

**DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING AGENDA¹
DIABLO COUNTRY CLUB RED HORSE TAVERN TOO
MONDAY, May 13, 2024, 6:05 P.M.
(IMMEDIATELY FOLLOWING DCSD MEETING)**

CALL TO ORDER:

President: Kathy Urbelis

ROLL CALL:

Secretary: Christine Chartier

Directors: Urbelis, Cox, Chartier, Lorenz, Slavonia

PUBLIC COMMENTS: *Public comments will be taken on any subject including items on this agenda and are limited to 3 minutes per person when speaking in English, and 6 minutes per person when using a translator. Comments by the audience are not intended to result in a dialogue between members of the audience or between the audience and the Board. Please note that under Brown Act regulations, no member of the Board may engage in any discussion, other than a brief comment or request for clarification, of any item raised by any member of the audience unless that item is included as an agenda item.*

1. ADMINISTRATIVE COMMUNICATION AND ACTIONS

- a) Presentation of the County Local Hazard Mitigation Plan by the County Office of Emergency Services.
- b) Review and consider for adoption a County Agency Comment Packet Response Policy.

2. LAND USE COMMUNICATION AND ACTIONS

- a) Review and comment on a rear setback variance request for 125 El Centro.
- b) Review and comment on a lot line adjustment between 1973 La Cadena and 1962 Alameda Diablo.

3. CONSENT CALENDAR

- a) Approve the minutes of the April 8, 2024, Regular Meeting.
- b) Approve the minutes of the November 13, 2023, Regular Meeting.

4. FUTURE AGENDA ITEM ANNOUNCEMENT

5. CALL OF NEXT MEETING/ADJOURNMENT

The next DMAC Regular Board meeting is scheduled for Monday June 10, 2024, following the DCSD meeting which begins at 6:00 p.m.

Diablo Municipal Advisory Council by

Kathy Torru, General Manager

DMAC Board Meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact the General Manager at least one working day before the meeting at generalmanager@diablocsd.org. Notification in advance of the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Public records that relate to any item on the open session agenda are available for public inspection by contacting the General Manager and on the District's website <http://diablocsd.org>.

¹ Agenda attachments are available on the DCSD's website (www.diablocsd.org) home page under Agenda.

STAFF REPORT

DATE: May 13, 2024
TO: DMAC Members
RE: County Agency Comment Packet Response Policy

BACKGROUND

Formation and Mission of DMAC

The Diablo Municipal Advisory Council (DMAC), established by the Contra Costa County Board of Supervisors in the late 1990s, represents the Diablo community to the Contra Costa County Department of Conservation & Development in matters pertaining to planning and zoning. DMAC's authority is strictly advisory and therefore is not binding. Specifically, the County Board of Supervisors granted DMAC the following authority under CCC Resolution No. 2006/791, which was then extended at the December 16, 2008 CCC Board of Supervisors' Board Meeting:

11. MAC External Communication and Representation (from 2008 mtg):

MACs advise the Board of Supervisors on land use and planning matters affecting their communities of interest and may represent their communities before the Board of Supervisors, the Planning Commission and the Zoning Administrator on such issues as land use, planning, and zoning. MACs may also represent the community before the Local Agency Formation Commission on proposed boundary changes affecting the community.

MACs may advise the Board of Supervisors on services which are or may be provided to the community by Contra Costa County or other local government agencies. Such services include, but are not limited to, public health, safety, welfare, public works, and planning. MACs may also provide input and reports to the Board, County staff or any County hearing body on issues of concern to the community.

However, it is understood that the Board of Supervisors is the final decision-making authority with respect to issues concerning the community and that the Council shall serve solely in an advisory capacity.

In 2006, at the request of the County Board of Supervisors, DMAC's advisory work became the responsibility of the Diablo Community Services District (DCSD) Board. Separate meetings would be held, and all County communication concerning zoning and planning within Diablo would be through DMAC.

County Communication Protocols

In 2021, DMAC established the following communication protocols with the Contra Costa County Department of Conservation & Development (County) to improve land use communication between Diablo and the County.

- All land use, planning matters and services, such as zoning, boundaries, public health, safety and public works impacting the community of Diablo will be communicated to DMAC via email to generalmanager@diablocsd.org. If USPS mailing is required, communication will be sent to DMAC, PO Box 321, Diablo, CA 94528.

- DMAC has the authority to design/define notification review processes within Diablo, including use of other committees or persons with expertise on particular land use or planning matters. However, DMAC is the only organization authorized to respond to/advise the County on such matters.

SUMMARY AND RECOMMENDATION

The County is the decision maker for all Diablo land use, zoning, and planning issues. DMAC is an advisory board that provides comment to the County on Diablo land use, zoning, and planning issues that the County has invited DMAC to comment on. The opportunity for DMAC comment is provided by the County in the form of a County “Agency Comment Request Packet” which contains a description of the issue and the specific area the County is requesting comment on.

To ensure consistent and timely responses, DMAC is being asked to consider the following internal *Agency Comment Request Packet Response Policy*.

- The Agency Comment Request Packets are received by the General Manager via email or USPS mail for review, investigation, and response. The General Manager analyzes each request and determines with DMAC President and Vice President/designated Board Member the level of investigation required. There are two types of requests:
 - Those with limited Community impact, and therefore require limited investigation, including communication with the adjacent neighbors.
 - Those with broader land use, zoning, and planning impact on the Community. These are more complex and often require a more extensive investigation including site visit(s), communication with property owner(s), adjacent neighbors, developers, and/or communication with the County planner(s).
- The findings from the investigation are presented to the DMAC Board for discussion and a vote on the County response.
- The General Manager prepares and submits the DMAC Board’s response to the County planner and sends a copy of the response to the Board of Supervisors District II Office.



AGENCY COMMENT REQUEST

Date 3/18/24

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Building Inspection Advance Planning Trans. Planning ALUC Staff APC PW Staff </td> <td style="width: 50%; vertical-align: top;"> Grading Inspection Housing Programs Telecom Planner HCP/NCCP Staff County Geologist </td> </tr> </table> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Environmental Health <u>PUBLIC WORKS DEPARTMENT</u> <input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) Traffic Flood Control (Full-size) </td> <td style="width: 50%; vertical-align: top;"> Hazardous Materials Special Districts </td> </tr> </table> <p><u>LOCAL</u></p> <input checked="" type="checkbox"/> Fire District _____ <input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov Consolidated – (email) fire@cccfd.org East CCC – (email) brodriguez@cccfd.org <input checked="" type="checkbox"/> Sanitary District <u>Central Sanitary</u> <input checked="" type="checkbox"/> Water District <u>East Bay Mud</u> City of _____ School District(s) _____ LAFCO _____ Reclamation District # _____ East Bay Regional Park District _____ Diablo/Discovery Bay/Crockett CSD _____ <input checked="" type="checkbox"/> MAC/TAC <u>Diablo</u> Improvement/Community Association _____ CC Mosquito & Vector Control Dist (email) _____	<input checked="" type="checkbox"/> Building Inspection Advance Planning Trans. Planning ALUC Staff APC PW Staff	Grading Inspection Housing Programs Telecom Planner HCP/NCCP Staff County Geologist	<input checked="" type="checkbox"/> Environmental Health <u>PUBLIC WORKS DEPARTMENT</u> <input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) Traffic Flood Control (Full-size)	Hazardous Materials Special Districts
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<p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: nwic@sonoma.edu) CA Fish and Wildlife, Region 3 – Bay Delta Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p><u>Diablo Historic District - D. VOGELPOHL</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Nai Saephan</u> Phone # <u>925-655-2874</u> E-mail <u>nai.saephan@dcd.cccounty.us</u> County File # <u>CDVR24-01015</u></p> <p>Prior to <u>April 15, 2024</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;">Active Fault Zone (Alquist-Priolo) Flood Hazard Area, Panel # _____ 60-dBA Noise Control CA EPA Hazardous Waste Site</p> <input checked="" type="checkbox"/> High or Very High FHSZ <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: None Below ____ Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>			



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR24-01015

File Date: 3/18/2024

Applicant:

Austin Gentry ARG CONSTRUCTION SERVICES
P O BOX 252
DANVILLE, CA 94526

rgentry@pacbell.net
(925) 963-2379

Property Owner:

JESSICA LIN RAEFIELD
125 El Centro
DIABLO, CA 94506

jessicaraefield@yahoo.com
(925) 890-5046

Project Description:

Applicant requests a Variance application to allow a 3-foot side yard (where 15-feet is the minimum), with an aggregate side yard of 32.10 -feet and a 3-foot rear yard (where 15-feet is the minimum) for a 541 square-foot residential addition. The parcel is substandard in average width and in size.

Project Location: (Address: 125 EL CENTRO, DIABLO, CA 94528), (APN: 195-270-031)

General Plan Designation(s): SL

Zoning District(s): "R-20, -UE"

Flood Hazard Areas: X

AP Fault Zone: N/A

60-dBA Noise Control: N/A

MAC/TAC:Diablo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: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
Total:			3337.00	3337.00

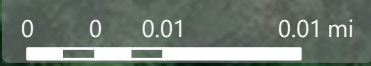


Aerial View



Map Legend

-  Assessment Parcels



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

A- MT. DIABLO ESTATE PARK SUB'N. UNIT NO. 1 M.B. 15-301

B- RESUB. LOTS 164,165&168 MT. DIABLO ESTATE PARK SUB'N. UNIT NO. 1 M.B. 16-322

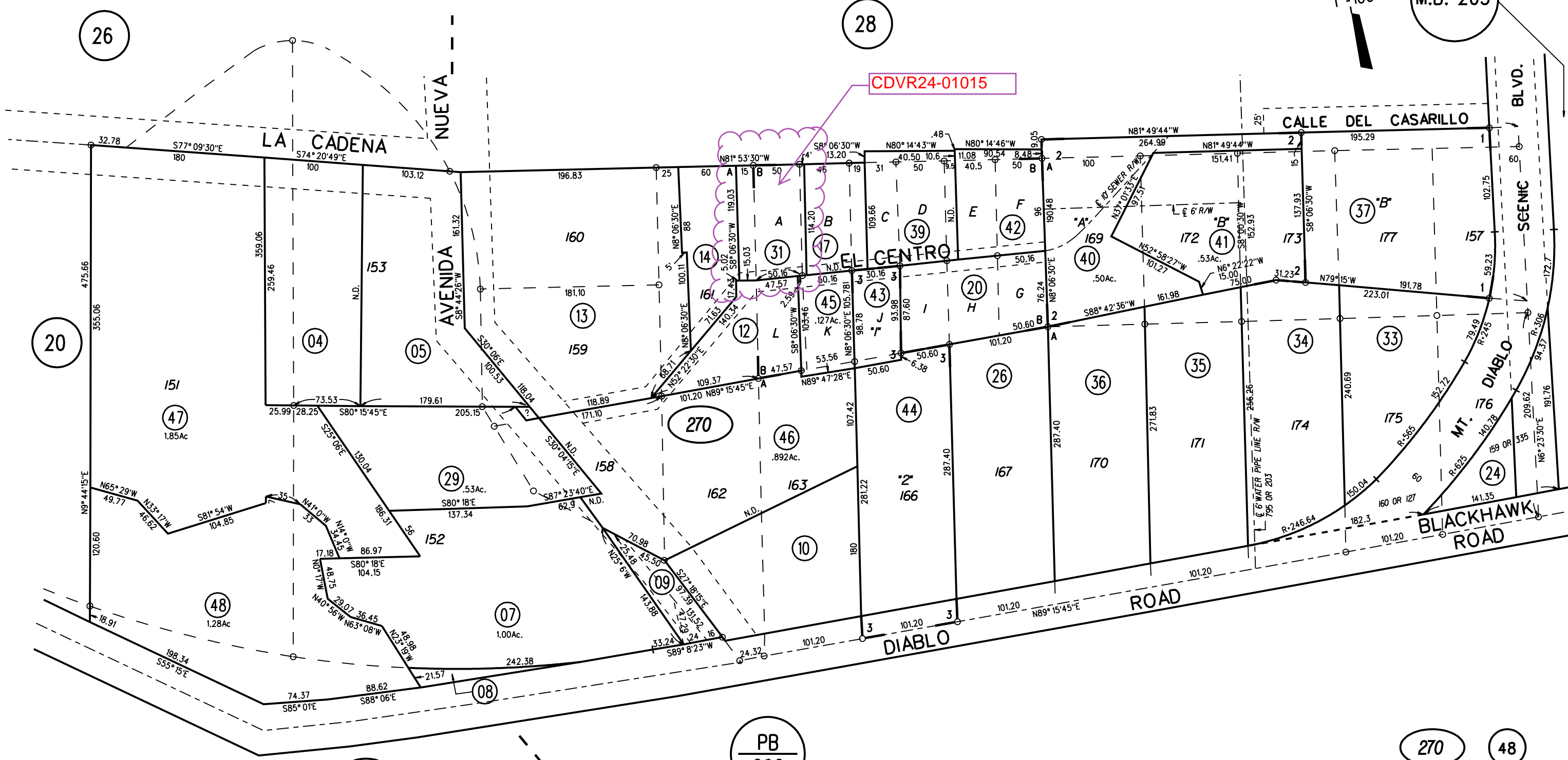
1- 3 PM 31 5/7/68

2- 79P.M.8 & 9 7-19-79

3- 74 L.S.M. 43 6-11-84

1"=100'

M.B.-203



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.

PB 202

PB 202

270

48

2/27/09

55-40 R.J.C.'59
 ASSESSOR'S MAP
 BOOK 195 PAGE 27
 CONTRA COSTA COUNTY, CALIF.

Sanborn Date : 11/06/1999



Zoning: R-20 Single-Family Residential District; Urban Farm Animal Exclusion (-UE) Combining District



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-20, -UE
(Urban Farm
Animal
Exclusion)

0 0.01 0.01 0.02 mi



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Spatial Reference
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Datum: WGS 1984


 General Plan: Single Family Residential, Low Density (SL)



Map Legend

 Assessment
Parcels

Planning Layers
(DCD)

General Plan
 SL (Single
Family
Residential -
Low)



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

MICHAEL FRANCIS MARTIN

ARCHITECT



35 QUAIL COURT OFFICE PARK
SUITE 300
WALNUT CREEK CA. 94596

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT

RAEFIELD ADDITION
125 EL CENTRO
DIABLO, CA.

TITLE

SITE PLAN

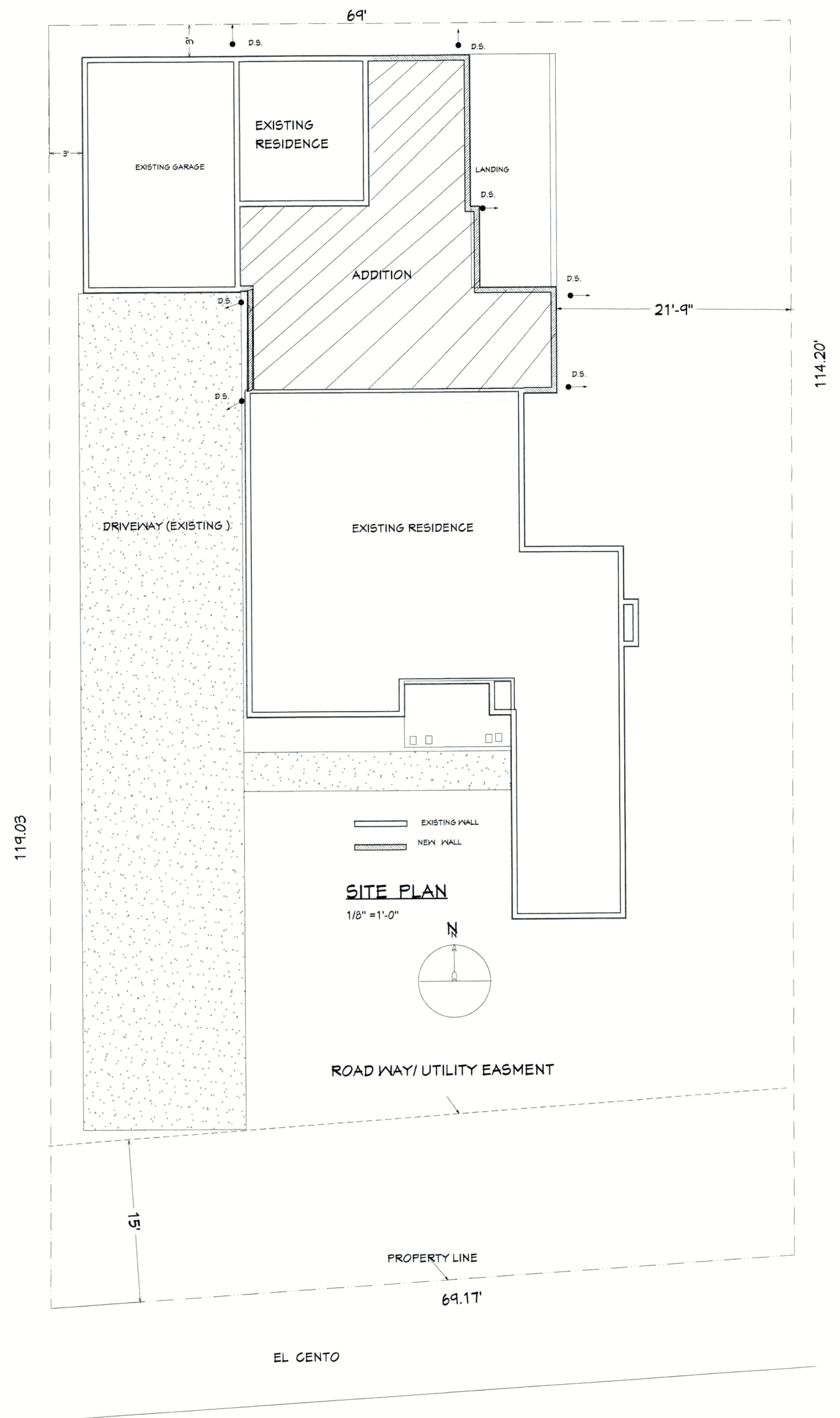
11/3/23

SCALE:

1/8" = 1'-0"

SHEET:

1



GENERAL REQUIREMENTS

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT DOCUMENTS AND ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE 2022 EDITION AND ALL PERTINENT STATE AND LOCAL REQUIREMENTS, CODES AND LAWS.
2. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED SUBJECT TO THE REVIEW OF THE ARCHITECT.
3. BEFORE SUBMITTING A BID, EACH BIDDER SHALL EXAMINE THE DRAWINGS CAREFULLY, AND SHALL VISIT THE SITE OF THE WORK, EACH BIDDER SHALL INFORM HIMSELF PRIOR TO THE BIDDING AS TO THE EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS BID A SUM TO COVER COVER THE COST OF THE ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS.
4. GENERAL CONTRACTOR SHALL SUBMIT A LUMP SUM BID WHICH SHALL INCLUDE ALL COSTS FOR LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK AS REQUIRED IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THE WORK OF ALL TRADES AND VERIFYING EXISTING JOB CONDITIONS AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND SUCH ITEMS SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
6. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS LUMP SUM BID ALL INSTALLATION COSTS FOR OWNERS ALLOWANCES NOTED ON THE DRAWINGS.
7. THE GENERAL CONTRACTOR SHALL HAVE A B1 CALIFORNIA GENERAL CONTRACTOR LICENSE, WORKMEN'S COMPENSATION AND LIABILITY INSURANCE.
8. THE GENERAL CONTRACTOR SHALL INSTALL PRODUCTS AND EQUIPMENT ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS.
9. DO NOT SCALE DRAWING DIMENSIONS USE FIGURED DIMENSIONS. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AS WELL AS WITH THE BUILDING CODES AND STANDARDS SPECIFIED BY LOCAL BUILDING DEPARTMENTS.
2022 CALIFORNIA BUILDING
2022 PLUMBING
2022 MECHANICAL
2022 ELECTRICAL
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN ENERGY BUILDING STANDARDS CODE
11. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
12. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF THE SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AN FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT IMPLY THE ASSUMPTION OF ANY RESPONSIBILITY IN THIS REGARD.

PROJECT INFORMATION

ADDITION AREA 5415F
CONSTRUCTION TYPE V-B
NUMBER OF STORIES ONE
OCCUPANCY R3/U
FIRE SPRINKER NOT REQUIRED

SCOPE OF WORK

ADD TO BEDROOM & ADD BATHROOM AND LAUNDRY RM.

CCCSO
FEB 27 2024
REVIEWED

SHEET INDEX

- 1 SITE PLAN
- 2 FLOOR PLANS
- 3 INTERIOR ELEVATIONS
- 4 EXTERIOR ELEVATIONS
- 5 FOUNDATION PLAN
- 6 ROOF FRAMING PLAN
- 7 SPECIFICATIONS
- 8 SPECIFICATIONS
- 9 ELECTRICAL PLAN
- 10 TITLE 24
- 11 CAL GREEN

Central San Project/Plan Approval

This plan has been reviewed by Central San. Public sewer service is available to the proposed structure(s). Based on the proposed plan there is no apparent conflict between existing Central San facilities and the proposed improvements. It is the responsibility of the property owner to ensure that the improvements are constructed in accordance with this plan. It shall be the responsibility of the owner to establish proper building elevation of the plumbing outlets to provide acceptable grades for connections to public sewers.

PUBLIC SEWER OUTSIDE PROPERTY BOUNDARIES: Public sewer facilities and/or easements exist on the property.

PUBLIC SEWER WITHIN PROPERTY BOUNDARIES: Public sewer facilities and/or easements exist on the property.

It is the responsibility of the property owner to determine the location of any public sewer facilities and/or easements relative to the proposed construction. Any encroachment into sewer easements or conflicts with existing sewer facilities shall be removed and/or corrected to the satisfaction of Central San, at the property owner's sole expense. The property owner shall also be liable for the cost of any surveying and/or other work by Central San made necessary as a result of an encroachment.

Central San assumes no responsibility for the accuracy of any record information provided. It is the owner's responsibility to verify actual field location of all public sewer facilities.

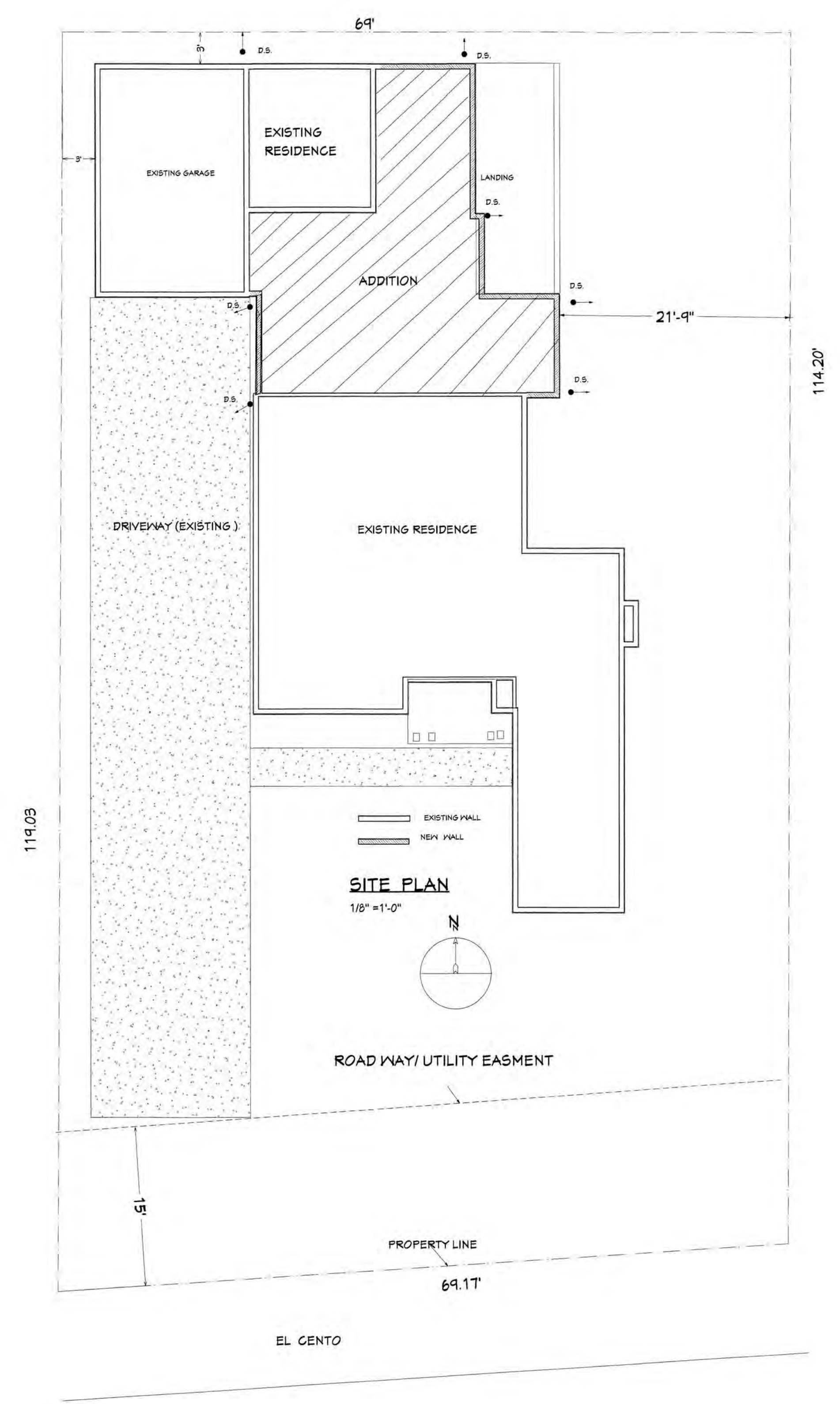
Any sewer work for the proposed structure(s) that is outside the building footprint requires a permit from Central San which will be issued under the following conditions:

1. Applicable sewer connection and inspection fees are paid to Central San.
2. The building rough plumbing is completed and approved by the City or County.
3. An approved sewer contractor obtains a sewer connection permit from Central San.

All improvements shall be constructed to conform to Central San's Standards and Specifications.

Any subsequent revisions to this plan require resubmission to Central San for approval prior to construction. Deviations from or changes to this plan may incur additional Central San fees which are due and payable prior to plan approval.

Type of Improvement: Int/Rem and Addition
By: Jeff Hagan Date: 2/27/24



GENERAL REQUIREMENTS

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PROJECT INFORMATION

ADDITION AREA 541SF

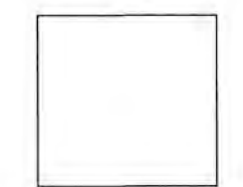
CONSTRUCTION TYPE V-B
 NUMBER OF STORIES -ONE
 OCCUPANCY RSU
 FIRE SPRINKLER- NOT REQUIRED

SCOPE OF WORK
 ADD TO BEDROOM & ADD BATHROOM AND LAUNDRY RM.

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MICHAEL FRANCIS MARTIN

ARCHITECT



35 QUAIL COURT OFFICE PARK
 SUITE 300
 WALNUT CREEK CA. 94596

CONSULTANT

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CONSULTANT

PROJECT

RAEFIELD ADDITION
 125 EL CENTRO
 DIABLO, CA.

TITLE

SITE PLAN

11/3/23

SCALE:

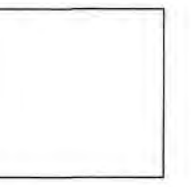
1/8" = 1'-0"

SHEET:

1

MICHAEL
FRANCIS
MARTIN

ARCHITECT



35 QUAIL COURT OFFICE PARK
SUITE 300
WALNUT CREEK CA. 94596

CONSULTANT

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CONSULTANT

PROJECT

RAEFIELD ADDITION
125 EL CENTRO
DIABLO, CA.

TITLE

EXTERIOR ELEVATIONS

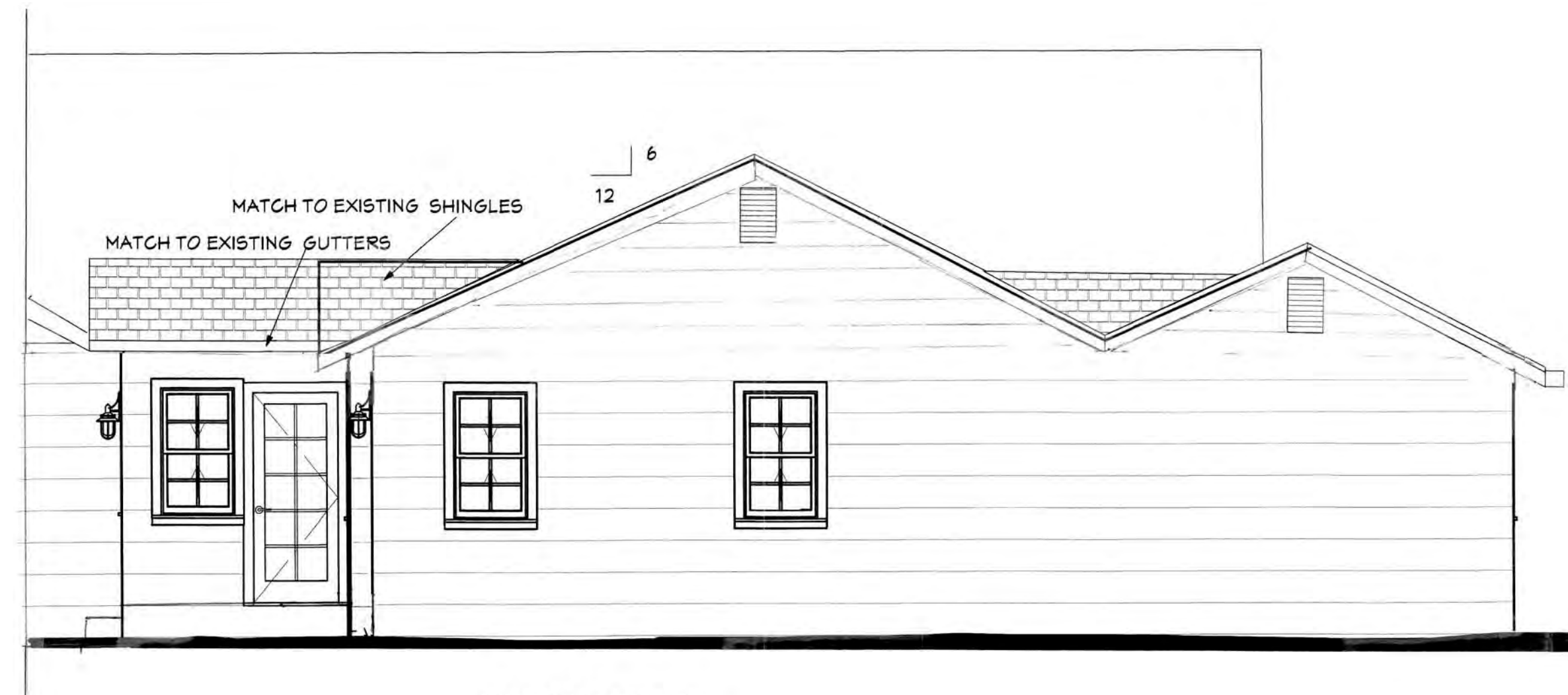
11/3/23

SCALE:

1/8" = 1'-0"

SHEET:

4



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p> <input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist </p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p> <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts </p> <p><u>LOCAL</u></p> <p><input type="checkbox"/> Fire District _____</p> <p style="margin-left: 20px;"> <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov <input type="checkbox"/> Consolidated – (email) fire@cccfdp.org <input type="checkbox"/> East CCC – (email) brodriguez@cccfdp.org </p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input type="checkbox"/> City of _____</p> <p><input type="checkbox"/> School District(s) _____</p> <p><input type="checkbox"/> LAFCO</p> <p><input type="checkbox"/> Reclamation District # _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input type="checkbox"/> MAC/TAC _____</p> <p><input type="checkbox"/> Improvement/Community Association</p> <p><input type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)</p> <p><input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p><input type="checkbox"/> Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)</p> <p><input type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input type="checkbox"/> 60-dBA Noise Control</p> <p><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p style="margin-left: 40px;">High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p>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.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p> </p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR24-01021

File Date: 4/17/2024

Applicant:

BRIAN MICHAEL MCNAMARA
1962 ALAMEDA DIABLO
DIABLO, CA 94528
bmacbruin@gmail.com
(510) 798-3028

Property Owner

(APN 195-260-010):
SCOTT P & JULIE A WHITMER
260 SOUTH AVE
ALAMO, CA 94507

Contact Person:

Michael Milani
Milani & Associates
2655 Stanwell Drive Suite 105
Concord, CA 94520
mmilani@milani-eng.com
925-260-4447

Project Description:

The applicant requests approval of a Variance to authorize a Lot Line Adjustment between two contiguous parcels resulting in Parcel A (APN 195-260-010) having an 18,266 square-foot lot size (where 20,000 square feet is the minimum) and an approximately 87-foot average width (where 120 square feet is the minimum). (Concurrent application CDLL24-00007)

Project Location: (Address: 1962 ALAMEDA DIABLO , DIABLO, CA 94528), (APN: 195260010)

Additional APNs: 195260011 (for lot line adjustment)

General Plan Designation(s): SL

Zoning District(s): "R-20, -UE"

Flood Hazard Areas: X

AP Fault Zone: No

60-dBA Noise Control: No

MAC/TAC: Diablo MAC

Sphere of Influence: None

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: No

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
Total:			3337.00	3337.00



April 15, 2024
Job No. 2441

Mr. Sean Tully
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Variance Application & Lot Line Adjustment application - 1962 Alameda Diablo (Apn 195-260-011) and 1973 La Cadena (Apn 195-260-010) – Parcels A & B MS 7-89 (145 PM 4)

Dear Sean,

As previously discussed, please find attached the following documents:

1. Joint Signed applications for the requested Variance for Apn 92-260-010 (Pcl A – 145 PM 4)
2. Variance Exhibit (24" x 36") reflecting the proposed lot line adjustment between the two subject parcels and the requested Variance to lot size.
3. Lot Line Adjustment exhibit (24" x 36") reflecting the proposed lot adjustment area between the two subject parcels.
4. Draft Legal descriptions for the proposed lot line adjustment consisting of
 - a. Old and New legal descriptions and plat map for the subject parcels.
 - b. Legal and Plat map for the proposed transfer parcel. The proposed transfer parcel is 3,547.15 and comprises the pool area as reflected on the two attached exhibits.
5. Preliminary Title reports for both subject parcels.
6. Copy of recorded MS 7-89, 145 PM 4.

Background:

The subject parcels were created under a prior joint minor subdivision/variance application for MS 7-89. The applicant at the time was Mr. Peter Burman. The minor subdivision application and variance were approved by the ZA on May 1, 1989. At the time of the ZA approval, Proposed Parcel "B" contained the existing residence, Parcel A was proposed as a vacant parcel with Parcel A containing the existing pool complex. Proposed Parcel B (now the McNamara Property) was compliant with the R20 Zoning District for lot size and minimum lot dimensions. Parcel A (now the Whitmer, formerly the Hamilton Property) was not compliant with lot size (lot less than 20,000 sf) and average lot width (less than 120 feet). The public record indicates that the original applicant received support from adjacent neighbors with the only opposition to the application submitted by Diablo Community Service District, the opposition principally directed at the variance request.

April 14, 2024,

The minor subdivision and variance application were approved by the ZA subject to conditions. The final parcel map was subsequently recorded On February 2, 1990.

Mr. Burman obtained ownership of Parcel B (145 PM 4) after the map recordation and retained use of the existing pool under a landscape and recreation easement (Parcel A retained fee title to the pool area). The pool area is reflected on both attached exhibits.

Since 1990, the pool has been in continuous use by the Owner(s) of Parcel B. The subject pool area has always been completely contained within fencing currently surrounding Parcel B (and the pool complex) since 1990.

The McNamara's recently purchased Parcel B from Mr. Berman. In their discussions with Mr. Hamilton, the prior property owner (now owned by the Whitmers) it was deemed desirable to pursue a lot line adjustment to transfer the fee title interest in the pool complex area from Parcel A to Parcel B for the following reasons:

1. Fee simple title interest will be transferred to the long-term user of the pool complex and
2. Elimination of a long-standing liability exposure to the owner of Parcel A with pool use activities not under their direct control or observation.

I trust this provides you with the documentation that you require. If you have any questions or require

Sincerely Yours,

Michael Milani

Michael Milani
Project Manager
RCE 35121 exp 09-30-2025
PLS 5311 exp 12-31-2025

Enclosures:

Cc: Brian & Paola McNamara
Scott and Jule Whitmer
Amara Morrison, Fennemore Law

A- MT. DIABLO ESTATES PARK SUB'N. UNIT NO. 1 M.B.15-301

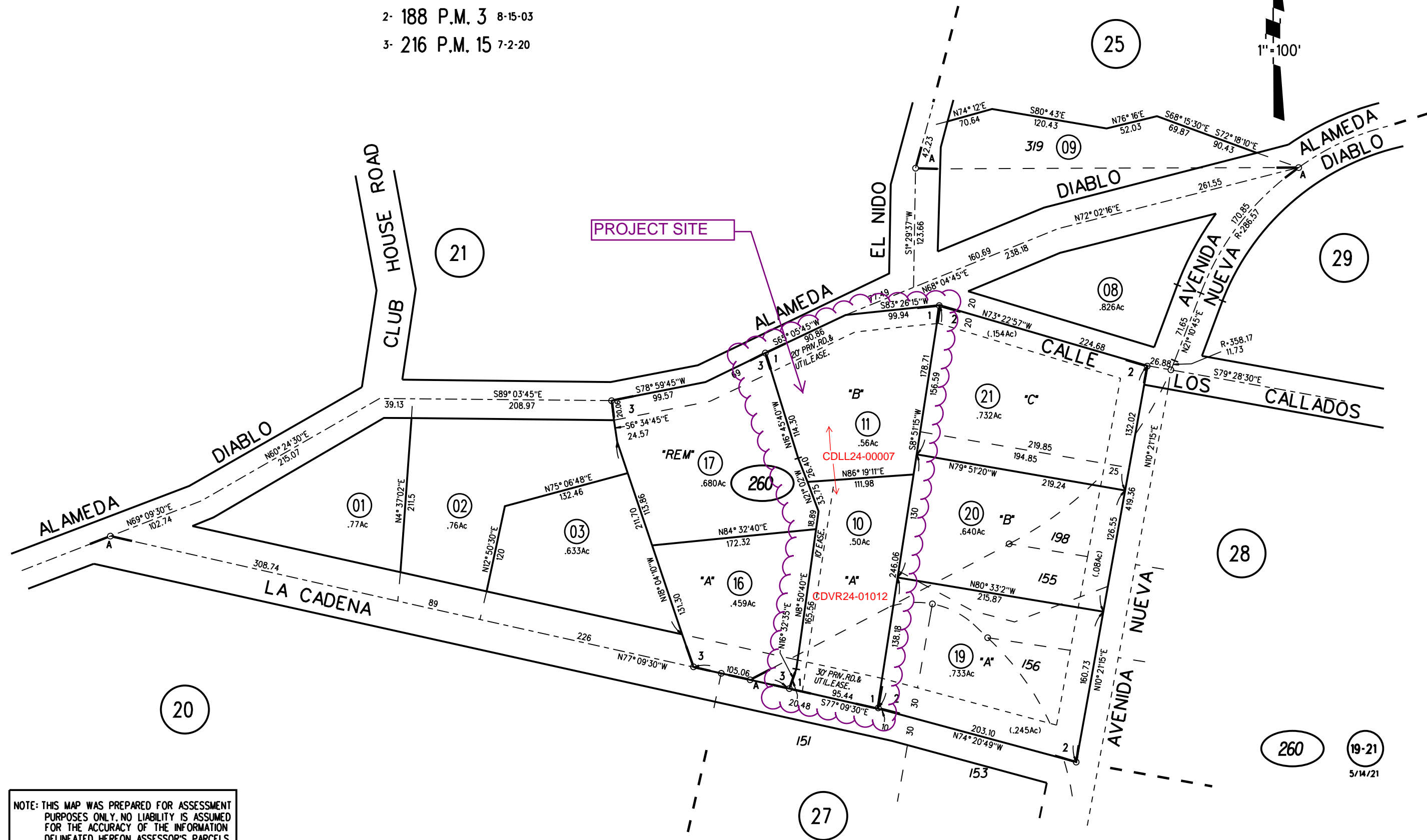
POR N. 1/2 SEC. 22 T.1S. R.1W. M.D.B.M.

1- 145 P.M. 4 2-2-90

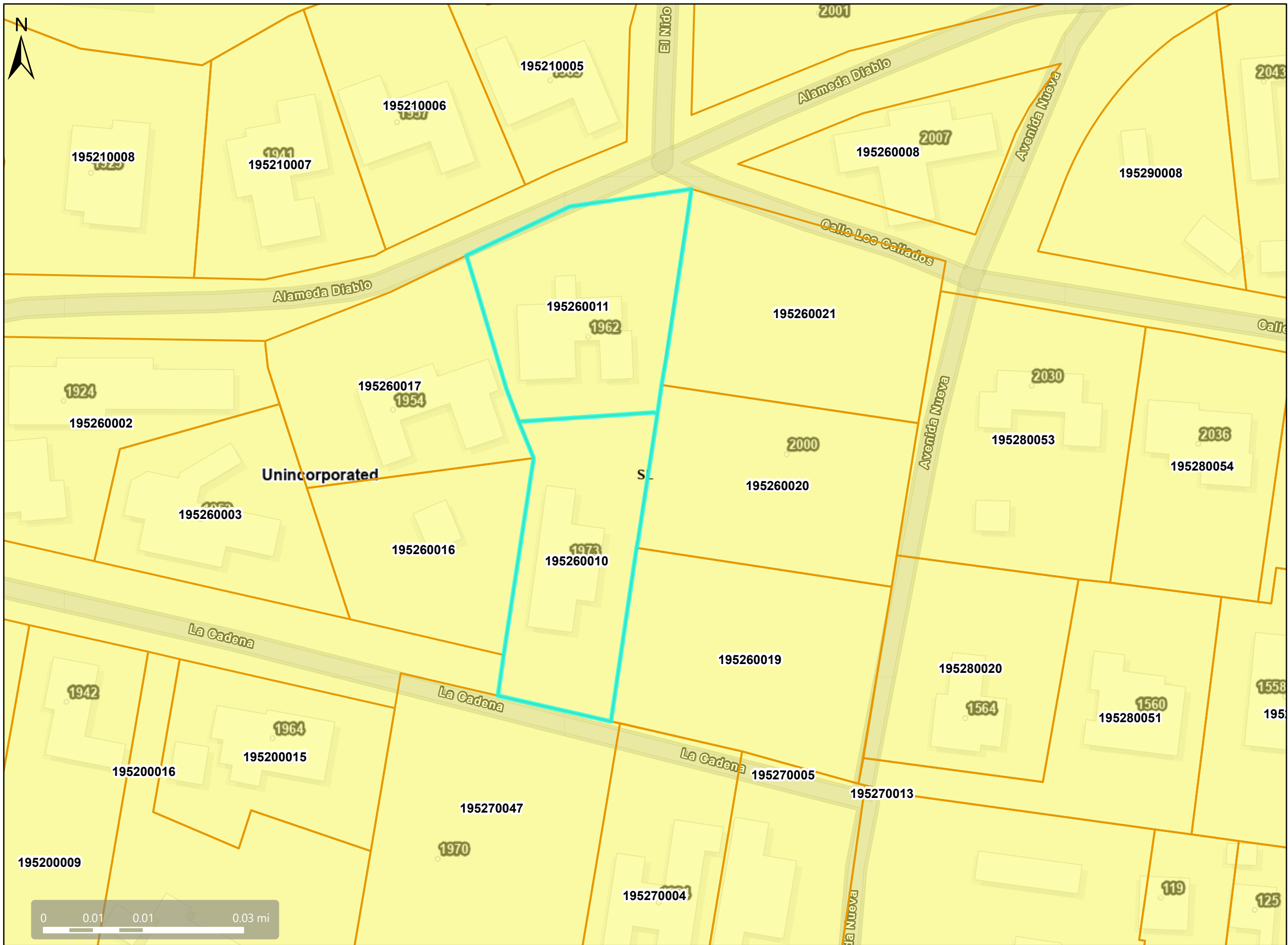
2- 188 P.M. 3 8-15-03

3- 216 P.M. 15 7-2-20





1" = 100'



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.



Map Legend

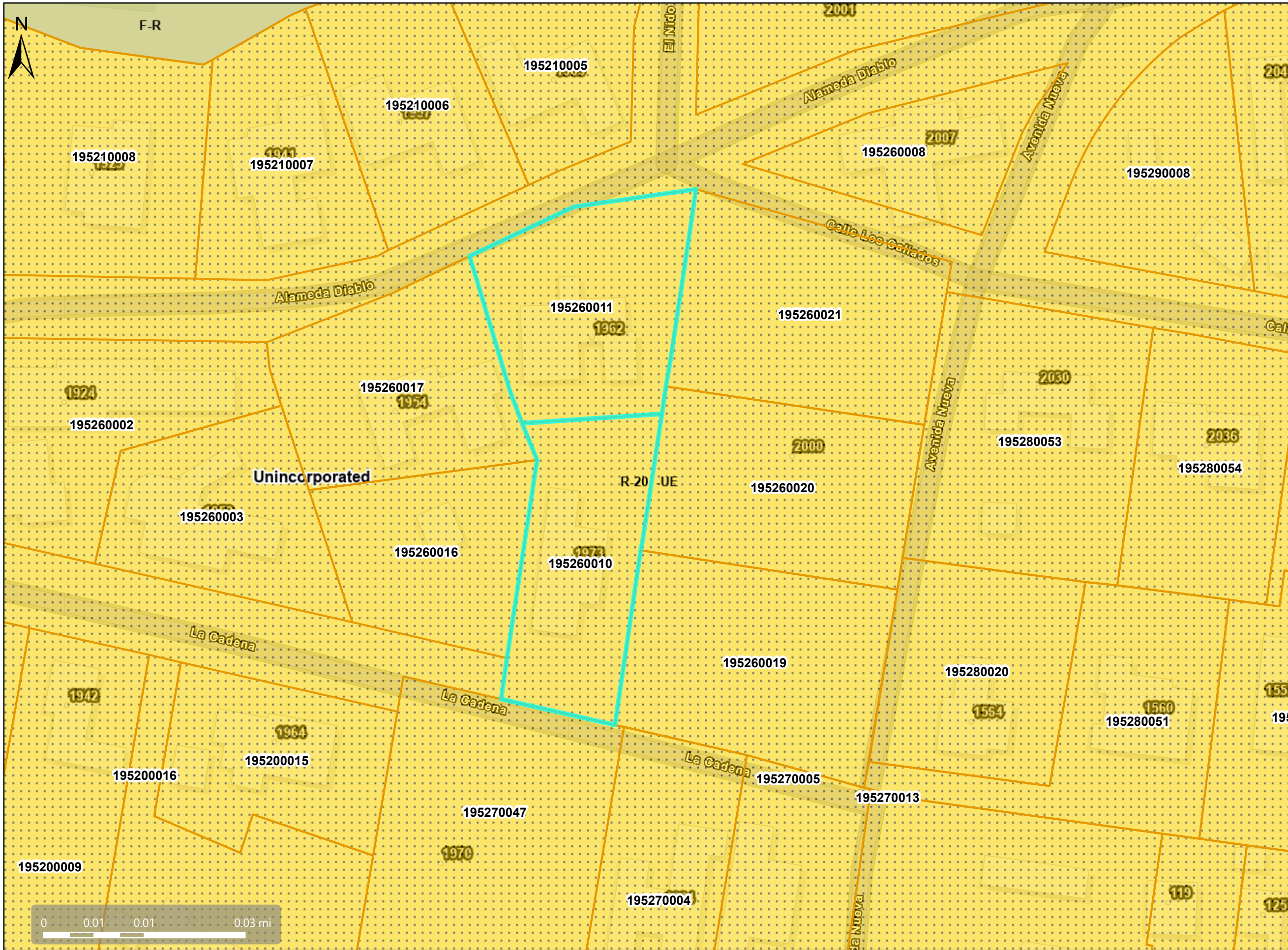
-  Assessment Parcels
- General Plan**
-  SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
-  Unincorporated
-  Address Points



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 inquires to the appropriate department. Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984



Zoning: R-20, -UE



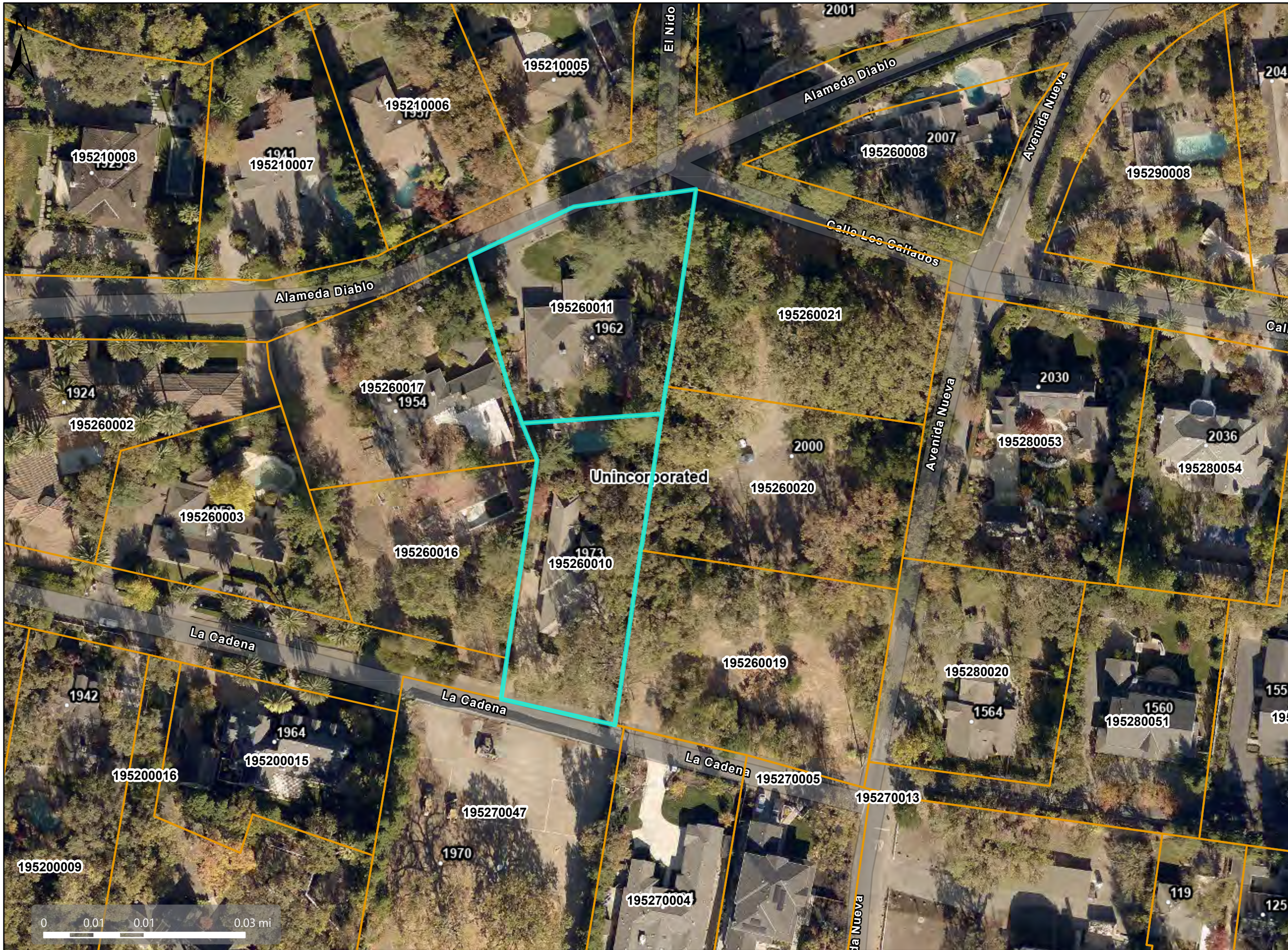
Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- R-20, -UE (Urban Farm Animal Exclusion)
- F-R (Forestry Recreational)
- Unincorporated
- Address Points



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



Map Legend

- Assessment Parcels
 - Unincorporated
 - Address Points
- Aerials 2019
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Unincorporated



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



VARIANCE EXHIBIT

DIABLO, CONTRA COSTA COUNTY, CALIFORNIA

RECEIVED on 04/17/2024 CDVR24-01021
By Contra Costa County
Department of Conservation and Development

GENERAL NOTES:

- OWNERS:**
195-260-011
BRIAN & PAOLA MCNAMARA
1962 ALAMEDA DIABLO
DIABLO, CA 94528

195-260-010
SCOTT & JULIE WHITMER
1973 LA CADENA
DIABLO, CA 94528
 - CIVIL ENGINEER:**
CONTACT:
MICHAEL MILANI
PHONE: (925) 465-2033
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
RCE 35121 EXP 09-30-2025
PLS 5311 EXP 12-31-2025
 - ARCHITECT:**
NOT APPLICABLE
 - LANDSCAPE ARCHITECT:**
NOT APPLICABLE
 - SOILS ENGINEER:**
NOT APPLICABLE
- SITE ADDRESS:**
APN 195-260-011: 1962 ALAMEDA DIABLO,
DIABLO, CA
APN 195-260-010: 1973 LA CADENA,
DIABLO, CA
- LEGAL DESCRIPTION:**
APN 195-260-011:

PARCEL ONE:
PARCEL "B", MAP OF SUBDIVISION MS 7-89, FILED FEBRUARY 2, 1990, BOOK 145 OF PARCEL MAPS, AT PAGE 4, CONTRA COSTA COUNTY RECORDS.

TOGETHER WITH:

PARCEL TWO:
AN EXCLUSIVE USE EASEMENT FOR LANDSCAPE AND RECREATION PURPOSES AS CONVEYED IN THE GRANT OF LANDSCAPE AND RECREATION EASEMENT RECORDED JANUARY 19, 2022, (INSTRUMENT) 2022-001144, OFFICIAL RECORDS, AS DESCRIBED THEREIN.

APN 195-260-010:

PARCEL ONE:
PARCEL "A", MAP OF SUBDIVISION MS 7-89, FILED FEBRUARY 2, 1990, BOOK 145 OF PARCEL MAPS, AT PAGE 4, CONTRA COSTA COUNTY RECORDS.

SUBJECT TO:

PARCEL TWO:
AN EXCLUSIVE USE EASEMENT FOR LANDSCAPE AND RECREATION PURPOSES AS CONVEYED IN THE GRANT OF LANDSCAPE AND RECREATION EASEMENT RECORDED JANUARY 19, 2022, (INSTRUMENT) 2022-001144, OFFICIAL RECORDS, AS DESCRIBED THEREIN.
 - GENERAL PLAN DESIGNATION:**
SL (SINGLE FAMILY RESIDENTIAL - LOW)
 - EXISTING ZONING:**
R-20 (SINGLE FAMILY RESIDENTIAL-20,000 SF LOT MINIMUM)
 - EXISTING USE:**
SINGLE FAMILY RESIDENTIAL
 - PROPOSED USE:**
SINGLE FAMILY RESIDENTIAL
 - TOTAL PROPOSED NUMBER OF LOTS & NET COVERAGE:**
NOT APPLICABLE
 - ASSESSOR PARCEL NUMBERS:**
195-260-011; 195-260-010

- R-20 ZONING STANDARDS:**
MINIMUM LOT SIZE: 20,000 SF
FRONT: 25 FT
WIDTH: 120 FT
LOT DEPTH: 120 FT
INTERIOR SIDE: 15 FT MINIMUM
AGGREGATE: 35 FT
CORNER FRONTAGE, OTHER: 25 FT, 20 FT
REAR: 15 FT
- LOT AREA:**
APN 195-260-011: 28,091.62 SF, 0.64 ACRES
APN 195-260-010: 18,265.99 SF, 0.42 ACRES
- SITE UTILITIES**
WATER - PUBLIC - CONTRA COSTA WATER DISTRICT
STORM DRAIN - PRIVATE WITH CONNECTION TO PUBLIC MAIN
SANITARY SEWER - CENTRAL CONTRA COSTA SANITARY DISTRICT
POLICE - CONTRA COSTA SHERIFF DEPARTMENT
FIRE - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC
PHONE - AT&T
CABLE - DIRECT TV
- SITE STRUCTURES:**
APN 195-260-011: ONE EXISTING RESIDENTIAL STRUCTURE WITH POOL
APN 195-260-010: ONE EXISTING RESIDENTIAL STRUCTURE
- FEMA:**
FLOOD ZONE CODE: ZONE X, FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT ARE TWO FOUND MONUMENTS ON LA CADENA AS SHOWN ON PARCEL MAP "SUBDIVISION MS 7-89", FILED FEBRUARY 2, 1990 IN BOOK 145 OF PARCEL MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS. BEARING TAKEN AS NORTH 74°20'49" WEST.

BASIS OF ELEVATION:

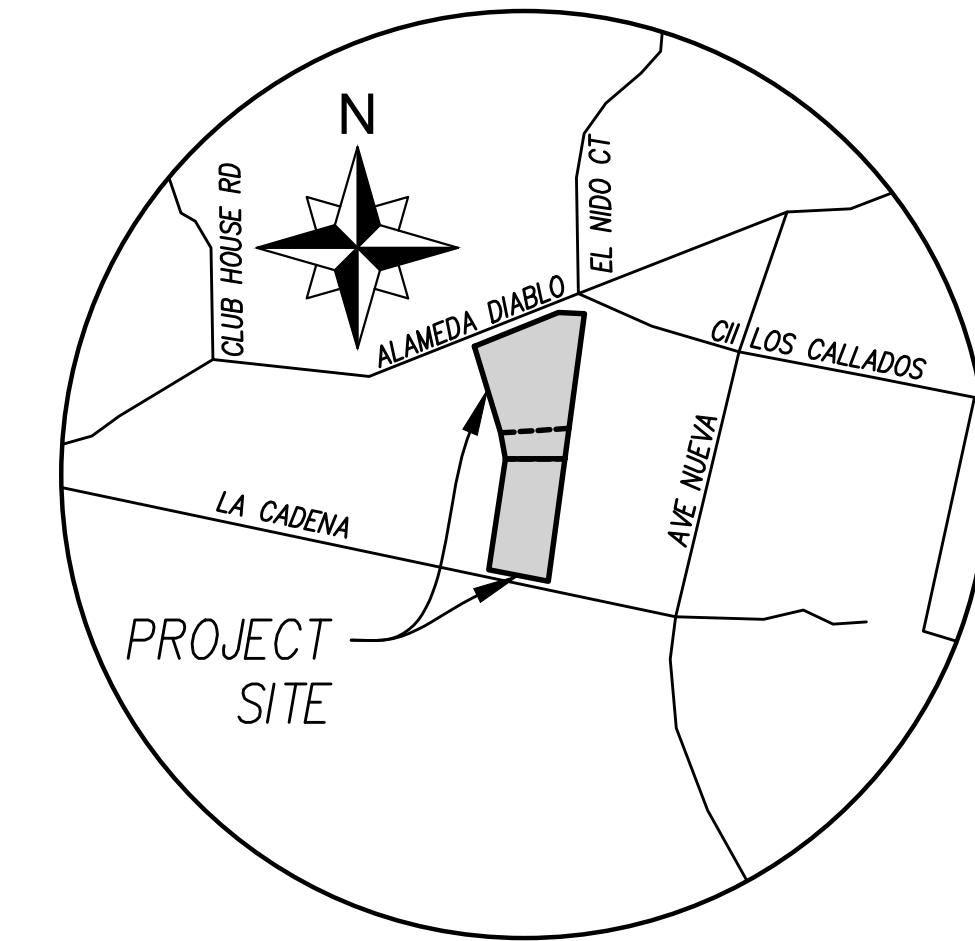
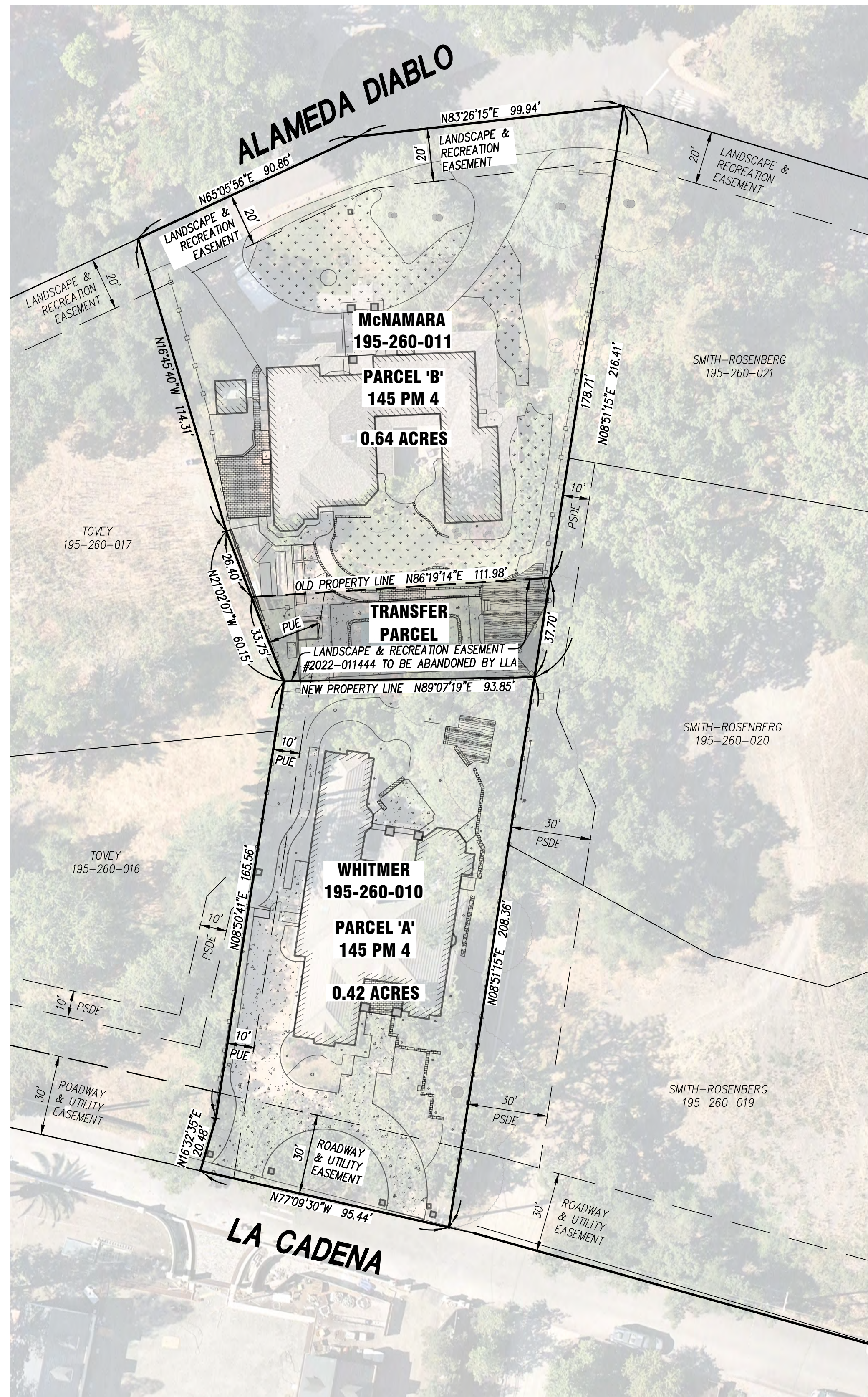
THE BASIS OF ELEVATION FOR THIS PROJECT IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

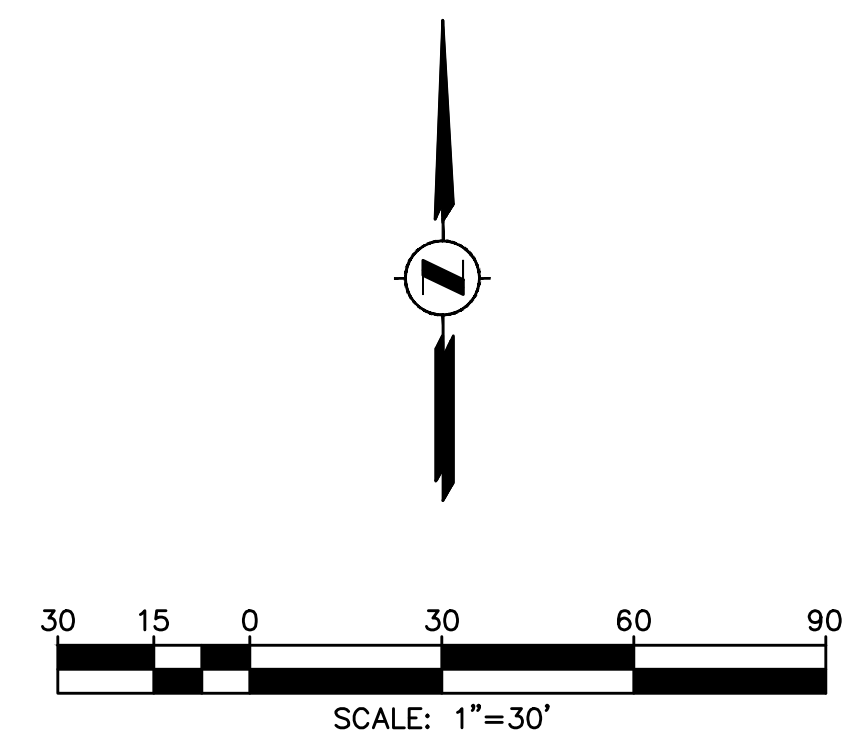
- PROPERTY LINE
- ////// BUILDING FACE
- - - - - FENCE
- - - - - EASEMENT

ABBREVIATIONS

- LLA LOT LINE ADJUSTMENT
- PSDE PUBLIC STORM DRAIN EASEMENT
- PUE PRIVATE UTILITY EASEMENT



VICINITY MAP
N.T.S.



PARCEL	APN	LOT SIZE BEFORE LLA	LOT SIZE AFTER LLA
PARCEL A	195-260-010	21,812.61 SF / 0.50 ACRES	18,266.02 SF / 0.42 ACRES
PARCEL B	195-260-011	24,545.23 SF / 0.56 ACRES	28,092.75 SF / 0.64 ACRES
TRANSFER PARCEL	N/A	3,547.15 SF / 0.08 ACRES	3,547.15 SF / 0.08 ACRES

Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking

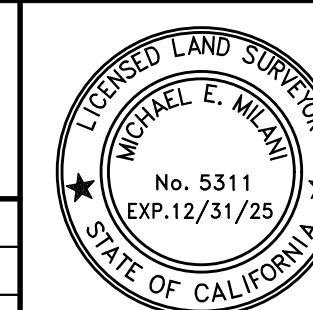


2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-260-010 & 195-260-011
VARIANCE EXHIBIT
1962 ALAMEDA DIABLO / 1973 LA CADENA
DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
L.S. No. 5311 REGISTRATION EXPIRES 12/31/25
DATE _____
DESIGN: N/A JOB NO: 2441
DRAWN: JMG, EL, TKA & LML DATE: APRIL 2024
CHECKED: KRA, MEM SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					1
					1
					OF SHEETS

**DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING MINUTES
DIABLO COUNTRY CLUB RED HORSE TAVERN TOO
APRIL 8, 2024, 6:38 P.M.**

CALL TO ORDER: Director Greg Lorenz called the meeting to order at 6:38 pm.

Director Lorenz welcomed Directors and public and explained the rules for public comment.

ROLL CALL: Director Chartier called the roll as follows:

Directors present: Lorenz, Slavonia, Chartier

Directors absent: Urbelis, Cox

PUBLIC COMMENTS: None

ADMINISTRATIVE COMMUNICATION AND ACTIONS: None

LAND USE COMMUNICATION AND ACTIONS:

General Manager Torru presented the draft County Agency Comment Request Packet Response Policy for consideration. Cameron Collins, liaison to Supervisor Candace Andersen, asked that the policy discussion be continued to the May 13, 2024 DMAC meeting to allow her to do some research on the subject. The policy discussion was continued.

CONSENT CALENDAR:

The approval of the November 13, 2023 meeting minutes were continued until the May 13, 2024 meeting. A quorum of Directors who attended the December meetings was not present.

CALL OF NEXT MEETING/ADJOURNMENT:

Director Lorenz called the next meeting for May 13, 2024 at 6:01 pm at Diablo Country Club. There being no further business, the meeting was adjourned at 7:01 p.m.

Diablo Community Services District by

Kathy Torru, General Manager

**DIABLO MUNICIPAL ADVISORY COUNCIL
SPECIAL MEETING MINUTES
DIABLO COUNTRY CLUB RED HORSE TAVERN TOO
NOVEMBER 13, 2023, 6:00 P.M.**

CALL TO ORDER: President Kathy Urbelis called the meeting to order at 6:58 p.m.

President Urbelis welcomed Directors and the public and explained the rules for public comment.

ROLL CALL: President Urbelis called the roll as follows:

Directors present: Urbelis, Cox, Lorenz, Slavonia

Directors absent: Chartier

PUBLIC COMMENTS: None

ADMINISTRATIVE COMMUNICATION AND ACTIONS:

On Motion by President Urbelis and a second by Director Slavonia the Board approved the 2023 Advisory Board Annual Report to be filed with the County. Motion passed 4-0.

LAND USE COMMUNICATION AND ACTIONS:

Will Nelson, County Principal Planner and Emily Groth, County Planner, presented the draft Envision 2040 General Plan and Climate Action Plan for public review and comment. The County Board of Supervisors expect to adopt the final plans in fall 2024. The General Plan represents the County's constitution for land use and is reviewed and updated every 20-25 years. The last time that the County's General Plan was updated was in 1991. The Climate Action Plan aligns the County's greenhouse mitigation policies and goals with the State's policies and goals. Envision 2040 information is available on the County website at <https://www.contracosta.ca.gov/6970/Envision-Contra-Costa-2040>.

CONSENT CALENDAR:

On motion by Director Lorenz and a second by Director Slavonia the Board approved the consent calendar. Motion passed 4-0.

CALL OF NEXT MEETING/ADJOURNMENT:

President Urbelis called the next meeting for January 8, 2024 at 6:00 pm at Diablo Country Club following the DCSD Meeting. There being no further business, the meeting was adjourned at 7:21 p.m.

Diablo Community Services District by

Kathy Torru, General Manager