



AGENCY COMMENT REQUEST

Date 5/5/26

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection Advance Planning Housing Programs Trans. Planning Telecom Planner ALUC Staff HCP/NCCP Staff County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u> Environmental Health Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u> Engineering Services Special Districts Traffic Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____ <input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov Consolidated – (email) fire@cccfdpd.org</p> <p>Sanitary District _____ Water District _____ City of _____ School District(s) _____ LAFCO Reclamation District # _____ East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>Alamo</u> _____ Improvement/Community Association CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u> CHRIS (email only: nwic@sonoma.edu) CA Fish and Wildlife, Region 3 – Bay Delta Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u> _____ _____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Everett Louie</u> Phone # <u>925-655-2873</u> E-mail <u>everett.louie@dcd.cccounty.us</u> County File # <u>CDVR25-01033</u></p> <p>Prior to <u>June 2, 2026</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;">Landslide Active Fault Zone (A-P) Liquefaction Flood Hazard Area 60-dBA Noise Control CA EPA Hazardous Waste Site High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: None Below Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR25-01033

Submitted Date: 5/1/2026

Applicant: DWB PROPERTY LLC

Property Owner: DWB PROPERTY LLC

Project Description:

The applicant requests approval of variance to allow an 8-foot wall for a portion of Lot 5 and 6 to connect an Emergency Vehicle Access (EVA) gate to Ironwood Place to the west for Subdivision 9338.

Project Location: (Address: 0 CAMILLE AVE, ALAMO, CA 94507), (APN: 198170006)

Additional APNs: 198170009

General Plan Designation(s): RL

Flood Hazard Areas: X

60-dBA Noise Control:

Sphere of Influence:

Sanitary District: CENTRAL SANITARY

Specific Plan:

Zoning District(s): R-20

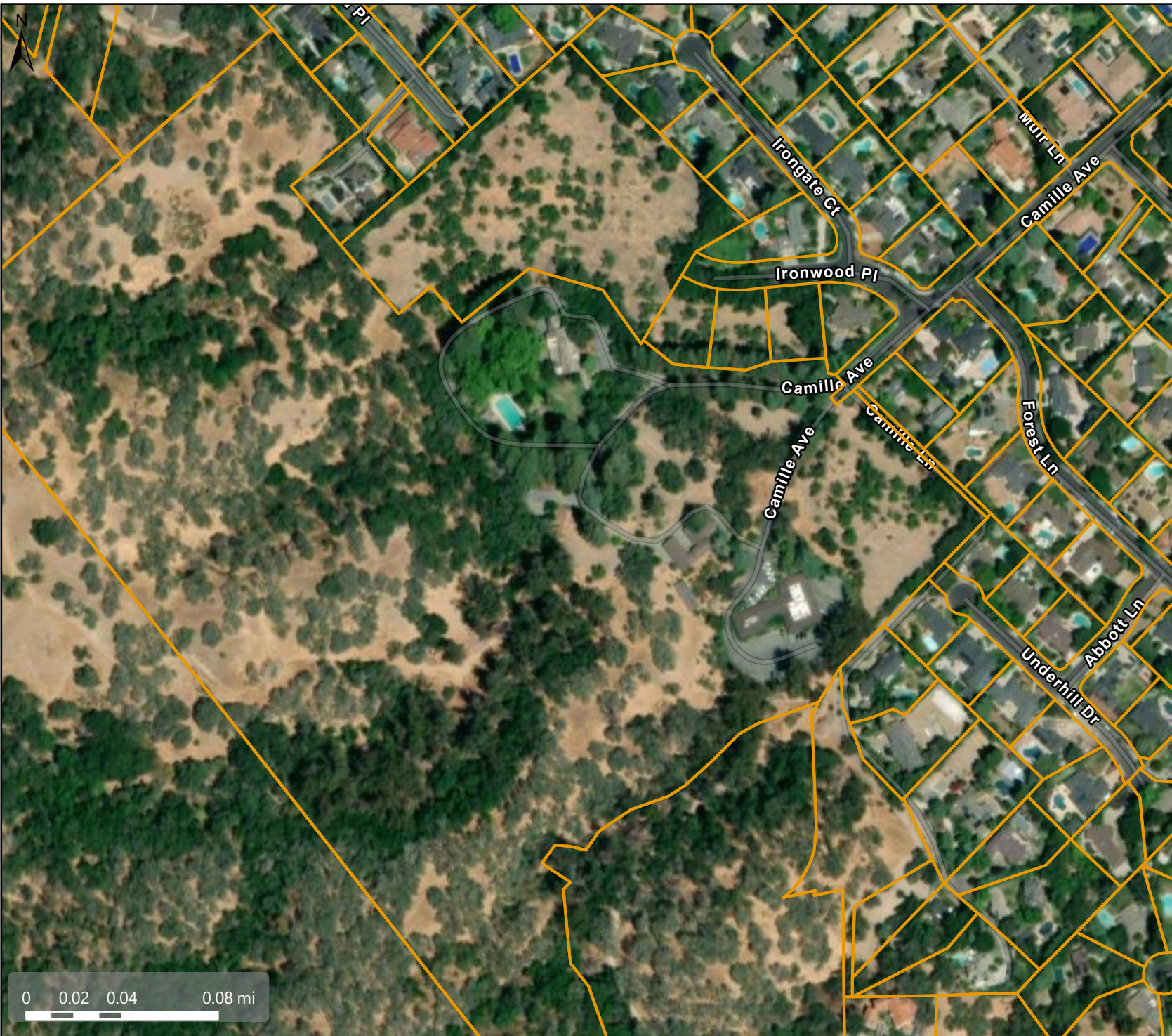
AP Fault Zone:

MAC/TAC:

Fire District: SAN RAMON VLY FIRE

Housing Inventory Site: YES

Aerial



Map Legend

- Assessment
- Parcels

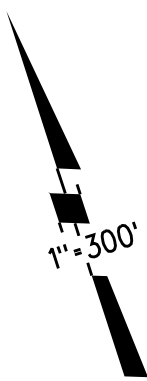
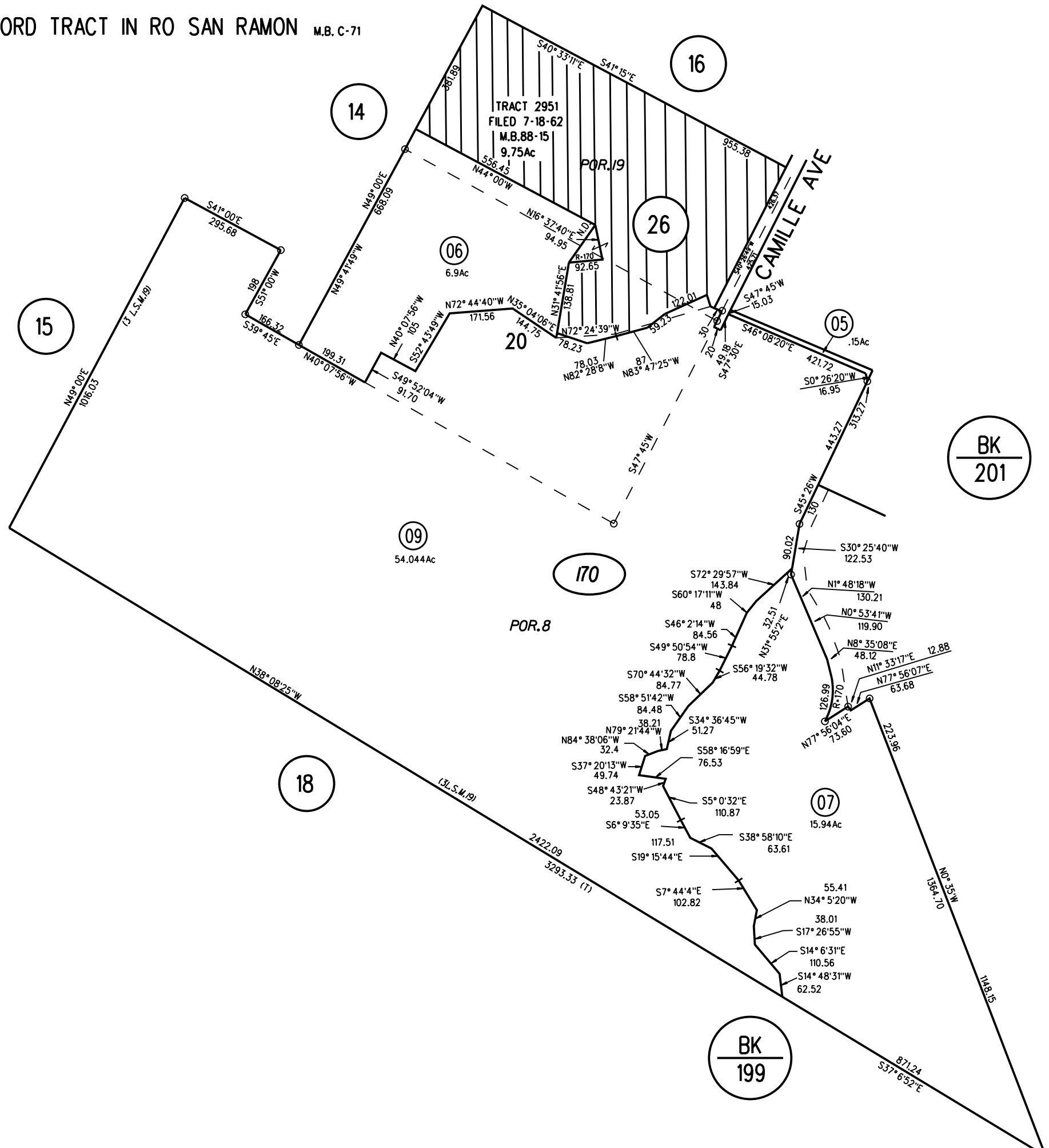
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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 inquires to the appropriate department.

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

POR. HEMME SUB.-FORD TRACT IN RO SAN RAMON M.B. C-71




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.

170 09
9/15/23





General Plan



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)
 -  PR (Park and Recreation)
 -  RC (Resource Conservation)

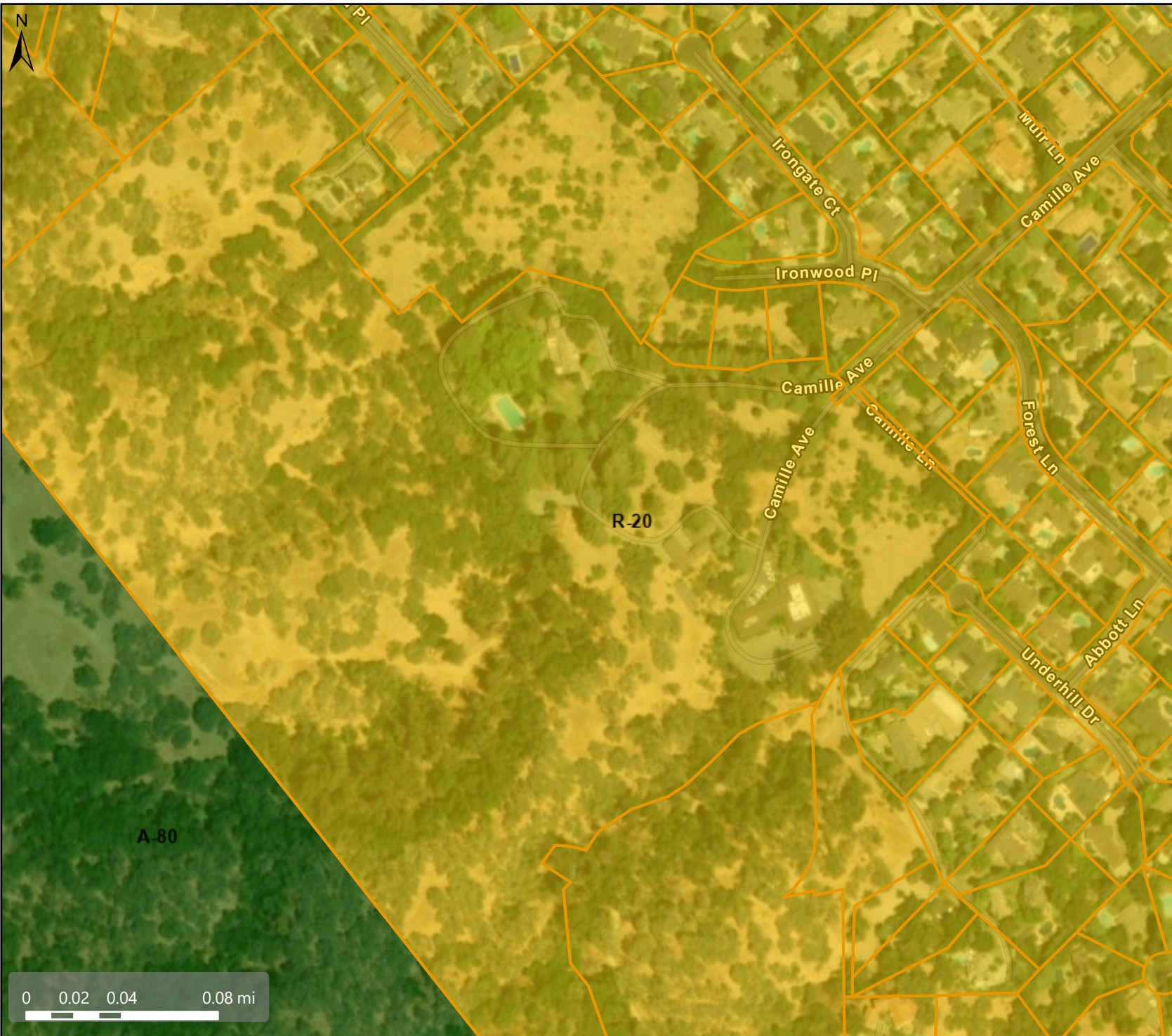
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning District




Map Legend


 Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

 R-20 (Single
Family
Residential)

 A-80 (Exclusive
Agriculture)

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.

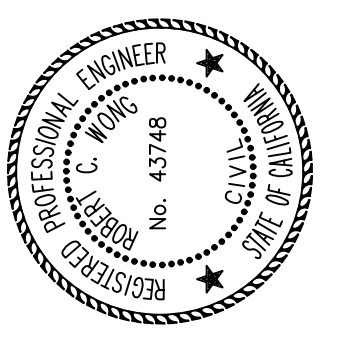
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

RECEIVED on 5/1/2026 CDV25-01033
 By Contra Costa County
 Department of Conservation and Development

ALIQOT
 Aliquot Associates, Inc.
 1390 S. Main St. - Ste. 310
 Walnut Creek, CA 94596
 Telephone: (925) 476-2300
 Fax: (925) 476-2350
 Civil Engineers
 Traffic Engineers
 Surveyors

No.	BY	DATE	REVISIONS
1	MC	5/23/25	REMOVE BIURET. FACIL. REVISE PAD GRADING



LOT 1 - LOT 5, LOT 12 - LOT 14
GRADING PLAN - PHASE 1
BALL ESTATES - SUBDIVISION 9338
 CONTRA COSTA COUNTY
 CALIFORNIA
 ALAMO

JOB NO: 201032	SCALE: 1"=20'
DATE: 3/13/2026	DESIGN: MC
DRAWN: MC	APPROVED: VJD
DRAWING NUMBER	
G5	
5 OF 12	

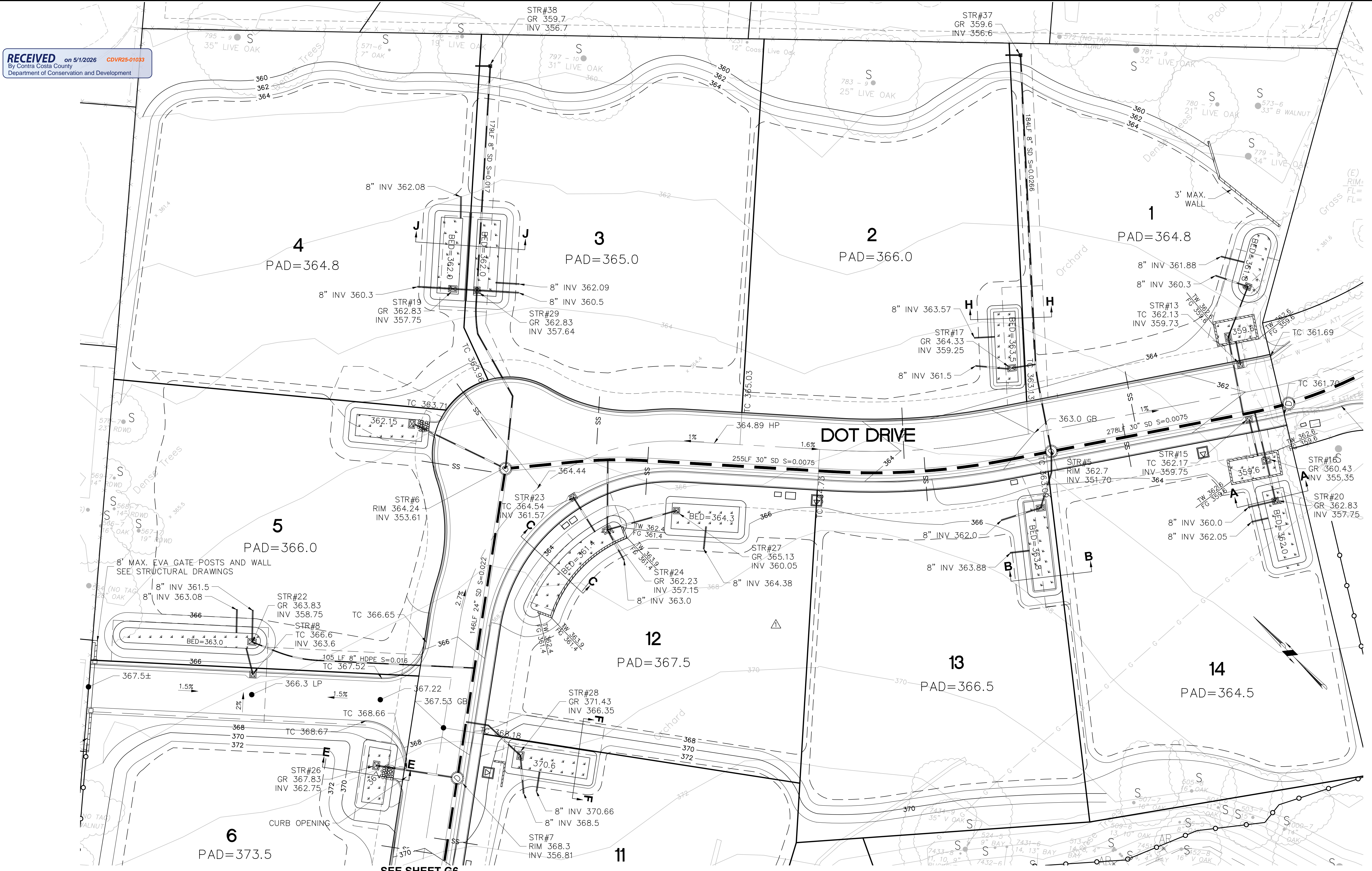
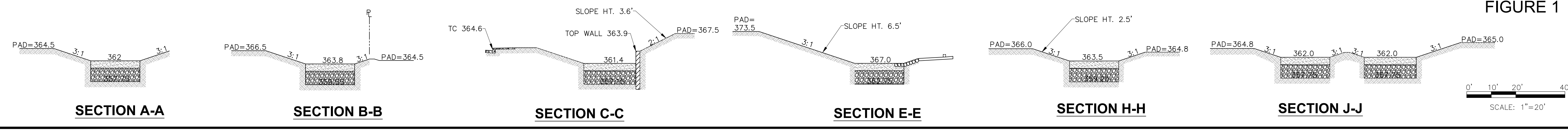
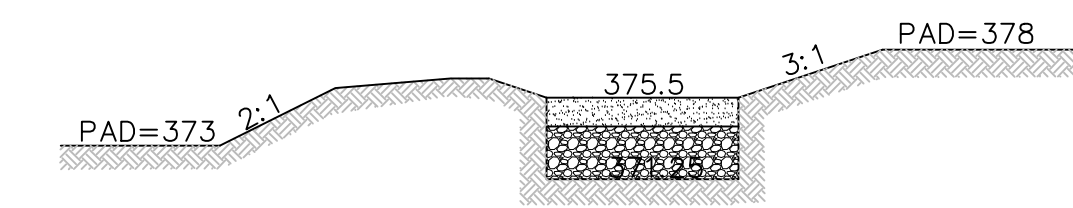


FIGURE 1

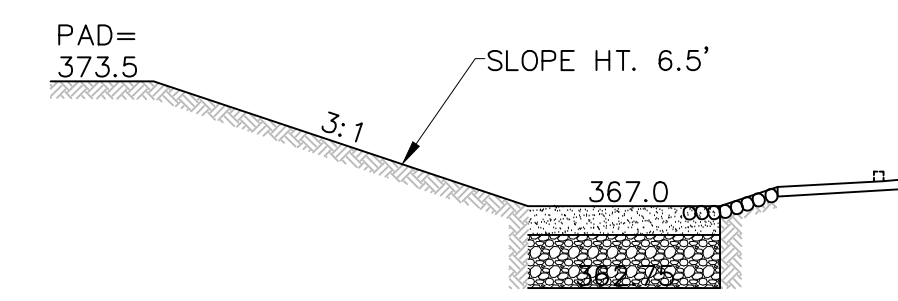


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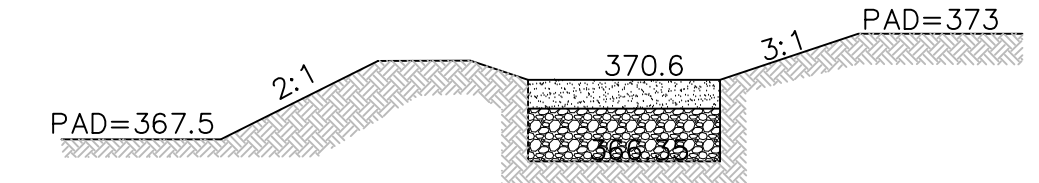
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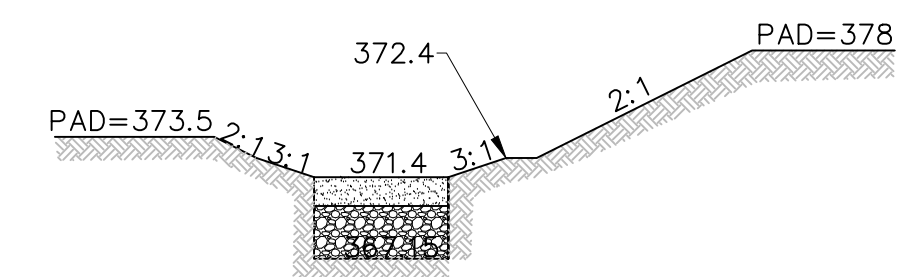
SECTION D-D



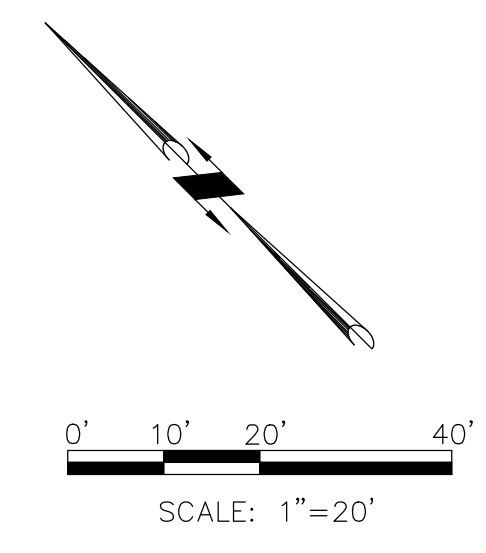
SECTION E-E



SECTION F-F



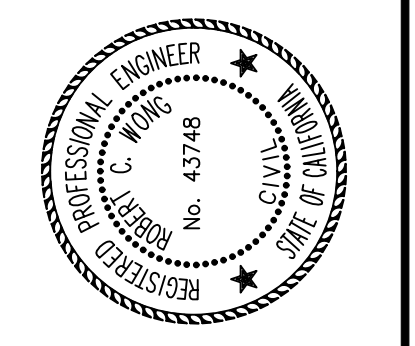
SECTION G-G



ALIQOT
 Aliquot Associates, Inc.
 1390 S. Main St. - Ste. 310
 Walnut Creek, CA 94596
 Telephone: (925) 476-2300
 Fax: (925) 476-2350

Civil Engineers
 Traffic Engineers
 Surveyors

No.	BY	DATE	REVISIONS
1	MC	3/17/25	LOWER LOT 9 PAD 1 FT

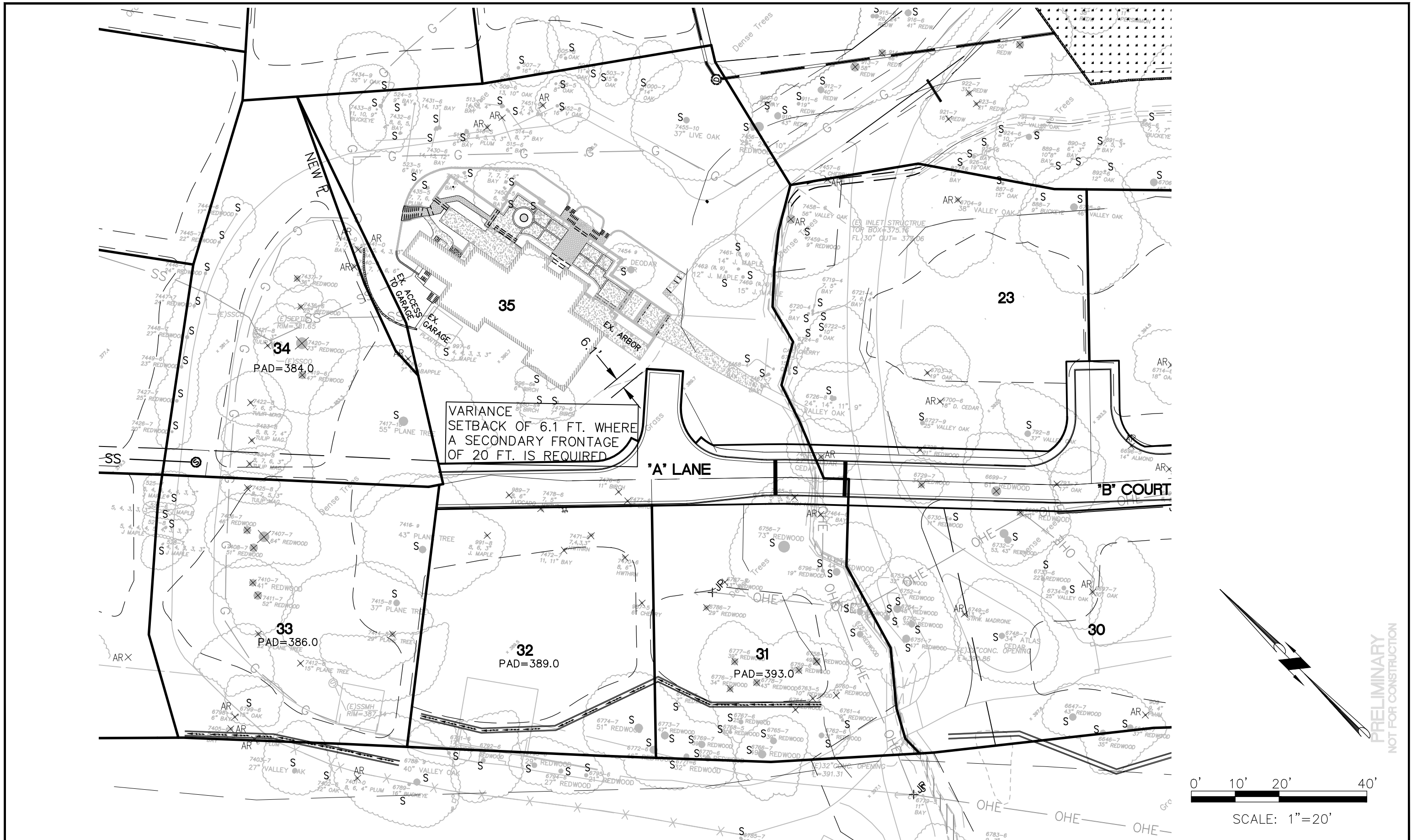


LOT 6 - LOT 11
GRADING PLAN - PHASE 1
BALL ESTATES - SUBDIVISION 9338

CONTRA COSTA COUNTY
 ALAMO
 CALIFORNIA

JOB NO: 201032
 SCALE: 1"=20'
 DATE: 3/13/2026
 DESIGN: MC
 DRAWN: MC
 APPROVED: VJD

DRAWING NUMBER
G6
 6 OF 12



**SECONDARY FRONTAGE VARIANCE
BALL ESTATES - SUBDIVISION 9338**

ALAMO

CONTRA COSTA COUNTY

CALIFORNIA

Date	6/2/2025	No.		Revisions	
Scale	1"=50'				
Design					
Drawn	MC				
Approved					
Job No	201032				

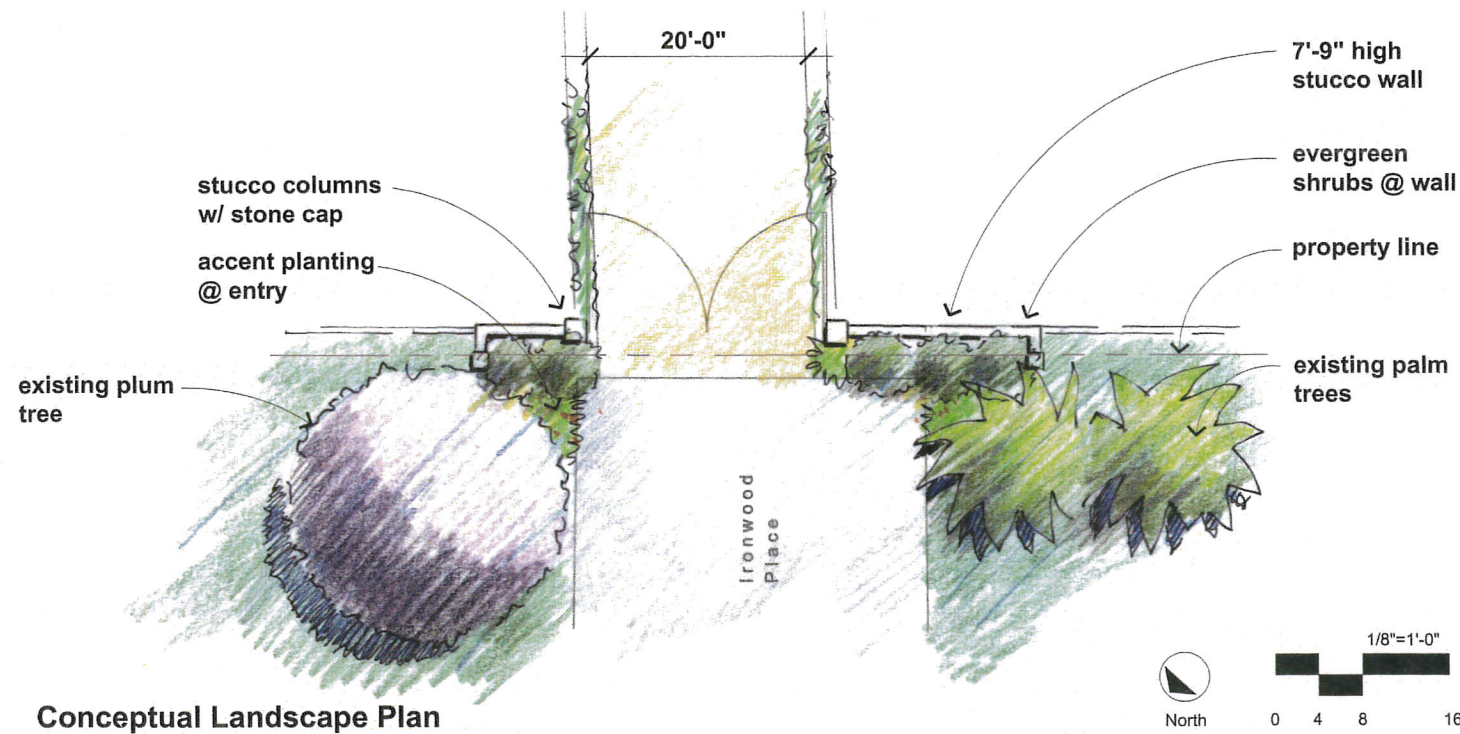
Drawing Number:
FIG2

1 of 1

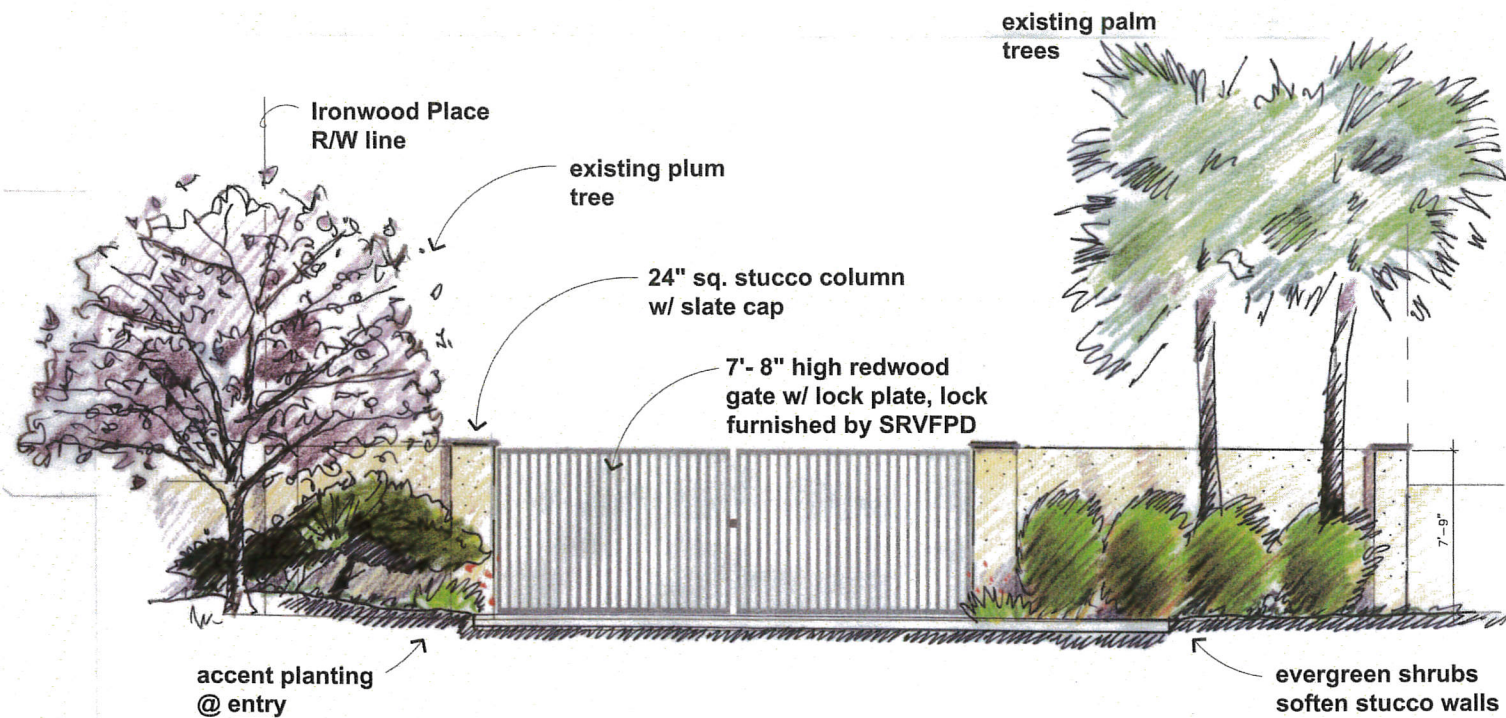


Civil Engineers
Traffic Engineers
Surveyors

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Conceptual Landscape Plan



Illustrative Elevation 1/4"=1'-0"

Notes:

1. Wall (fence) heights exceeding 6 feet requires a variance be granted by County.
2. Maintenance of the gate & walls will be the responsibility of the HOA of Subdivision 9338.
3. Gate & wall will be constructed concurrently with the construction of Ironwood Place within Subdivision 9338.
4. The materials and colors for the gate on this plan can be modified by Ironwood Place-Hemme Road Improvement, and Camille Ironwood Properties, LLC.

Approved:

Robert J. Dominici
 Ironwood Place-Hemme Road Improvement Association
 President: Robert J. Dominici
 Date: 10/16/13

John D. Whetten
 Ironwood Place-Hemme Road Improvement Association
 John D. Whetten
 Date: 10-16-13

Gordon Ball
 Camille Ironwood Properties, LLC
 Trustee: Gordon Ball
 Date: 10 16 13

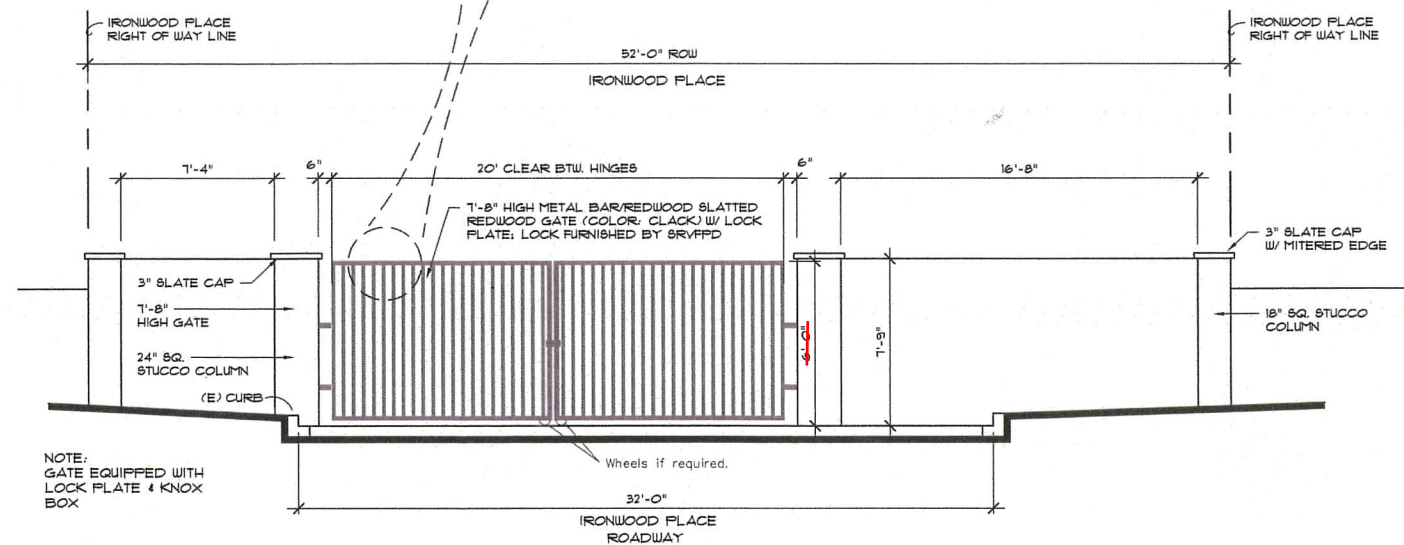
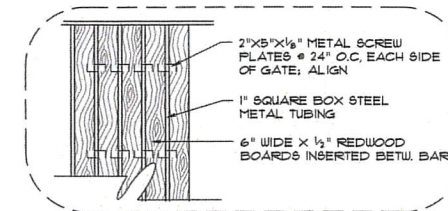
Contra Costa Fire Protection District
 San Ramon Valley
 Date:

Gate design only *CF*

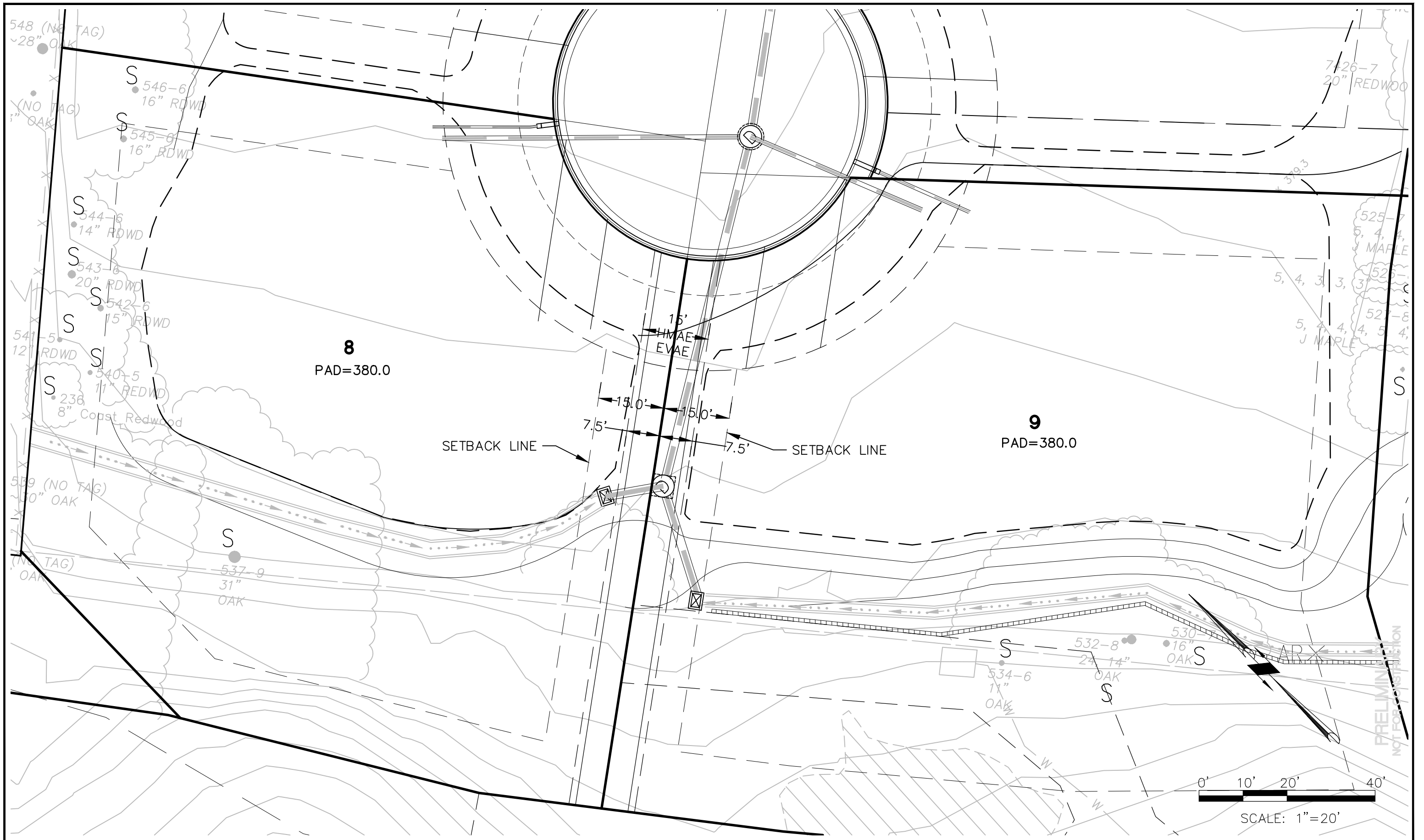
Reviewed by:
 San Ramon Valley Fire Protection District

All improvements or modifications SHALL comply with current adopted codes and Fire District ordinances. This set of plans and specifications have been reviewed for conformance with applicable codes, standards and ordinances. This set of plans and specifications SHALL be kept on the job site at all times and it is unlawful to make changes or additions on same without written permission from the Fire District.
 Sign: *[Signature]* Date: 10/22/13
 The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provision of the San Ramon Valley Fire Protection District and/or State Law.

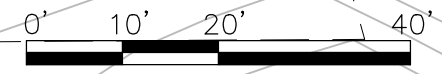
See attached comment letter dated: / /



Line Elevation w/ dimensions 1/4"=1'-0"



PRELIMINARY NOT FOR CONSTRUCTION



SCALE: 1"=20'



**Civil Engineers
Traffic Engineers
Surveyors**

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ALAMO

LOTS 8 AND 9
HOA AND EVA EASEMENT SIDE YARD SETBACK
BALL ESTATES - SUBDIVISION 9338
 CONTRA COSTA COUNTY
 CALIFORNIA

Date	6/2/2025	No.	Revisions
Scale	1"=20'		
Design			
Drawn	MC		
Approved			
Job No	201032		

Drawing Number:
FIG4
 1 of 1