



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDMS23-00001

File Date: 2/8/2023

Applicant:

ARNERICH NEWELL
822 HARTZ WAY STE 245
DANVILLE, CA 94526

Newell@ADarch.com
(510) 366-0716

Property Owner:

STEVEN P JR TRE NELSON
87 Jennifer Lane
ALAMO, CA 945071800

evets_64@yahoo.com
(510) 772-0151

Project Description:

Applicant requests approval of a tentative parcel map for the subdivision of a 2.48-acre parcel into a 41,650-square-foot Parcel "A", a 31,539-square-foot Parcel "B", and a 26,951-square-foot Parcel "C". This includes the removal of 4 Code Protected Oak Trees, and dripline encroachment of 2 additional trees. Tree work on Parcel "A" has already been addressed under a separate entitlement.

Project Location: (Address: 1260 LIVORNA RD, ALAMO, CA 945071241), (APN: 187330006)

General Plan Designation(s): SL

Zoning District(s): R-20

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: SAN RAMON VLY FIRE

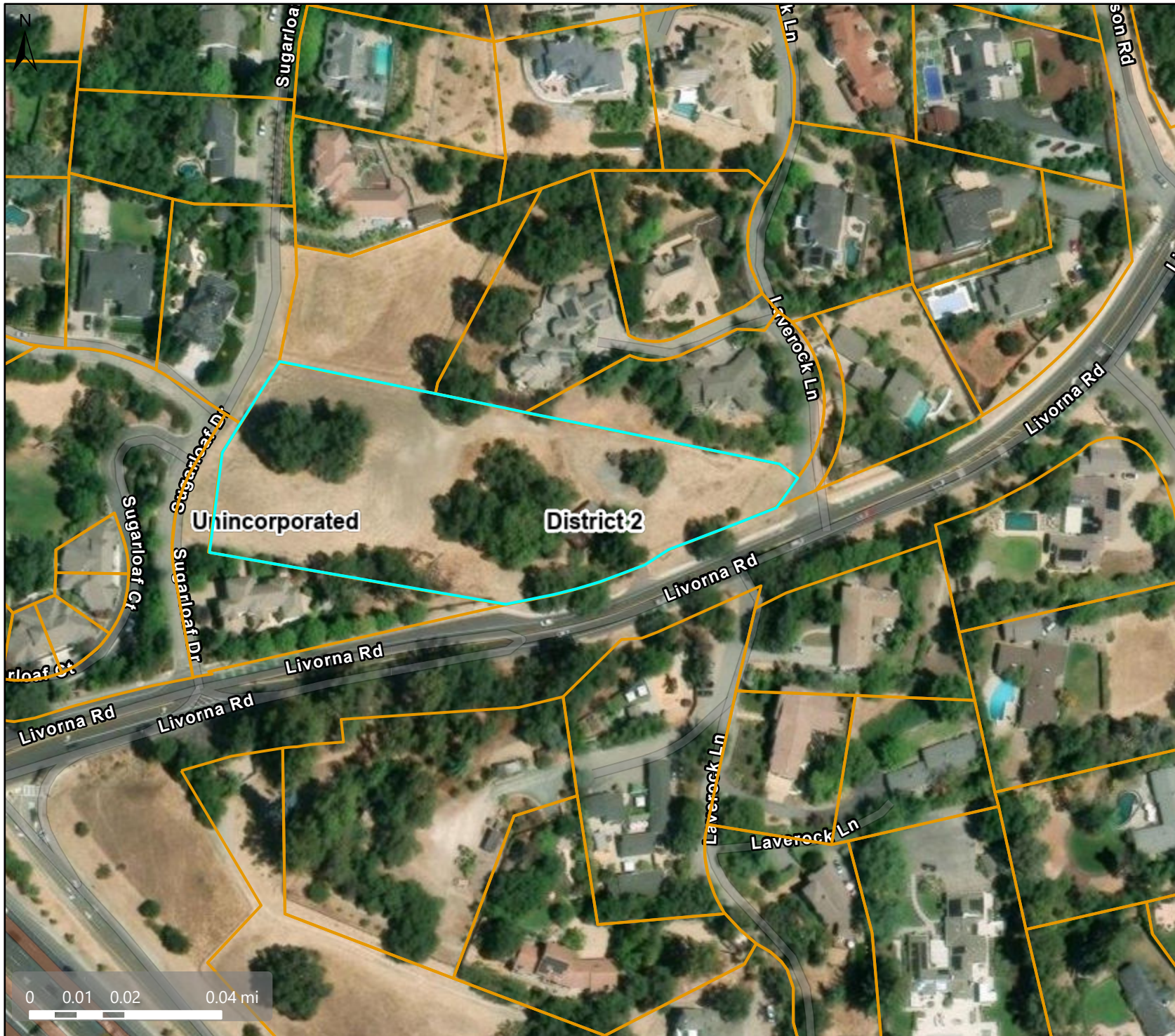
Sanitary District: CENTRAL SANITARY

Housing Inventory Site:


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
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
Total:			7662.00	7662.00

Orthophotography



Map Legend

 Assessment
Parcels

Planning
 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 Residential Low



Map Legend

- Assessment
Parcels
- Planning**
- General Plan**
- RVL (Residential
Very-Low
Density) (≤ 1 du/
na)
- RL (Residential
Low Density)
(1-3 du/na)
- RM (Residential
Medium
Density) (7-17
du/na)
- PS (Public and
Semi-Public)
- PR (Park and
Recreation)
- RC (Resource
Conservation)
- 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

Zoning R-20



Map Legend

- Assessment
Parcels
- Planning**
- Zoning**
- ZONE_OVER**
- R-20 (Single
Family
Residential)
- R-40 (Single
Family
Residential)
- P-1 (Planned
Unit)
- 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.

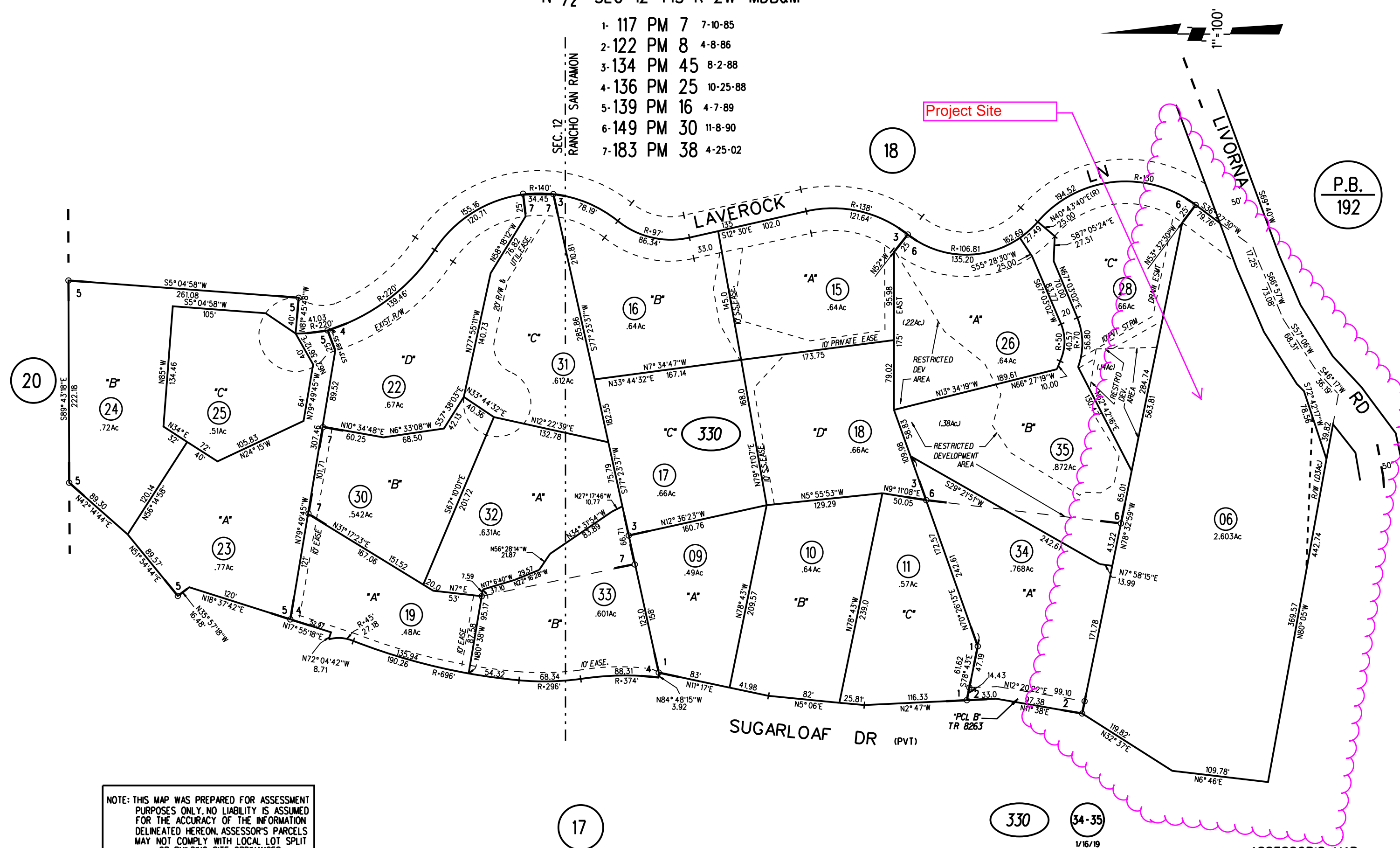
Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

RANCHO SAN RAMON
N 1/2 SEC 12 T1S R 2W MDB&M

- 1- 117 PM 7 7-10-85
- 2- 122 PM 8 4-8-86
- 3- 134 PM 45 8-2-88
- 4- 136 PM 25 10-25-88
- 5- 139 PM 16 4-7-89
- 6- 149 PM 30 11-8-90
- 7- 183 PM 38 4-25-02



Project Site



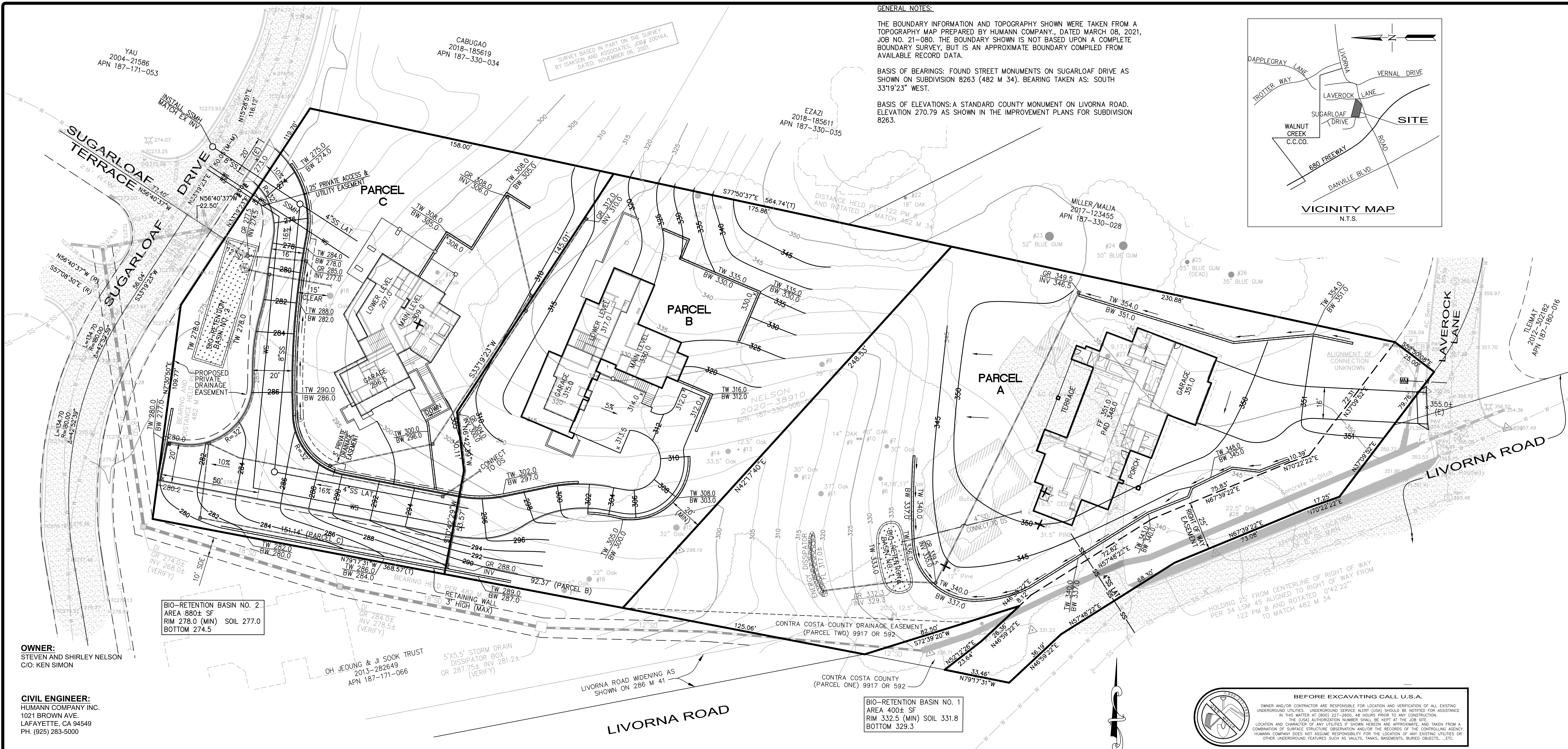
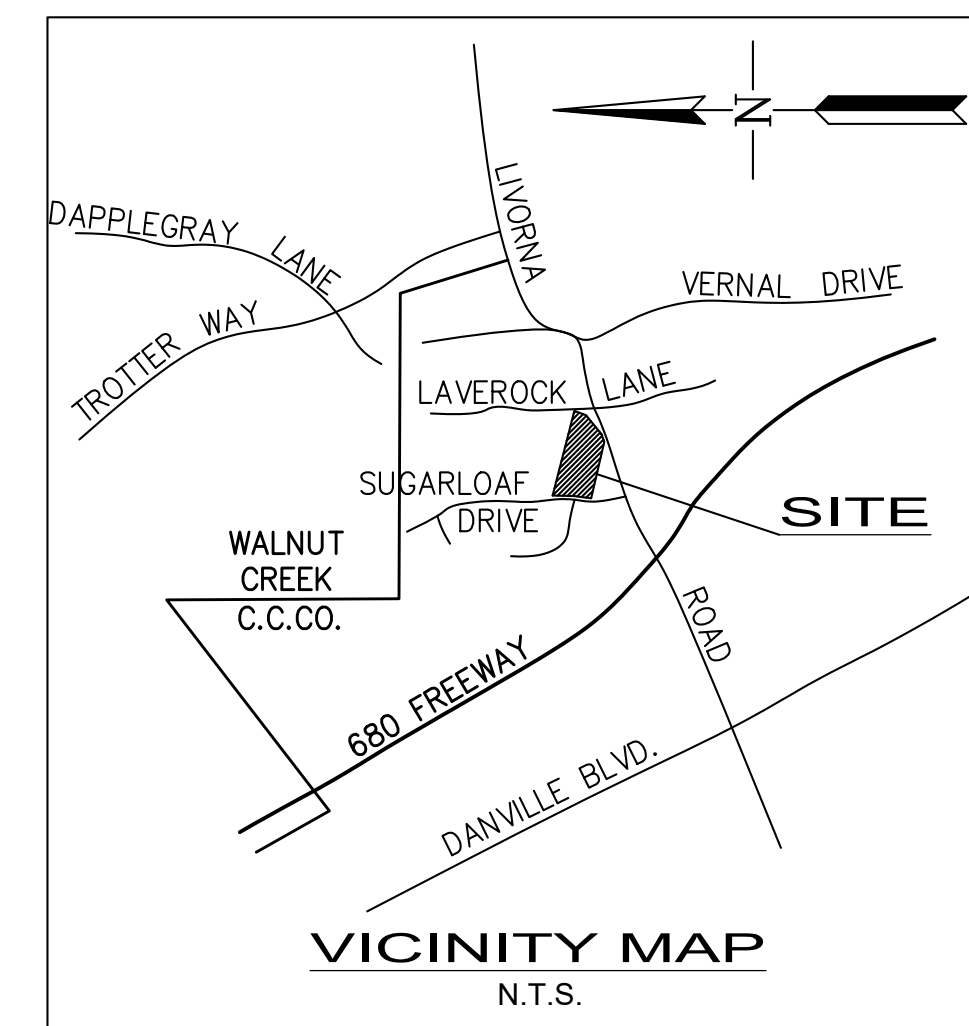
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

GENERAL NOTES:

THE BOUNDARY INFORMATION AND TOPOGRAPHY SHOWN WERE TAKEN FROM A TOPOGRAPHY MAP PREPARED BY HUMANN COMPANY., DATED MARCH 08, 2021, JOB NO. 21-080. THE BOUNDARY SHOWN IS NOT BASED UPON A COMPLETE BOUNDARY SURVEY, BUT IS AN APPROXIMATE BOUNDARY COMPILED FROM AVAILABLE RECORD DATA.

BASIS OF BEARINGS: FOUND STREET MONUMENTS ON SUGARLOAF DRIVE AS SHOWN ON SUBDIVISION 8263 (482 M 34). BEARING TAKEN AS: SOUTH 33°19'23" WEST.

BASIS OF ELEVATIONS: A STANDARD COUNTY MONUMENT ON LIVORNA ROAD. ELEVATION 270.79 AS SHOWN IN THE IMPROVEMENT PLANS FOR SUBDIVISION 8263.



BIO-RETENTION BASIN NO. 2
AREA 880± SF
RIM 278.0 (MIN) SOIL 277.0
BOTTOM 274.5

BIO-RETENTION BASIN NO. 1
AREA 400± SF
RIM 332.5 (MIN) SOIL 331.8
BOTTOM 329.3

NOTE: HOUSES AS SHOWN ARE SCHEMATIC AND NOT PART OF THIS TENTATIVE MAP APPROVAL

OWNER:
STEVEN AND SHIRLEY NELSON
C/O: KEN SIMON

CIVIL ENGINEER:
HUMANN COMPANY INC.
1021 BROWN AVE
LAFAYETTE, CA 94549
PH. (925) 283-5000

PROJECT INFORMATION

APN: 187-330-006
ADDRESS: 1260 LIVORNA ROAD, ALAMO, CA 94507
EXISTING ZONING: R-20
PROPOSED ZONING: R-20
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL AREA: 108,056 SF (2.48± AC)
NUMBER OF LOTS: 3 LOT SUBDIVISION
AVERAGE LOT AREA: 36,019 SF (0.82± AC)

FRONT SETBACK: 25' MIN.
SIDE SETBACK: 15' MIN. (35' AGGREGATE)
REAR SETBACK: 15' MIN.

UTILITIES:

POWER: PG&E
WATER: E.B.M.U.D.
SEWER: C.C.C.S.D.
STORM DRAIN: PUBLIC

PARCEL DATA

#	GROSS AREA (SF)	NET AREA (SF)	WIDTH	DEPTH
A	49,590	41,650	215	231
B	31,539	31,539	149	212
C	34,006	26,951	155	220

EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

PARCEL A
CUT 750 ± CU. YDS.
FILL 750 ± CU. YDS.

PARCEL B
CUT 2,500 ± CU. YDS.
FILL 0 ± CU. YDS.

PARCEL C
CUT 1,000 ± CU. YDS.
FILL 500 ± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.

C.3 DATA

PARCEL A (IMP#1)
DMA = 9,000 SF (ALLOWANCE)
IMP/BASIN #1 AREA 400SF

PARCEL B&C (IMP#2)
DMA = 22,000 SF (ALLOWANCE)
IMP/BASIN #2 AREA 880 SF

LEGEND

- FOUND STANDARD CONTRA COSTA COUNTY MONUMENT PER 482 M 34
- CB CATCH BASIN
- U UTILITY BOX
- W WATER UTILITY BOX
- G GAS LINE (PER PLAN)
- E ELECTRIC LINE (PER PLAN)
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ STORM DRAIN
- ⊕ SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE (PER PLAN)
- SD STORM DRAIN LINE (PER PLAN)
- EX EX STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- ▭ CATCH BASIN
- ▭ RET WALL
- X TREE TO BE REMOVED

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 221-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.

THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

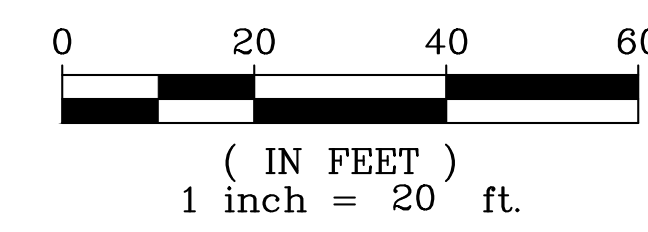
LOCATION AND CHARACTER OF ANY UTILITIES SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

EXISTING IMPERVIOUS SURFACES

SURFACE TYPE	AREA (SF)
DRIVEWAY/STRUCTURES/WALKS	4,300

PROPOSED IMPERVIOUS SURFACES

SURFACE TYPE	ALLOWANCE	AREA (SF)
PARCEL A	ALLOWANCE	9,000
PARCEL B	ALLOWANCE	9,000
PARCEL C	ALLOWANCE	9,000
ROADWAY		4,000
TOTAL		31,000



NO.	DATE	BY	REVISIONS

SCALE 1" = 20'

DATE 08/10/23

DRAWN CS/KM/PE

CHECKED IN

JOB NO. 21-080

REGISTERED PROFESSIONAL ENGINEER
M. P. NASHASHIBI
No. 29528
CIVIL
STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

TENTATIVE PARCEL MAP MS 23-0001

PORTION OF RANCHO SAN RAMON
KEN SIMON - 1260 LIVORNA ROAD

ALAMO

CONTRA COSTA COUNTY

CALIFORNIA

HUMANN COMPANY INC.

ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3378

SHEET 1
OF 1 SHEET
JOB NO. 21-080