



AGENCY COMMENT REQUEST

Date 4/28/25

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 Nai Saephan
Phone # 925-655-2874
E-mail nai.saephan@dcd.cccounty.us
County File # CDVR25-01021

Prior to May 23, 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: CDVR25-01021

File Date: 4/22/2025

Applicant:

Richard Cordes
311 Vernal Drive
Alamo, CA 94507

rickcordes@aol.com
(925) 323-6836

Property Owner:

Richard Cordes
PO Box 685
Alamo, CA 94507

rickcordes@aol.com
(925) 323-6836

Project Description:

Applicant requests a variance for an oversized accessory structure of approximately 1,350 SF (where 600 SF is the maximum). Scope may include a lot line adjustment to the adjacent parcel 192-260-028 to establish a primary use. (xRef. CECF23-00457)

Project Location: (Address: 0 VERNAL DR, ALAMO, CA 94507), (APN: 192260020)

Additional APNs:

General Plan Designation(s): RVL

Zoning District(s): R-40

Flood Hazard Areas: X

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

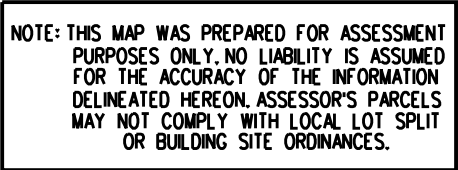
Housing Inventory Site: NO

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
066A	Late Filing Penalty	002606-9660-REV-000-5B066A	1625.00	1625.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			4905.00	4905.00

1- 197PM9 6/30/06



Aerial View



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 inquiries to the appropriate department.

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

General Plan Designation: RVL



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)

PS (Public and
Semi-Public)

RC (Resource
Conservation)

Unincorporated

Board of
Supervisors'
Districts

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

Zoning District: R-40



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-20 (Single
Family
Residential)

R-40 (Single
Family
Residential)

Unincorporated

Board of
Supervisors'
Districts

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Datum: WGS 1984

LEGEND

FOUND REBAR & CAP RCE 27818 PER (197 PM 9)
 ————— SUBJECT PARCEL BOUNDARY
 ————— RIGHT OF WAY/ADJACENT PARCEL LINE
 - - - - - MONUMENT LINE
 - - - - - HISTORIC LOT LINE

BASIS OF BEARINGS:

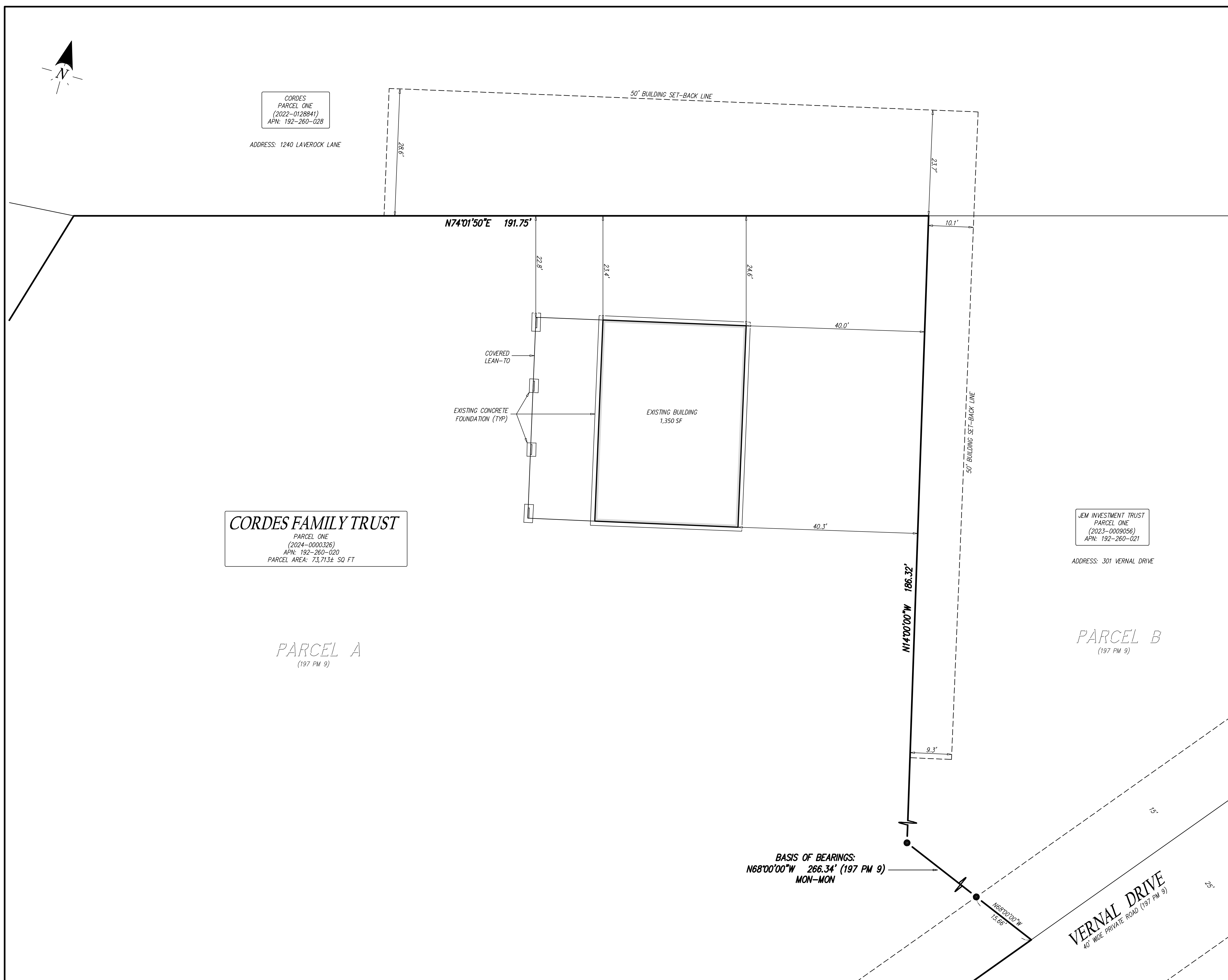
LINE BETWEEN FOUND MONUMENTS PER PARCEL MAP SUBDIVISION MS 01-0008 (197 PM 9)
BEARING: N68°00'00"W

NOTE:

EXISTING BUILDING SHOWN HEREON DEPICTS FIELD SURVEYED LOCATION AT GROUND LEVEL
- MEASUREMENTS TAKEN AT EXTERIOR FINISHED SIDING/TRIM.

EASEMENTS OF RECORD (IF ANY) NOT SHOWN.

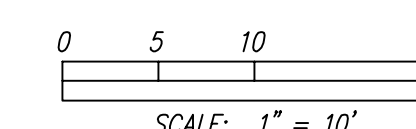
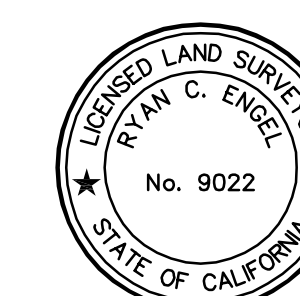
DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF RICK CORDES IN DECEMBER, 2024.

RYAN C. ENGEL, PLS 9022
DATE: 12/10/2024

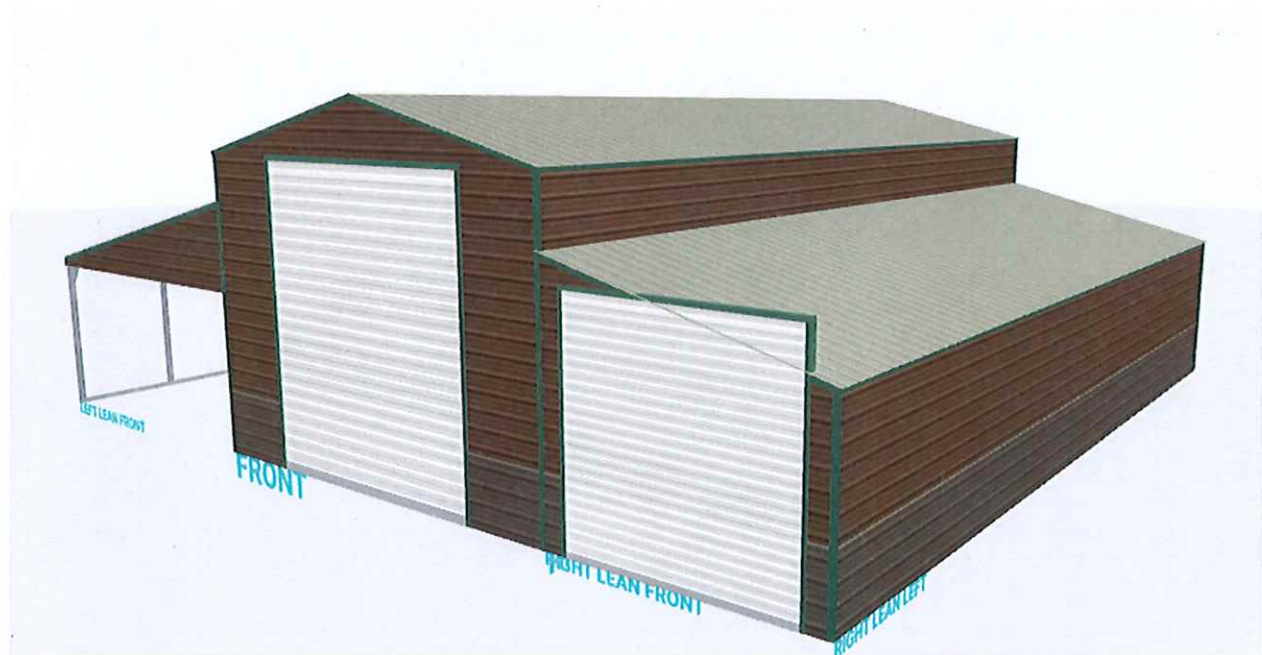


STRUCTURE LOCATION EXHIBIT

PARCEL A
PARCEL MAP SUBDIVISION MS 01-0008
(197 PM 9)
CONTRA COSTA COUNTY RECORDS
UNINCORPORATED COSTA COUNTY, CALIFORNIA
DECEMBER, 2024 SCALE 1" = 10'

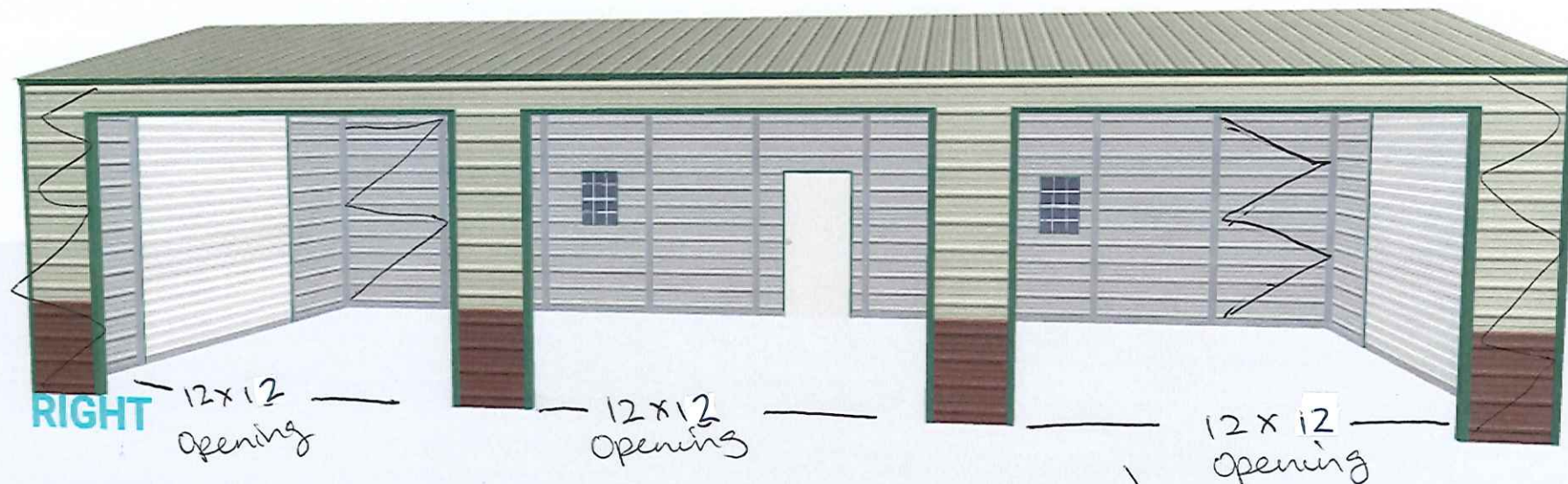
BALS BAY AREA LAND
SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167









(Interior of Lean)
→ Diagonal Bracing
on Spacers

(Lean coming off on this side)

3-12x12 Openings
Evenly Spaced on Right Side

