



## 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](mailto:rwendel@srvfire.ca.gov)  
    Consolidated – (email) [fire@cccfd.org](mailto: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](mailto: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

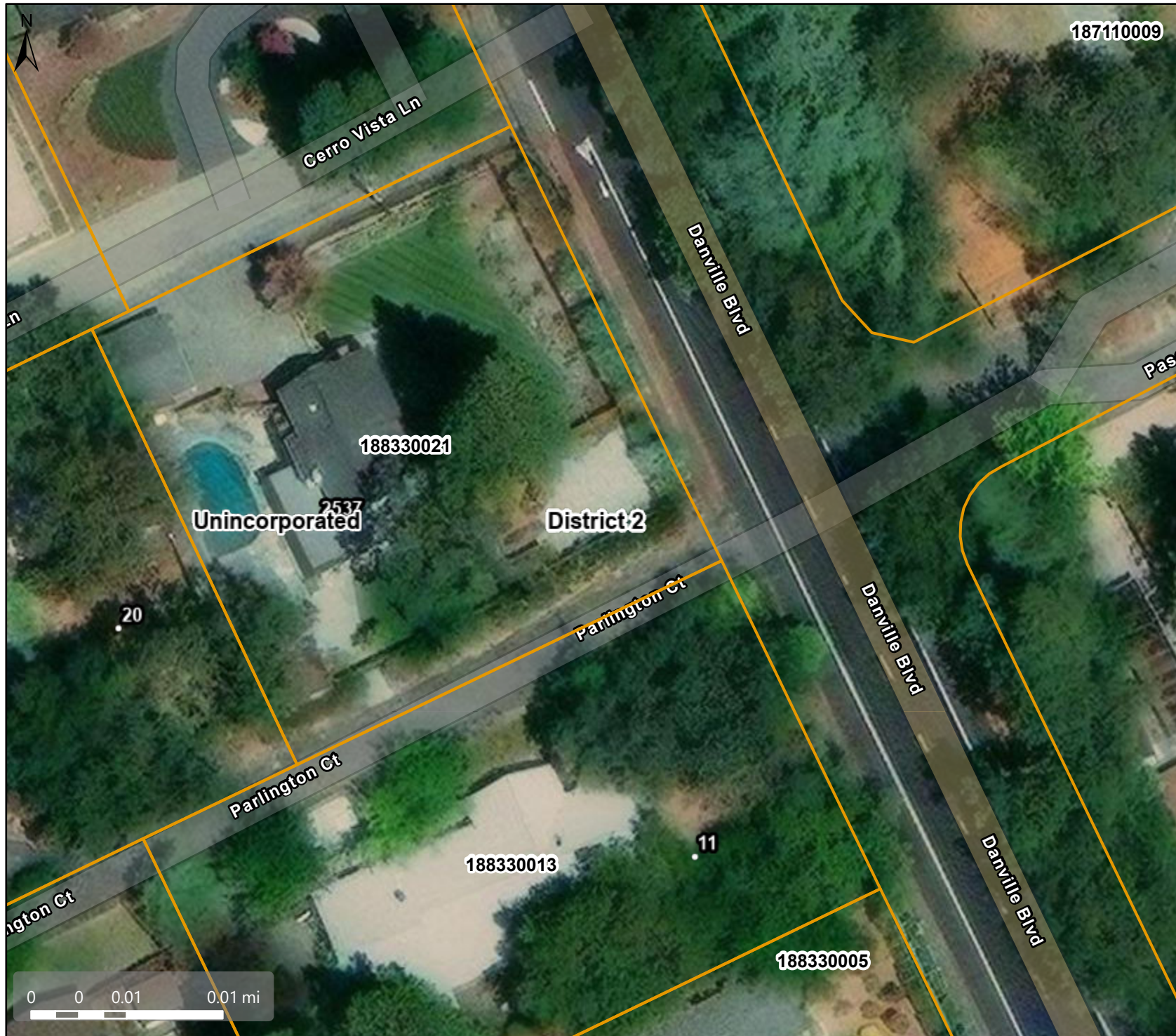
**Housing Inventory Site:** NO

**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
<b>Total:</b>			<b>4337.00</b>	<b>4337.00</b>



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.

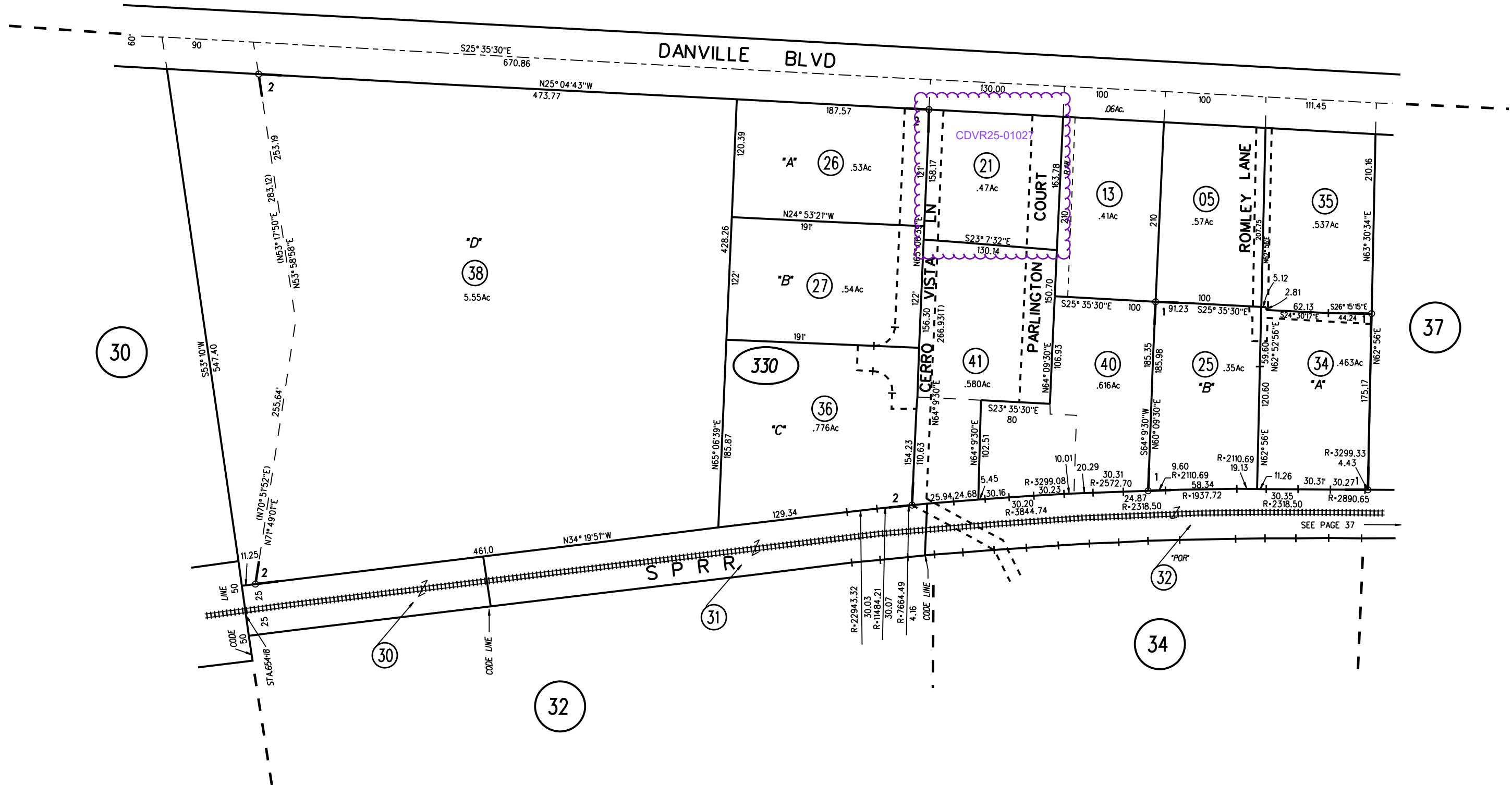
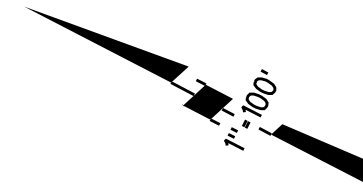
Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



# 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

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



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

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



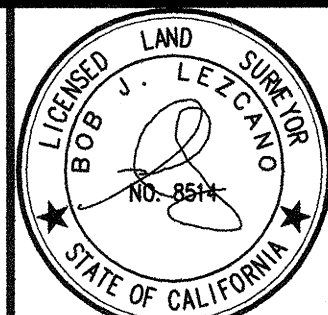
remodel for: <b>Keith and Carmel Holce</b> 2537 Cerro Vista Lane Alamo, CA 94507		<b>Trademark Architecture + Interiors</b> 1078 carol lane suite 202 lafayette, california 94549 925-385-7202		REVISIONS BY	
Date	Scale	Drawn	Job	Sheet	
	1/8" = 1'-0"	KAG	2006		
Of	Sheets				



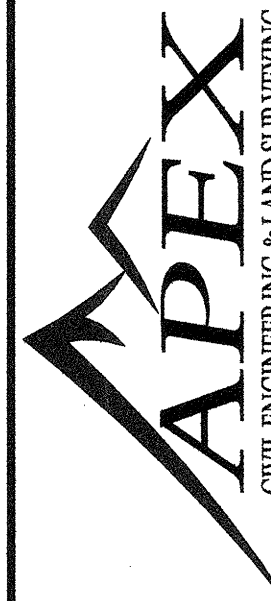
# BUILDING SETBACK SURVEY

## 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



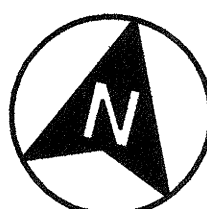
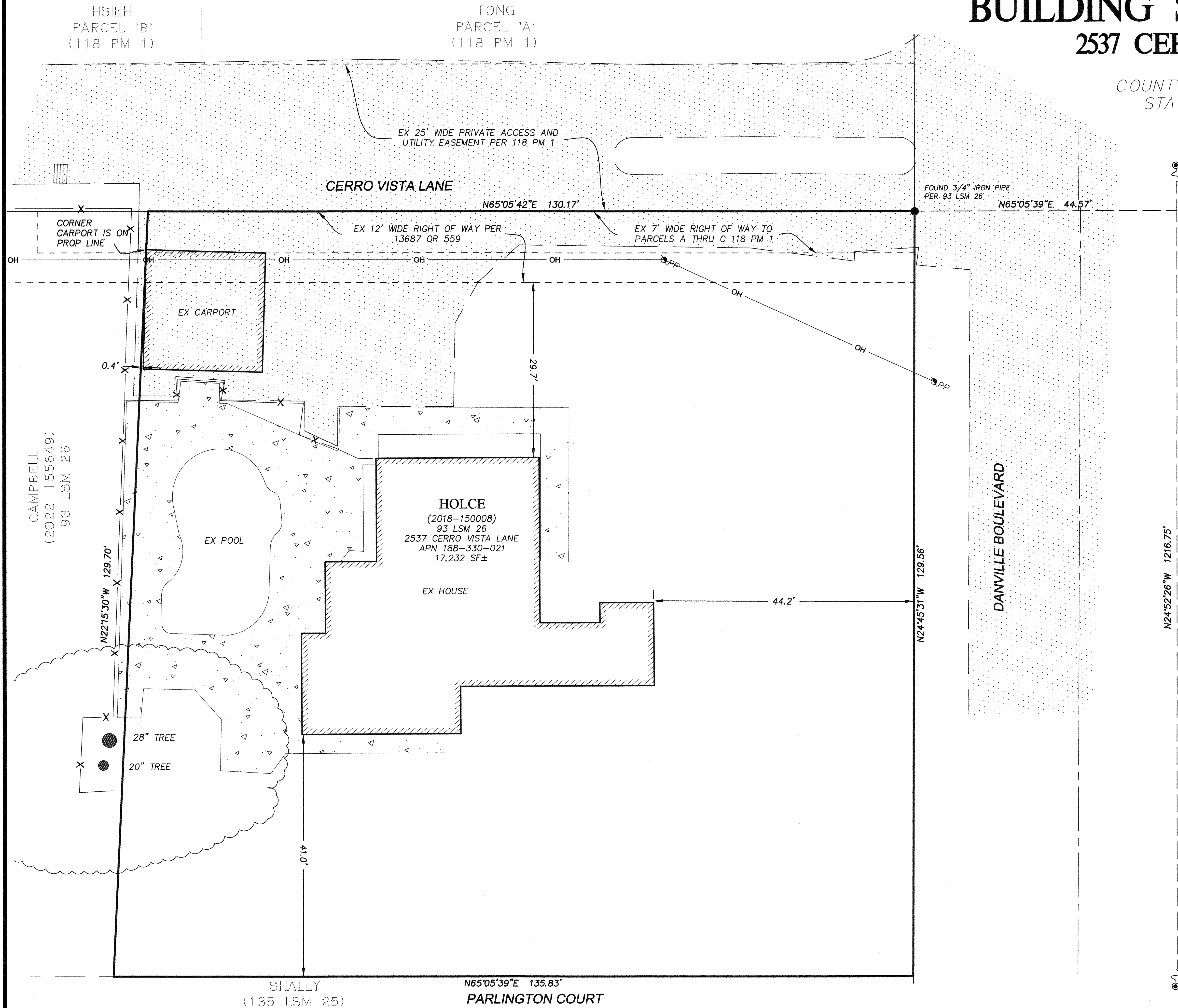
NO.	REVISIONS	BY	APP	DATE

BUILDING SETBACK SURVEY  
2537 CERRO VISTA LANE, ALAMO, CA

SHEET  
1 OF 1

DATE  
3-27-2025

PROJ#25015



GRAPHIC SCALE  
( IN FEET )  
1 inch = 8 ft.

### 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



