





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDMS25-00009**

**File Date: 4/8/2025**

**Applicant:**

JANE A TRE IRELAND IRELAND JANE A TRE ireland3@comcast.net  
 2717 Stone Valley Road (408) 483-4864  
 Alamo, CA 94507

**Property Owner:**

LAWRENCE JOSEPH IRELAND ireland3@comcast.net  
 2717 STONE VALLEY RD (925) 837-2071  
 ALAMO, CA 945072783

**Project Description:**

The applicant requests approval of a Minor Subdivision application to subdivide an existing 167,622 square foot parcel into a Parcel A (87,164 SF) and Parcel B (80,458 SF) and a Tree Permit to remove 7 code protected trees (further subdividable)

**Project Location: (Address: 2717 STONE VALLEY RD, ALAMO, CA 945072783), (APN: 196020005)**

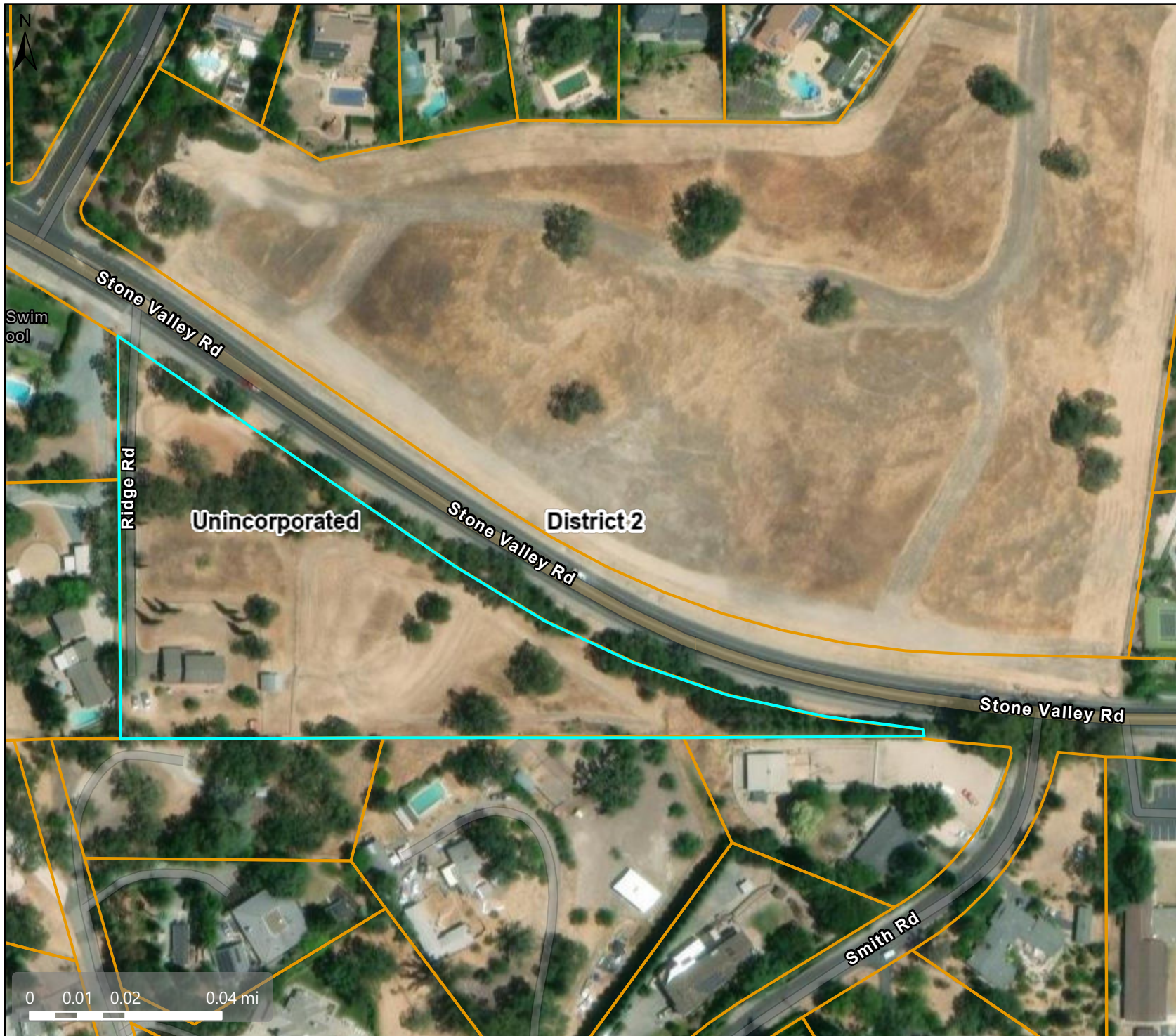
**Additional APNs:**

<b>General Plan Designation(s):</b> RVL	<b>Zoning District(s):</b> R-40
<b>Flood Hazard Areas:</b> X	<b>AP Fault Zone:</b>
<b>60-dBA Noise Control:</b>	<b>MAC/TAC:</b>
<b>Sphere of Influence:</b>	<b>Fire District:</b> SAN RAMON VLY FIRE
<b>Sanitary District:</b> CENTRAL SANITARY	<b>Housing Inventory Site:</b> NO
<b>Specific Plan:</b>	




**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
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
<b>Total:</b>			<b>8662.00</b>	<b>8662.00</b>

# Aerial



## Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
  -  Unincorporated
  -  Board of Supervisors' Districts

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.**

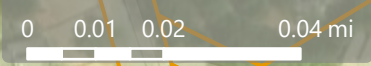
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

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



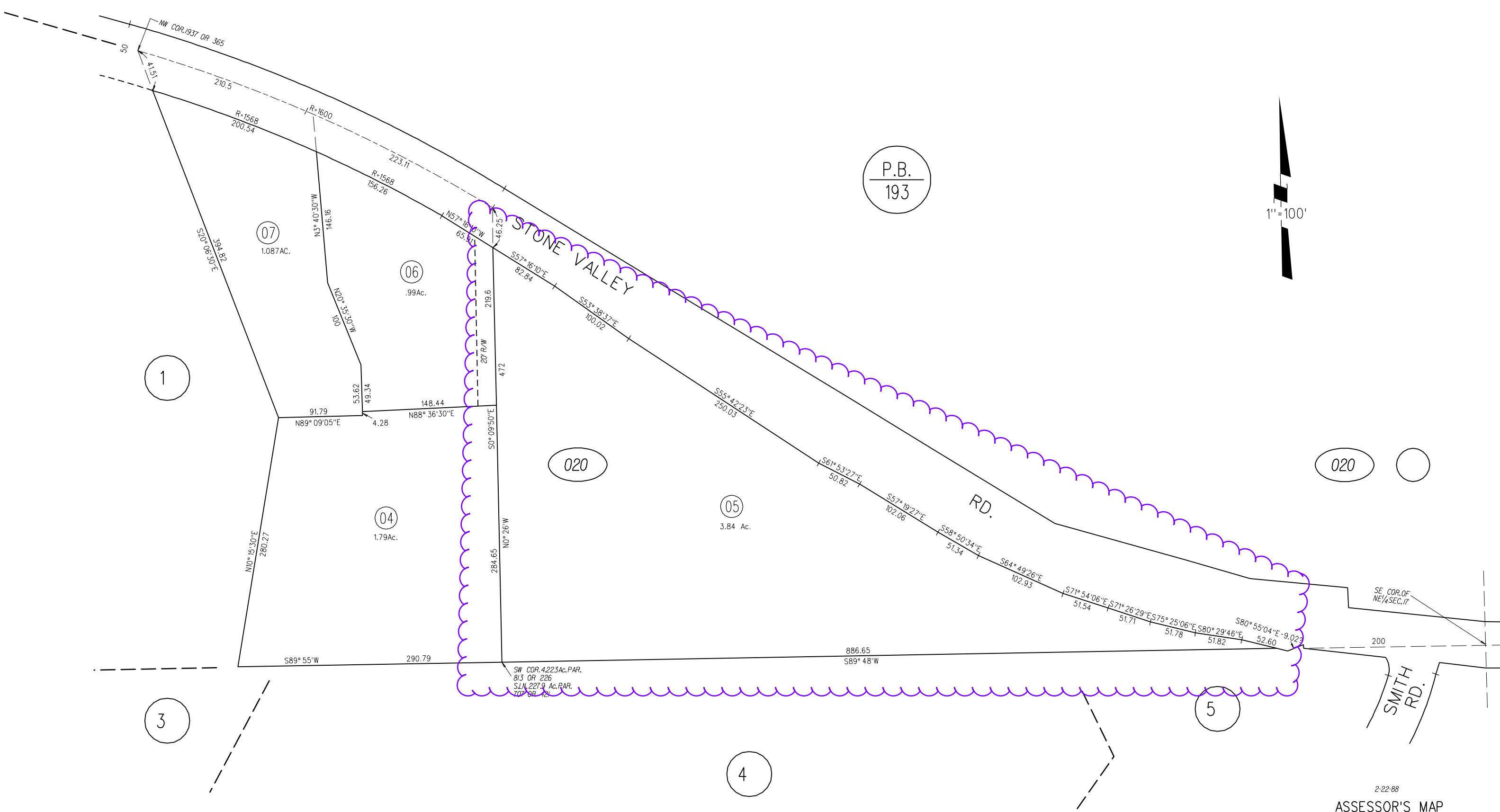
### Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RVL (Residential Very-Low Density) ( $\leq 1$  du/na)
- RL (Residential Low Density) (1-3 du/na)
- PS (Public and Semi-Public)
- RC (Resource Conservation)
- Unincorporated Board of Supervisors' Districts

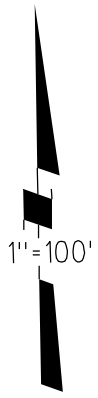


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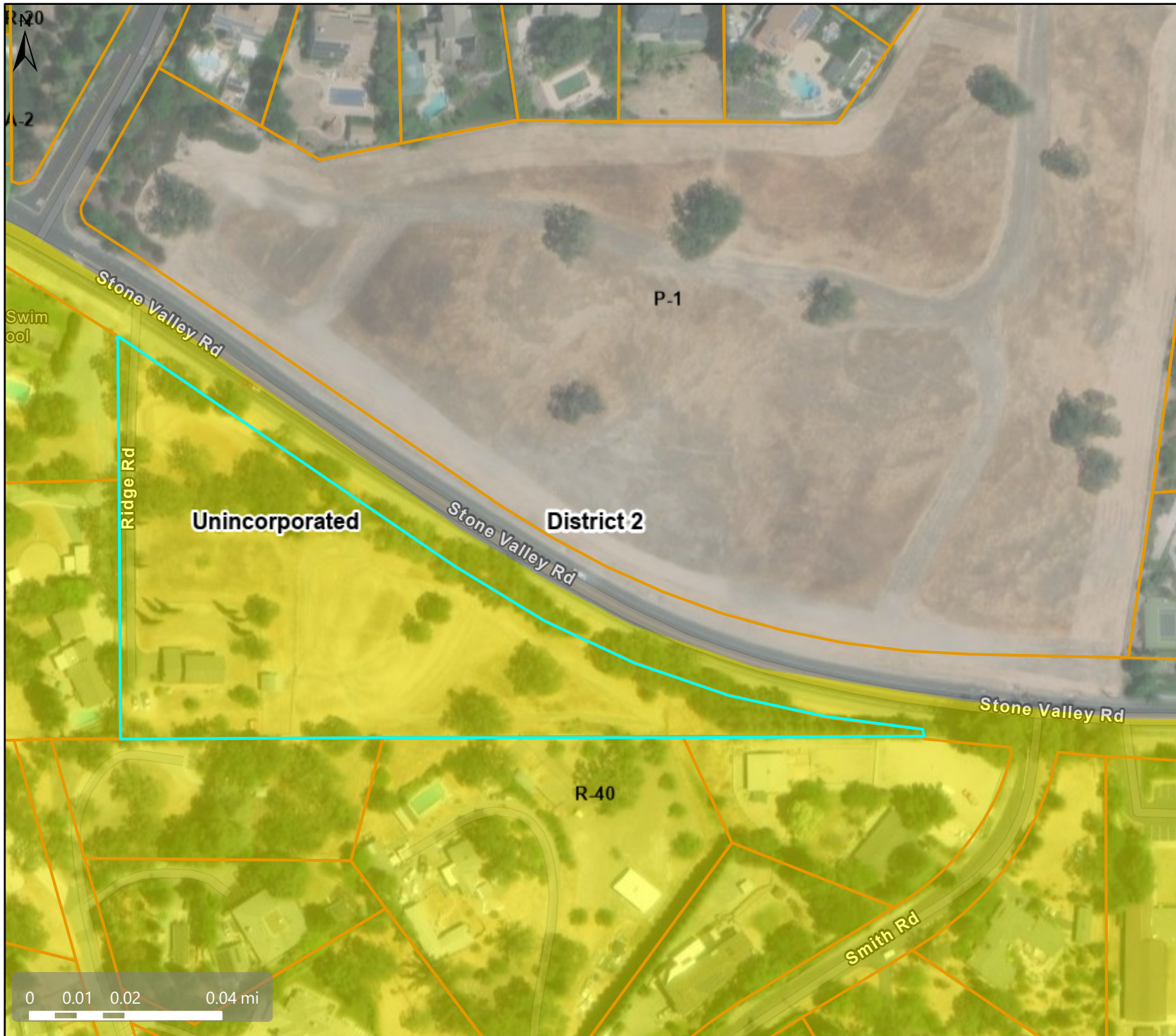
**Spatial Reference**  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984



P.B.  
193



# Zoning - R-40



## Map Legend

- Assessment  
Parcels
- Planning Layers  
(DCD)**
- Zoning**
- ZONE\_OVER**
- R-20 (Single  
Family  
Residential)
- R-40 (Single  
Family  
Residential)
- A-2 (General  
Agriculture)
- P-1 (Planned  
Unit)
- Unincorporated
- Board of  
Supervisors'  
Districts

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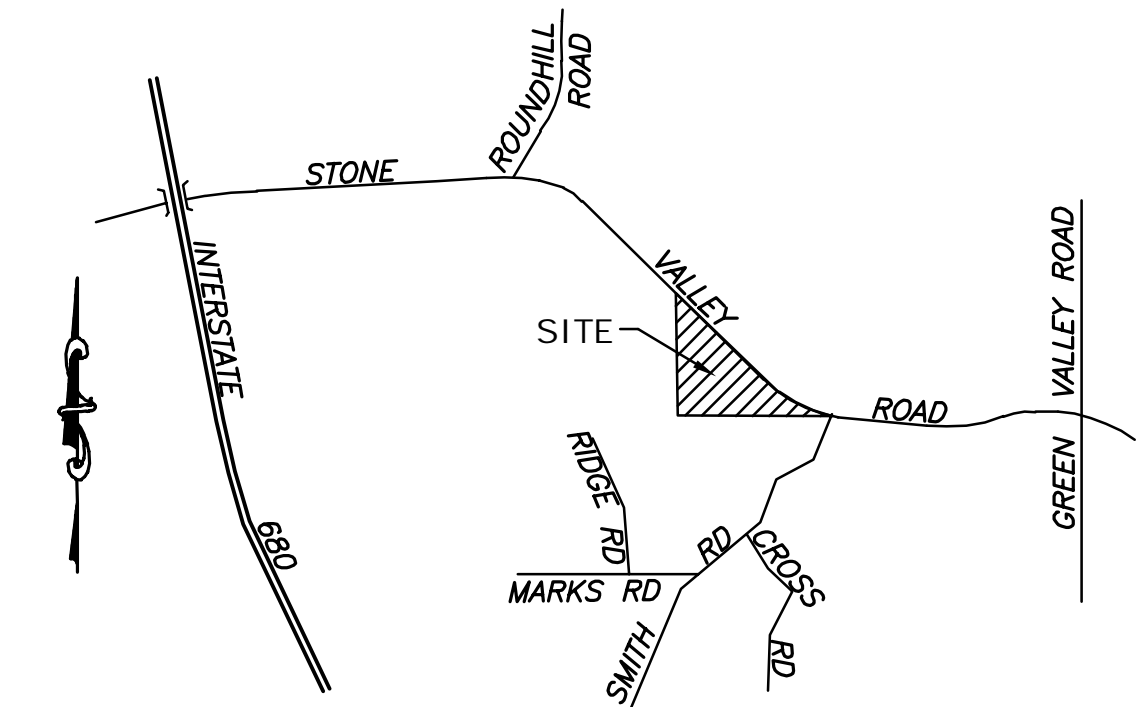
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 Datum: WGS 1984

# VESTING TENTATIVE PARCEL MAP

## 2717 STONE VALLEY ROAD

TOTAL UNITS: 2 RESIDENTIAL  
ALAMO, CONTRA COSTA COUNTY, CALIFORNIA  
SUBDIVISION \_\_\_ - \_\_\_



VICINITY MAP  
N.T.S.

**LEGEND:**

- SANITARY SEWER MANHOLE
- WATER VALVE
- FOUND MONUMENT AS NOTED
- STANDARD STREET MONUMENT
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- TIE LINE
- CENTERLINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN PIPE
- EXISTING ELECTRIC CABLE
- EXISTING SANITARY SEWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- EXISTING TREE

**ABBREVIATIONS:**

- BLDG BUILDING
- CONC CONCRETE
- (E)/EX EXISTING
- ESMT EASEMENT
- FNC FENCE
- INV. INVERT
- P.U.E PRIVATE UTILITY EASEMENT
- REBAR. REBAR
- ( ) RECORD DATA
- R/W RIGHT OF WAY
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SDDI STORM DRAIN DRAIN INLET
- (T) TOTAL
- WM WATER METER
- WV WATER VALVE

**RECEIVED** on 4/8/2025 **CDMS25-00009**  
By Contra Costa County  
Department of Conservation and Development

**FLOOD ZONE**

ZONE X - AREA OF MINIMAL FLOOD HAZARD  
COMMUNITY PANEL NO. 06013C0451G  
EFFECTIVE DATE: 03/21/2017

**ENGINEER'S STATEMENT**

CIVIL ENGINEERING WORK ON THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

*Easton C. McAllister*  
EASTON C. MCALLISTER, PE  
P.E. #61148 EXP 12/31/24

07/29/2024  
DATE

**SHEET INDEX**

SHEET	DESCRIPTION
VTPM-1	VESTING TENTATIVE PARCEL MAP
VTPM-2	PRELIMINARY STORM WATER CONTROL PLAN

**PROJECT SUMMARY**

**PROPERTY ADDRESS:** 2717 STONE VALLEY ROAD  
ALAMO, CA 94507

**OWNER / DEVELOPER:** LAWRENCE AND JANE IRELAND  
2717 STONE VALLEY ROAD  
ALAMO, CA 94507

**CIVIL ENGINEER:** DEBOLT CIVIL ENGINEERING, INC.  
480 SAN RAMON VALLEY BLVD UNIT L  
DANVILLE, CALIFORNIA 94596  
(925) 837-3780

**SURVEYOR:** DEBOLT CIVIL ENGINEERING, INC.  
480 SAN RAMON VALLEY BLVD UNIT L  
DANVILLE, CALIFORNIA 94596  
(925) 837-3780

**ASSESSOR'S PARCEL NO.:** 196-020-005

**TOTAL AREA:** 167,622± SQ.FT. / 3.85± AC

**EXISTING ZONING:** R-40

**EXISTING LAND USE:** SINGLE-FAMILY RESIDENTIAL

**PROPOSED ZONING:** R-40

**PROPOSED LAND USE:** SINGLE-FAMILY RESIDENTIAL

**UTILITIES:**

- WATER SUPPLY:** EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
- FIRE PROTECTION:** SAN RAMON VALLEY FIRE PROTECTION DISTRICT
- SEWAGE DISPOSAL:** CENTRAL CONTRA COSTA SANITATION DISTRICT
- STORM DRAIN:** CONTRA COSTA FLOOD CONTROL DISTRICT
- GAS & ELECTRIC:** PACIFIC GAS & ELECTRIC
- TELEPHONE:** AT&T
- CABLE TELEVISION:** COMCAST

PANTOS/BOTELHO  
(2012-234250)  
APN: 196-020-006

SCOTT  
(2009-254579)  
APN: 196-020-004

PARCEL A  
87,164 SF  
(2.00 AC)

PARCEL B  
80,458 SF  
(1.85 AC)

CHEN  
(2024-011742)  
APN: 196-042-005

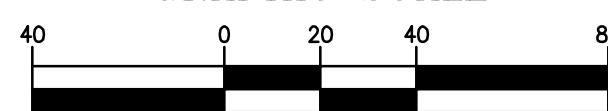
ABBEY  
(2021-252552)  
APN: 196-042-002

MOLINARO  
(1996-027805)  
APN: 196-050-009

10' S.S.E.  
(86-022060)



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

SMITH ROAD

APPROVAL REQUIRED FROM FIRE DISTRICT (SRVFPD) FOR ANY FUTURE ACCESS DRIVE. TO BE PROVIDED PRIOR TO BUILDING PERMIT.

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

VESTING TENTATIVE  
PARCEL MAP

2717 STONE VALLEY ROAD

ALAMO

CONTRA COSTA COUNTY

CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583  
RENEWAL DATE: 12/31/24 (PE) 03/31/25 (PLS)

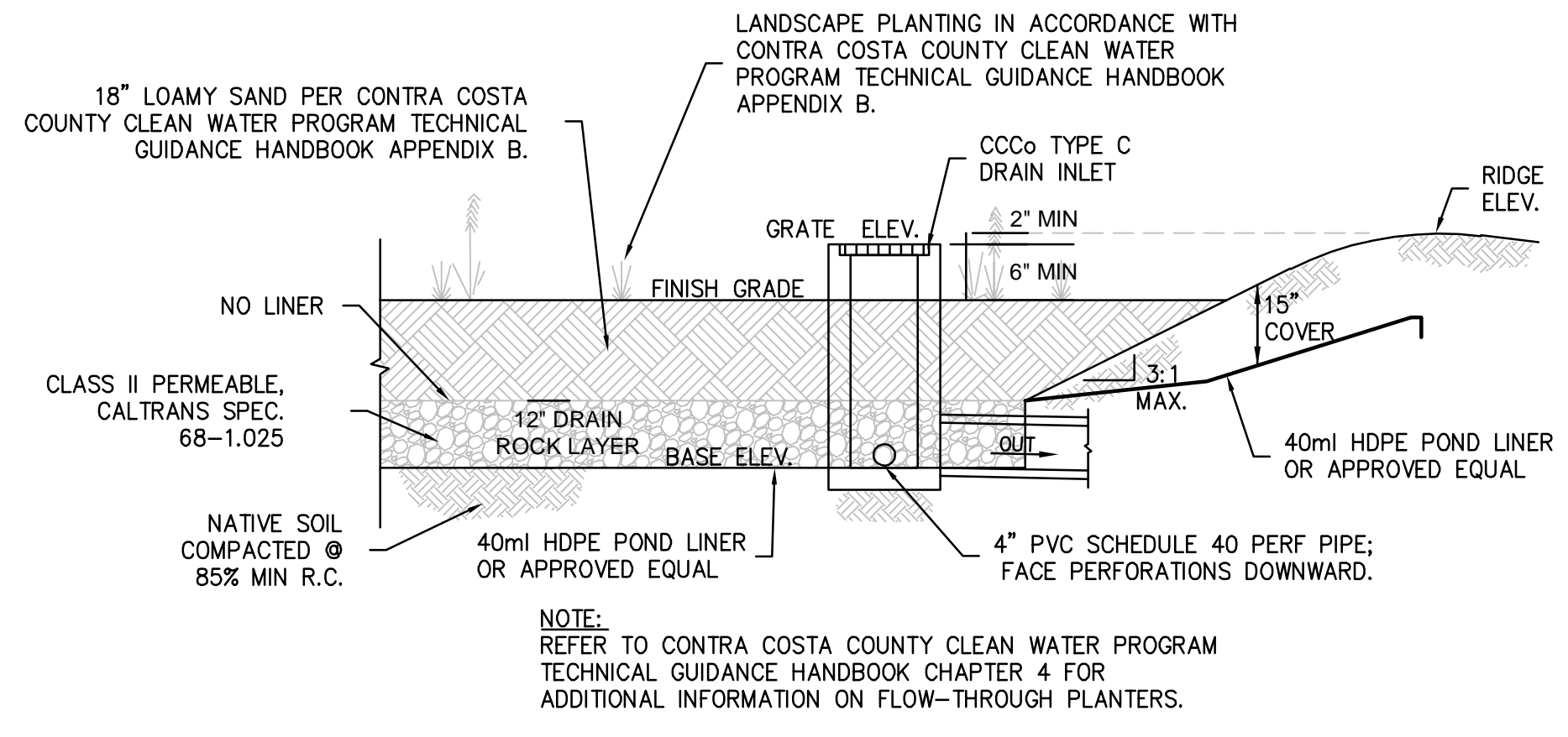
#	REVISIONS	DATE



(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM  
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

Date: 07/29/24  
Scale: 1" = 40'  
By: EM  
Job No.: 23220

VTPM-1



FLOW THROUGH PLANTER (IMP #1)  
N.T.S.

Project Name: 2717 Stone Valley Rd  
 Project Type: Treatment Only  
 APN: 196-020-005  
 Drainage Area: 167,965  
 Mean Annual Precipitation: 20.0

**Self-Treating DMAs**

DMA Name	Area (sq ft)
DMA5	70,490.0

**II. Self-Retaining Areas**

Self-Retaining DMA	
DMA Name	Area (sq ft)
DMA2	79,230

**III. Areas Draining to Self-Retaining Areas**

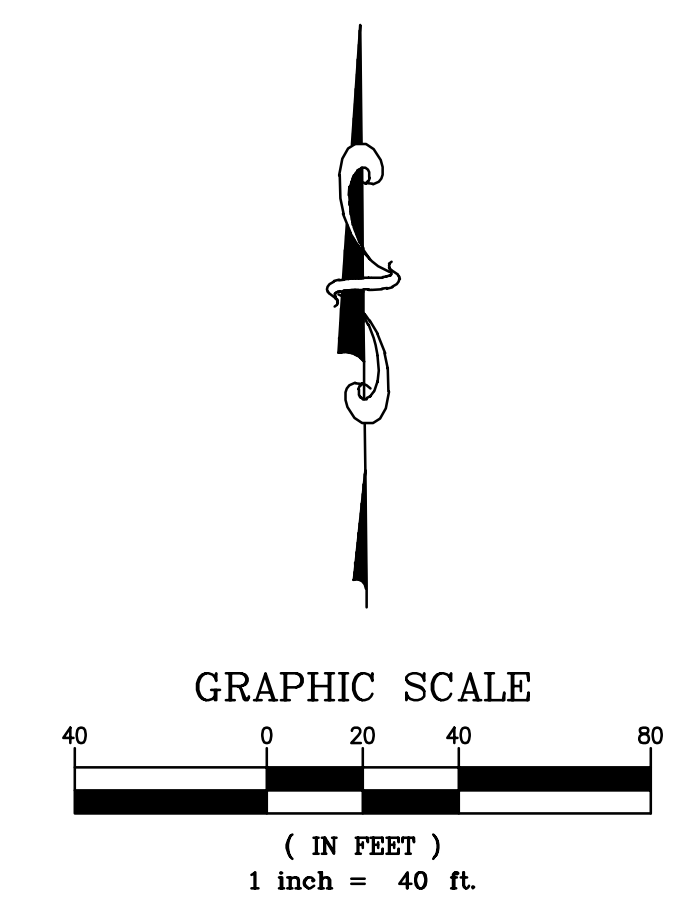
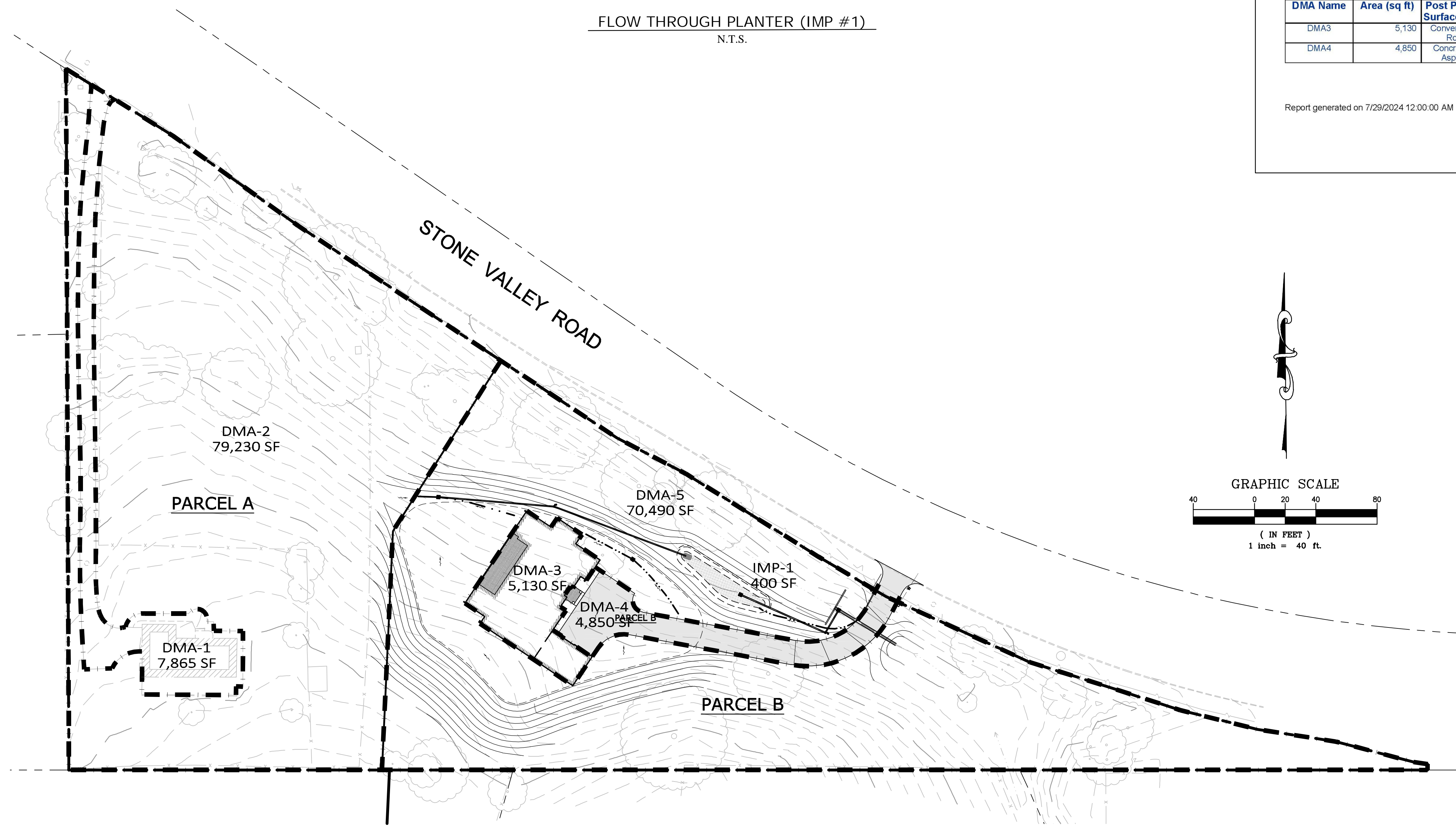
DMA Name	Area (sq ft)	Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self-Retaining DMA	Receiving Self-Retaining DMA Area (sq ft) [B]	Ratio [A]/[B]
DMA1	7,865	Conventional Roof	1.0	7,865.0	DMA2	79,230	0.10

**IV. Areas Draining to IMPs**

IMP Name: IMP1  
 IMP Type: Bioretention Facility  
 Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA3	5,130	Conventional Roof	1.00	5,130	Total	0.040	1.000	399	400
DMA4	4,850	Concrete or Asphalt	1.00	4,850					
Total				9,980					
Area					0.040	1.000	399	400	

Report generated on 7/29/2024 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

PRELIMINARY STORM  
WATER CONTROL PLAN

2717 STONE VALLEY ROAD

ALAMO

CONTRA COSTA COUNTY

CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583  
 RENEWAL DATE: 12/31/24 (PE) 03/31/25 (PLS)

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