





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDVR25-01058**

**File Date: 11/20/2025**

**Applicant:**

Amy Studarus Pacific Crest Consultants      amy@pccla.com  
 29635 Agoura Road      (661) 644-6212  
 Agoura Hills, CA 91301

**Property Owner:**

CREST AVENUE LL 12      mconn@mpcca.com  
 1562 ALAMO WAY      (510) 332-3888  
 ALAMO, CA 94507 150

**Project Description:** The applicant requests a Variance Permit to allow a Lot Line Adjustment involving a substandard sized lot (APN: 188232020) that remains substandard with the lot line adjustment (Concurrent CDLL25-00013).

**Project Location: (Address: 12 Crest Ave and 24 Crest Ave, Alamo, CA 94507), (APNs: 188232027, 188232020)**

**Additional APNs:**

**General Plan Designation(s):** RL

**Zoning District(s):** R-20

**Flood Hazard Areas:** X

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:** ALAMO

**Sphere of Influence:**

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** CENTRAL SANITARY

**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

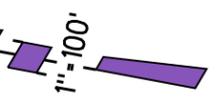
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
<b>Total:</b>			<b>3412.00</b>	<b>3412.00</b>

WALNUT CREEK PARK MB 4-84 2/7/1911

- 1- 47PM1 7/20/1976
- 2- 47PM31 8/27/1976
- 3- 49PM19 10/20/1976
- 4- 81PM34 10/1/1979
- 5- 205PM33 8/20/1010
- 6- 212PM31 6/27/17

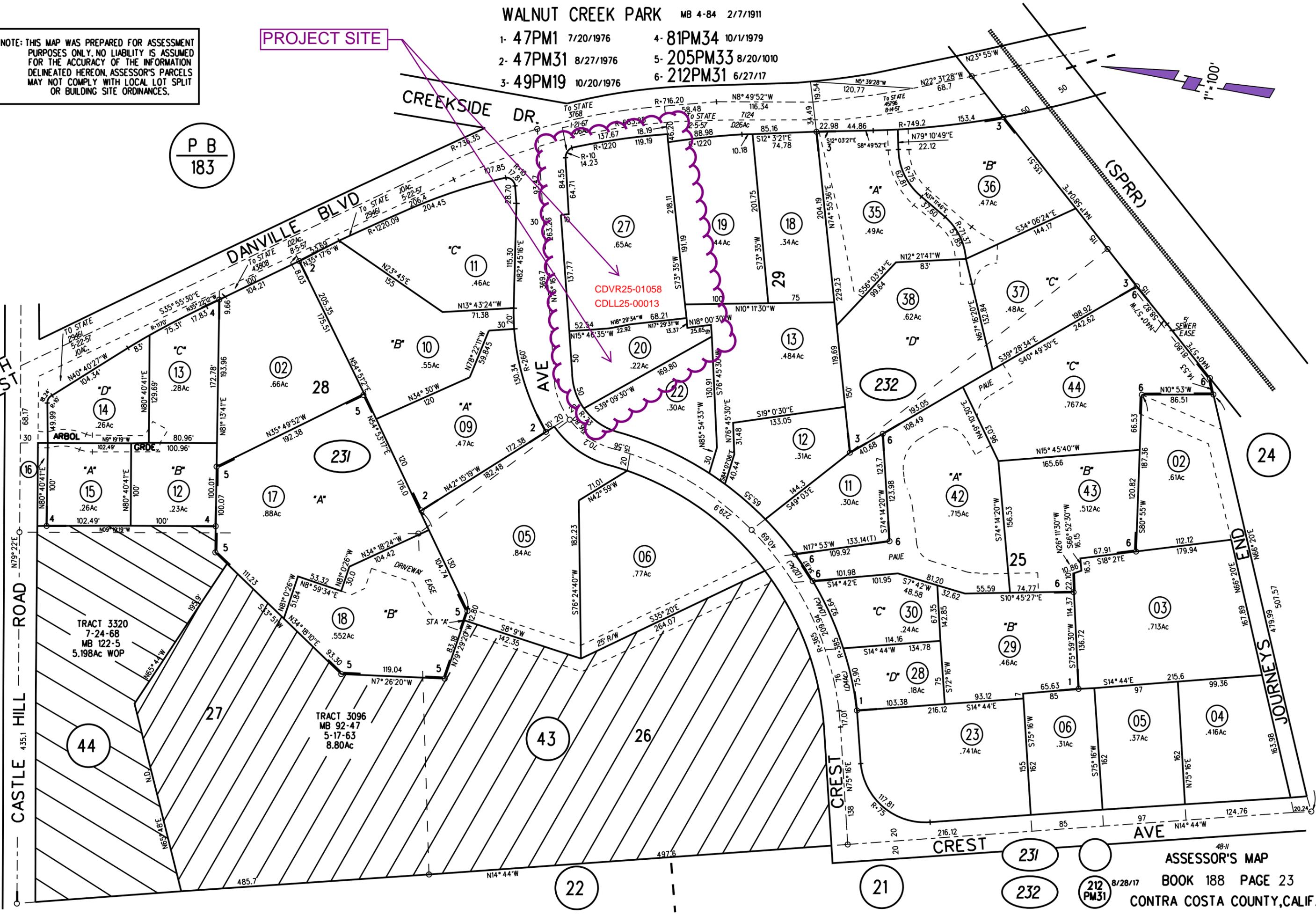
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

PROJECT SITE



P B  
183

P B  
184



# General Plan: RL



## Map Legend

 Assessment  
Parcels

### Planning

#### General Plan

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

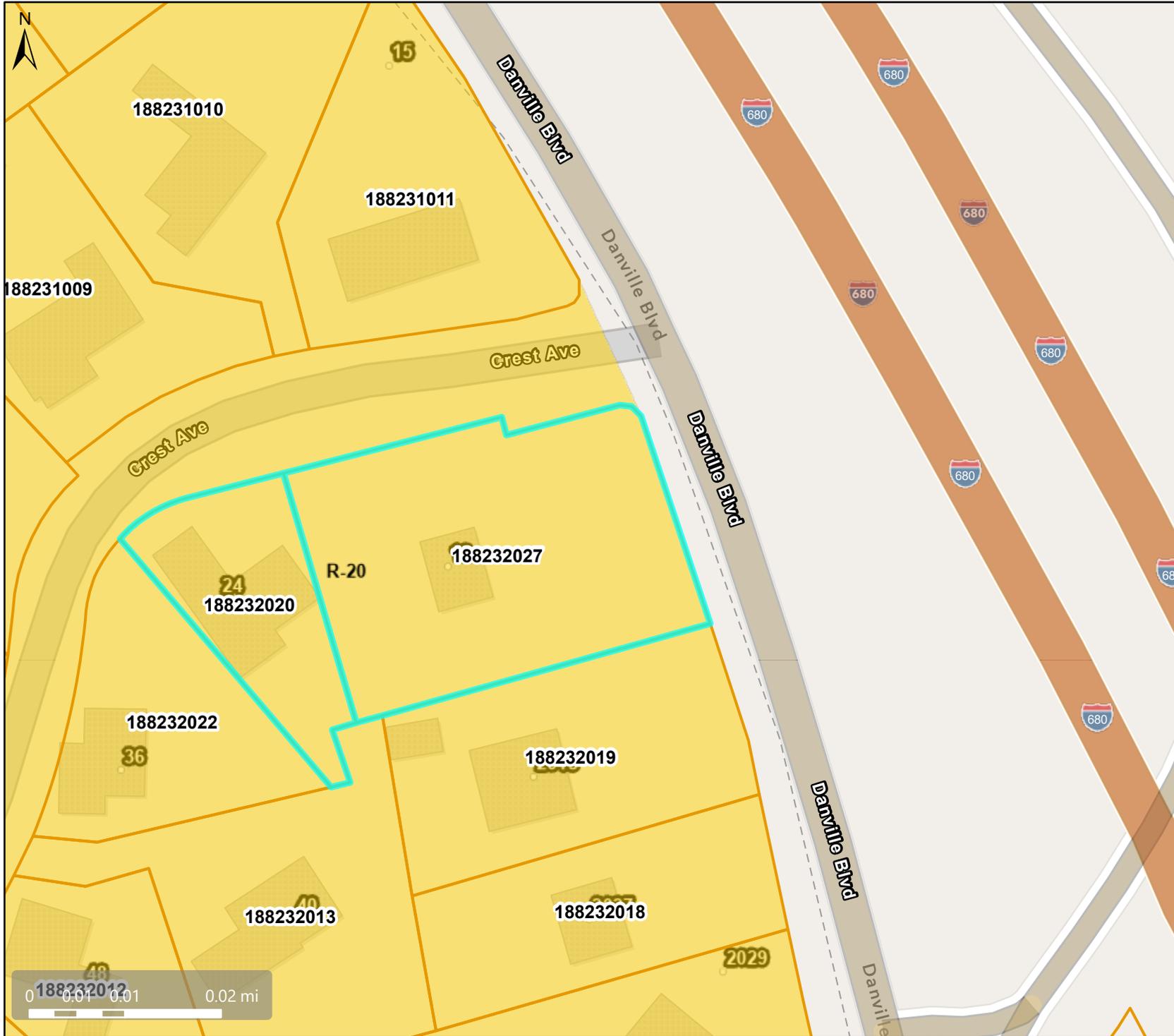
#### Base Data

 Address Points

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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: R-20



## Map Legend

Assessment  
Parcels

Planning

Zoning

ZONE\_OVER

R-20 (Single  
Family  
Residential)

Base Data

Address Points

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# Aerial

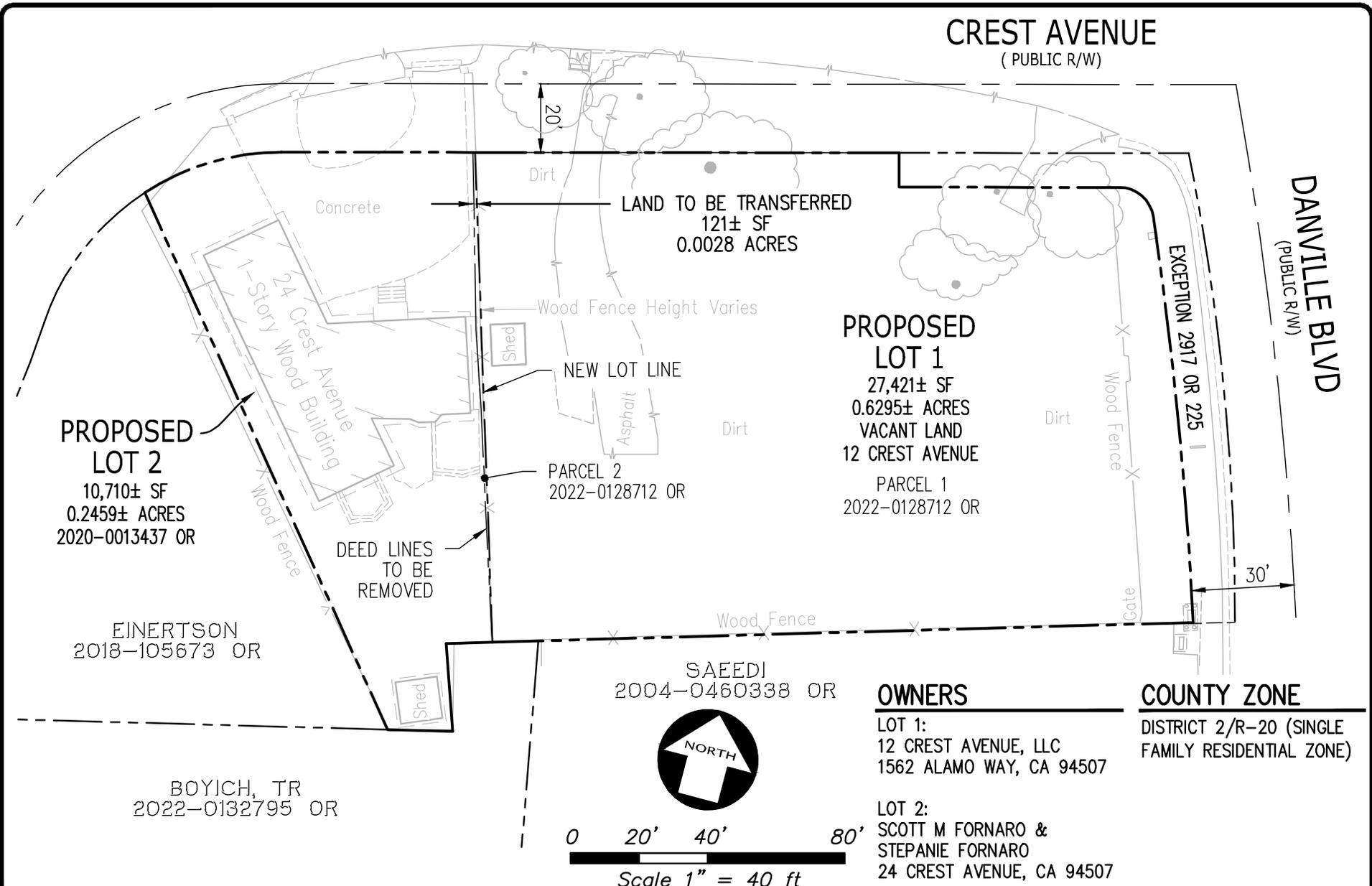


### Map Legend

- Assessment Parcels (orange outline)
- Base Data
  - Address Points (grey circle)

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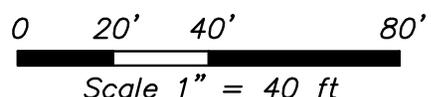


**OWNERS**

**LOT 1:**  
12 CREST AVENUE, LLC  
1562 ALAMO WAY, CA 94507

**LOT 2:**  
SCOTT M FORNARO &  
STEPANIE FORNARO  
24 CREST AVENUE, CA 94507

**COUNTY ZONE**  
DISTRICT 2/R-20 (SINGLE  
FAMILY RESIDENTIAL ZONE)



**KIER+WRIGHT**

2850 Collier Canyon Road  
Livermore, CA 94551

Phone: (925) 245-8788  
www.kierwright.com

**EXHIBIT "B"**  
**LOT LINE ADJUSTMENT**  
**SITE PLAN**

ALAMO, CONTRA COSTA COUNTY CALIFORNIA

DATE	OCTOBER, 2025
SCALE	1" = 40'
BY	KJK
JOB NO.	A22302-2
SHEET	1 OF 1