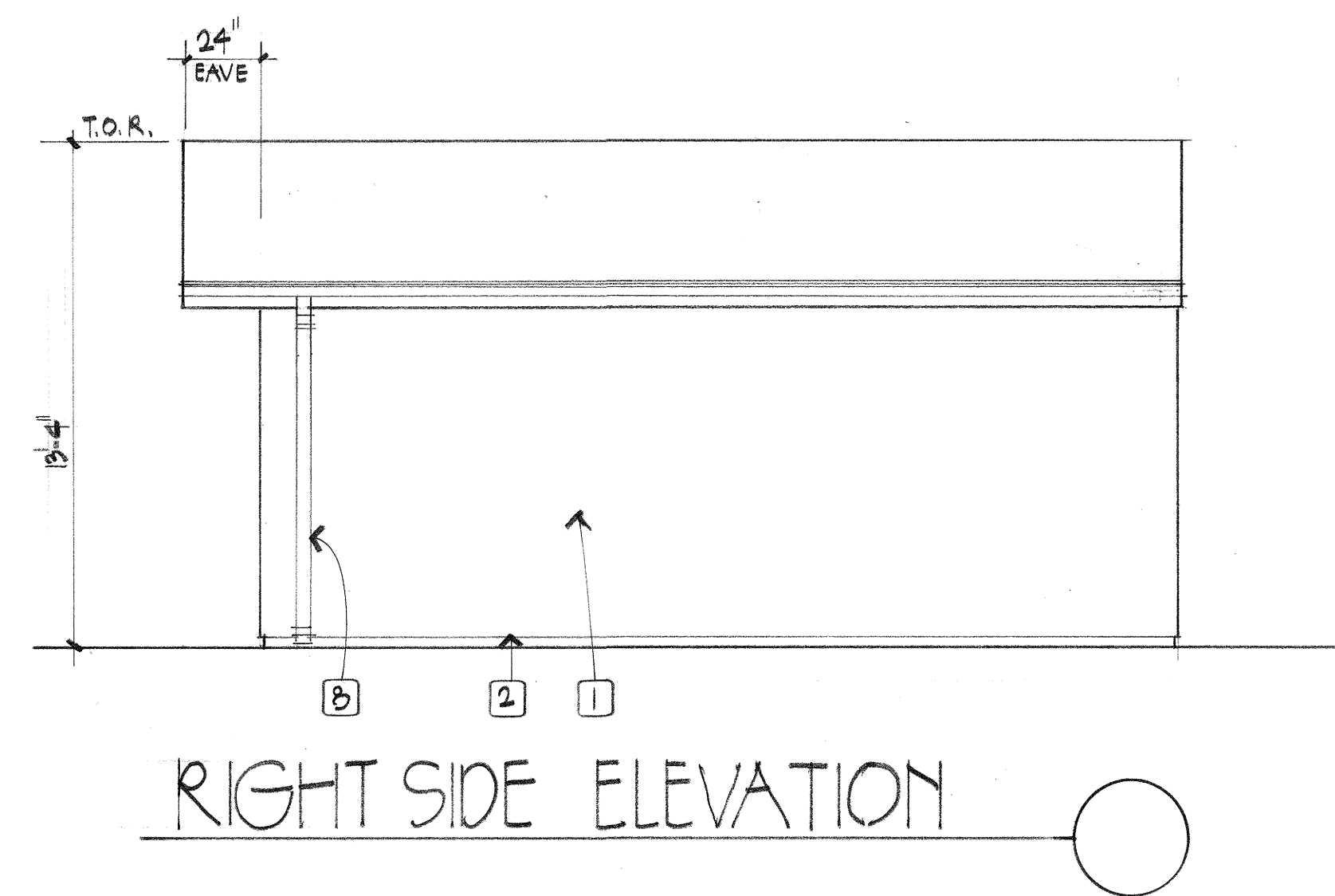
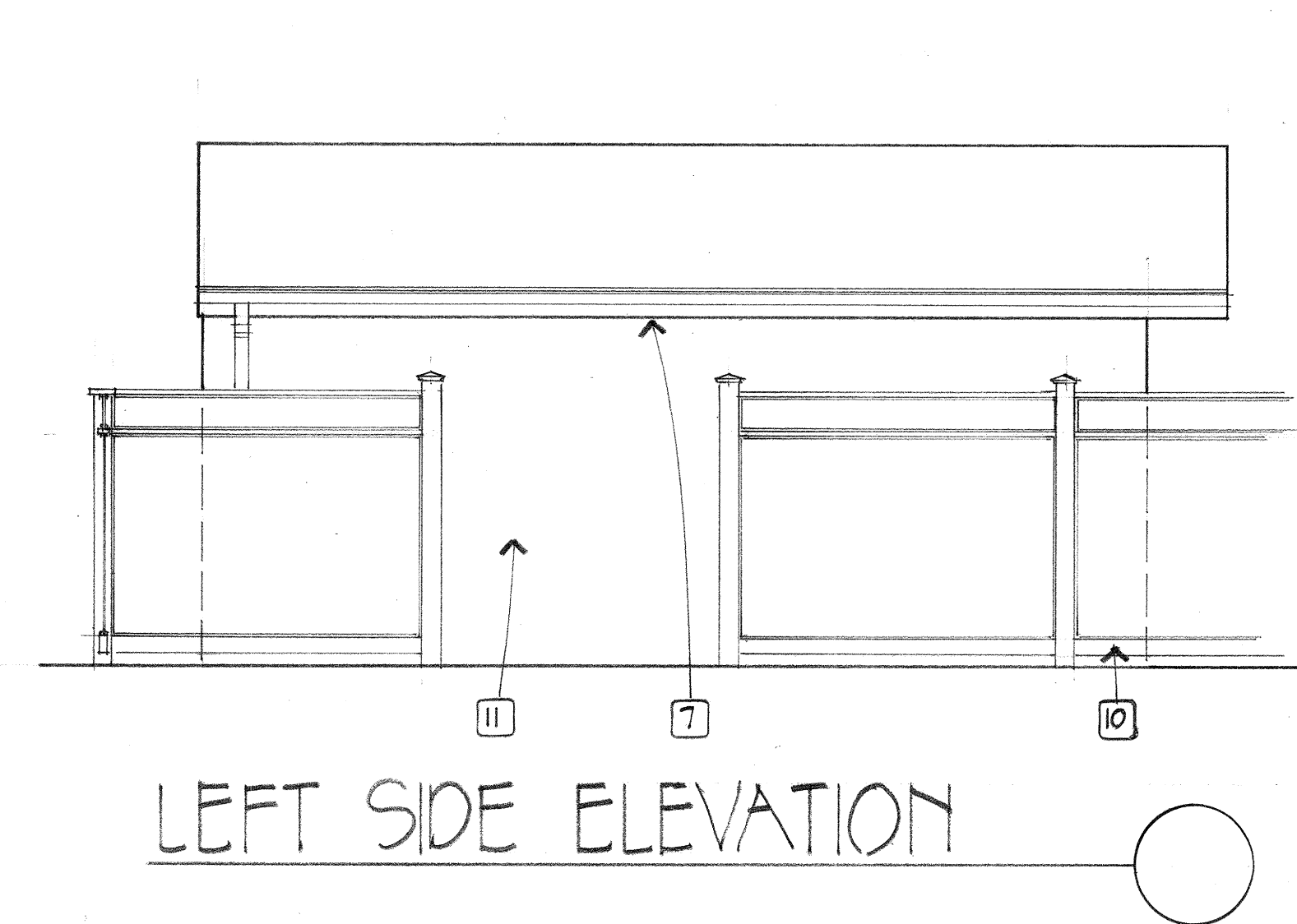


LEGEND

EXISTING	ITEM
---	BOUNDARY
---	R/W
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	EASEMENT LINE
---	MONUMENT LINE
---	BUILDING LINE
X	FENCE LINE
OH	OVERHEAD LINE
[Pattern]	PAVEMENT
[Pattern]	CONCRETE
[Symbol]	CATCH BASIN
[Symbol]	FOUND MONUMENT
[Symbol]	POWER POLE
[Symbol]	FND SURVEY MARKER AS NOTED
[Symbol]	TREE TRUNK/APPROX CANOPY

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MONUMENT LINE
OF DANVILLE BLVD AS SHOWN ON THE RECORD
OF SURVEY (93 LSM 26) TAKEN AS NORTH
24°52'26" WEST BETWEEN FOUND MONUMENTS

[illegible]

- ## ELEVATION NOTES:
1. 7/8" THREE COAT EXTERIOR CEMENT PLASTER OVER WIRE LATH. COAT (2) LAYERS OF 60 MINUTE GARAGE DOOR BUILDING PAPER. TEXTURE AND COLOR TO MATCH MAIN RESIDENCE.
 2. 6.5M STUCCO WEED SCREEN, ASSURE A MINIMUM SPACE OF 3" ABOVE PAVING OR 4" OVER NATURAL GRADE.
 3. OVERHEAD SECTIONAL GARAGE DOOR WITH CARRIAGE HOUSE PATTERN AND UPPER ROW OF GLASS LITES AS SHOWN.
 4. 2" WIDE SOLID VITRIL BRICK MOLD TRIM AT JAMBS AND HEAD. PROVIDE 6.5M, 2" FLASHING AT HEADS TYPICAL.
 5. 1 x 3 SHINGLE TRIM
 6. ARCHITECTURAL COMPOSITION ROOFING, CLASS "A" OVER "CERTAINTED" DIAMOND SYNTHETIC HYBRID UNDERLAYMENT, SL4S TO MATCH COLOR OF HOUSE ROOFING.
 7. 2 X 8 PAINT-GRADE S4S RED CEDAR, TRIM COLOR TO MATCH GARAGE.
 8. 2 X 4 RECTANGULAR DOWN SPOUT TO SPLASH BLOCKS AS REQUIRED.
 9. 6.5M PROFILE GUTTER.
 10. EXISTING SOLID REDWOOD FENCING WITH 12" OPEN DIAMOND LATTICE OVER TO REMAIN.
 11. AREA OF EXISTING POOL EQUIPMENT: REMOVE REAR SECTION OF FENCING AS REQUIRED.
 12. DECORATIVE LIGHT FIXTURE TO MATCH EXISTING.
 13. 14" X 24" 6.5M LOUVERED ADJACENT WITH 1/8" SCREENING BEHIND, FINISH TO MATCH ADJACENT FINISH. PROVIDE 2" BRICK MOLD AND SILL AS SHOWN.
 14. LINE OF GARAGE BEYOND FENCING.