

**DIABLO MUNICIPAL ADVISORY COUNCIL  
SPECIAL MEETING AGENDA<sup>1</sup>  
DIABLO COUNTRY CLUB CURTOLA ROOM  
MONDAY, JULY 15, 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. LAND USE COMMUNICATION AND ACTIONS**

- a) Review and comment on the County notice of the 1699 Alameda Diablo lot split application.

**2. CALL OF NEXT MEETING/ADJOURNMENT**

The next DMAC Regular Board meeting is scheduled for Monday August 12, 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](mailto: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>.

<sup>1</sup> Agenda attachments are available on the DCSD's website ([www.diablocsd.org](http://www.diablocsd.org)) home page under Agenda.



## AGENCY COMMENT REQUEST

Date 6/24/24

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> <p><input checked="" type="checkbox"/> Building Inspection                      Grading Inspection</p> <p><input checked="" type="checkbox"/> Advance Planning                      <input checked="" type="checkbox"/> Housing Programs</p> <p>Trans. Planning                      Telecom Planner</p> <p>ALUC Staff                      HCP/NCCP Staff</p> <p><input checked="" type="checkbox"/> APC PW Staff                      County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Environmental Health                      Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) Traffic</p> <p><input checked="" type="checkbox"/> Flood Control (Full-size)                      Special Districts</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____</p> <p>San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a></p> <p><input checked="" type="checkbox"/> Consolidated – (email) <a href="mailto:fire@cccfd.org">fire@cccfd.org</a></p> <p>East CCC – (email) <a href="mailto:brodriguez@cccfd.org">brodriguez@cccfd.org</a></p> <p><input checked="" type="checkbox"/> Sanitary District <u>Central San</u></p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u></p> <p><input checked="" type="checkbox"/> City of <u>Danville</u></p> <p><input checked="" type="checkbox"/> School District(s) <u>San Ramon Unified</u></p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p><input checked="" type="checkbox"/> <u>Diablo</u> Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>Diablo</u></p> <p>Improvement/Community Association</p> <p><input checked="" type="checkbox"/> CC Mosquito &amp; Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p><u>Diablo Improvement Association</u></p> <p><u>Historic Landmarks Staff - D. Vogelwohl</u></p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Diana Lecca</u></p> <p>Phone # <u>925-655-2869</u></p> <p>E-mail <u>diana.lecca@dcd.cccounty.us</u></p> <p>County File # <u>CDMS24-00013</u></p> <p>Prior to <u>July 24, 2024</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p>Active Fault Zone (Alquist-Priolo)</p> <p>Flood Hazard Area, Panel # _____</p> <p>60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p><input checked="" type="checkbox"/> High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p><b>AGENCIES:</b> 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>
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# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDMS24-00013**

**File Date: 6/21/2024**

**Applicant:**

ALEXANDER Mehran MEHRAN ALEXANDER R TRE  
 alexander@bishopranch.com  
 (925) 866-0322  
 2600 Camino Ramon  
 San Ramon, CA 94583

**Property Owner:**

ALEXANDER R Mehran  
 alexander@bishopranch.com  
 (925) 866-0322  
 2600 Camino Ramon  
 San Ramon, CA 94583

**Project Description:**

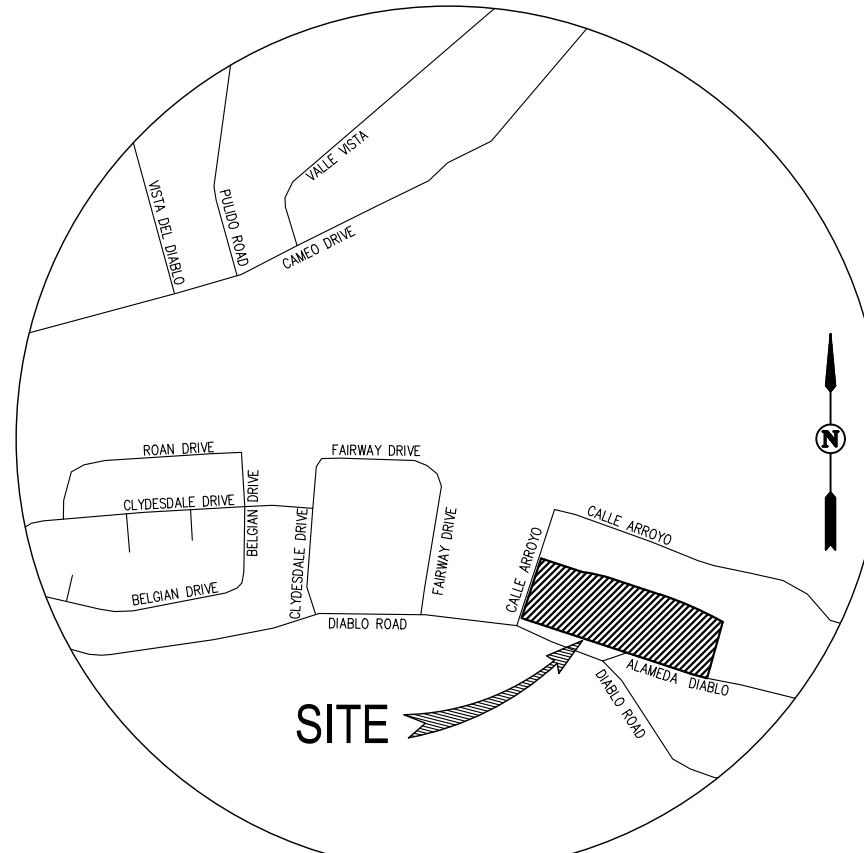
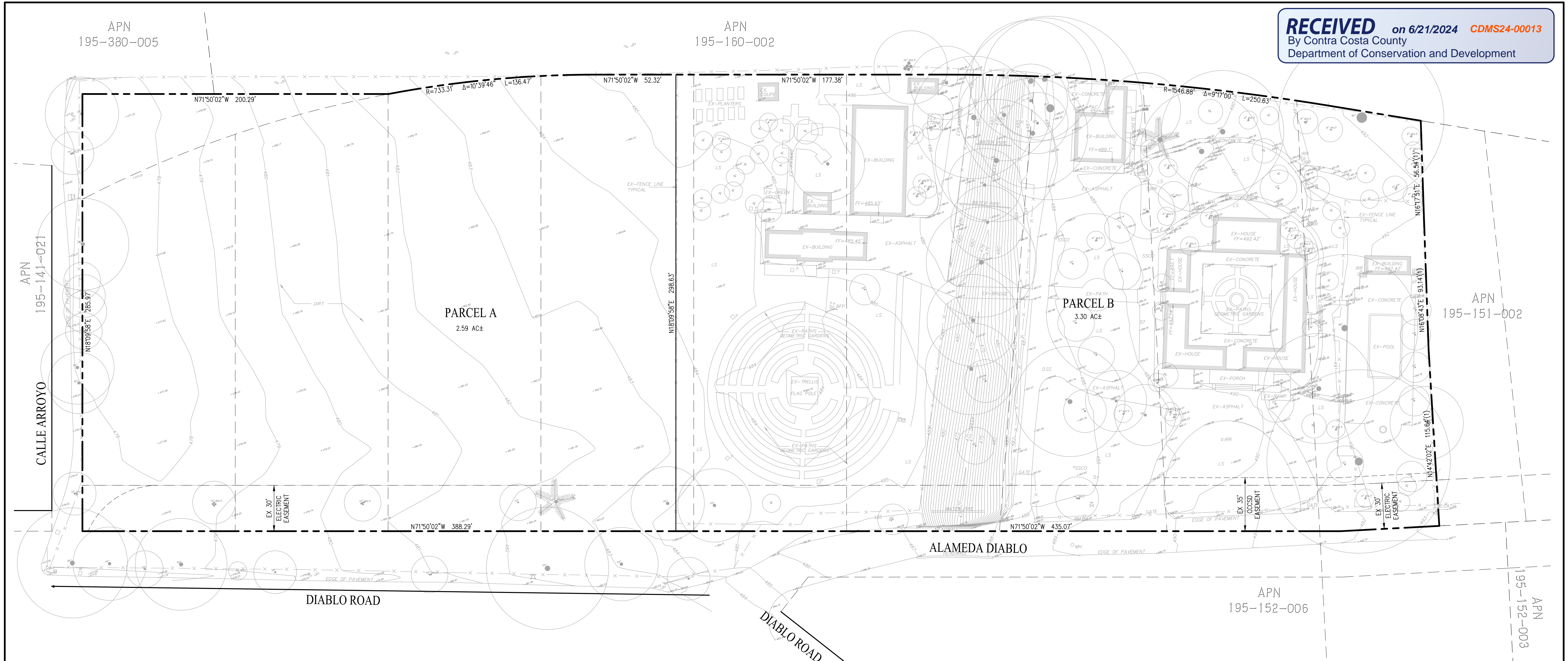
The applicant requests approval of a tentative parcel map for the subdivision of a 5.89-acre parcel into two lots resulting in a 2.59-acre "Parcel A" and a 3.30-acre "Parel B". No development is requested at this time. Concurrent Lot Line Adjustment CDL24-00011.

**Project Location: (Address: 1699 ALAMEDA DIABLO , DIABLO, CA 94528), (APN: 195151007)**

**Additional APNs:**

<b>General Plan Designation(s):</b> SL	<b>Zoning District(s):</b> "R-20, -UE"
<b>Flood Hazard Areas:</b> See Map	<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>

<b>Fees:</b>				
<b>Fee Item</b>	<b>Description</b>	<b>Account Code</b>	<b>Total Fee</b>	<b>Paid</b>
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
<b>Total:</b>			<b>7662.00</b>	<b>7662.00</b>



**VICINITY MAP**  
 NOT TO SCALE

**CONTACTS**

1. APPLICANT: ALEXANDER R. MEHRAN  
 2600 CAMINO RAMON, SUITE 201  
 SAN RAMON, CA 94583  
 (925)-866-0100
2. OWNERS: ALEXANDER R. MEHRAN, AS SUCCESSOR TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST ESTABLISHED BY MARYAM R. MEHRAN DATED MAY 5, 1992  
 2600 CAMINO RAMON, SUITE 201  
 SAN RAMON, CA 94583  
 (925)-866-0100
3. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.  
 2633 CAMINO RAMON, SUITE 350  
 SAN RAMON, CA 94583  
 RYAN HANSEN, P.E.  
 (925)-866-0322

**GENERAL NOTES**

1. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN AS N75°45'20"W BETWEEN THE TWO FOUND MONUMENTS "MON 1" AND CCCSD PER RECORD OF SURVEY 3869 (162 LSM 3).
2. BENCHMARK: COUNTY OF CONTRA COSTA BENCHMARK 3712, BEING A SET FASTENER & TAG IN TOP OF HEADWALL APEX EAST SIDE OF CLYDESDALE, AT ITS INTERSECTION WITH FAIRWAY DRIVE; 0.1 MILES NORTH OF ITS INTERSECTION WITH DIABLO ROAD, HAVING AN ELEVATION OF 458.089.
3. UTILITIES: WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
 SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT  
 STORM DRAIN: COUNTY OF CONTRA COSTA
4. APN: 195-151-007-0
5. LAND USE: SINGLE FAMILY
6. GROSS SITE AREA: 5.89 AC±
7. LOTS: EXISTING: 1  
 PROPOSED: 2
8. LOT AREAS: PARCEL A: 2.59 AC±  
 PARCEL B: 3.30 AC±
9. ZONING: RESIDENTIAL
10. FLOOD ZONE DESIGNATION: ZONE X; AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD INSURANCE RATE MAP, NUMBER 06013C0455G.
11. WELLS ONSITE: NONE
12. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL PARCEL MAP.
13. CONTOUR INTERVAL: 1'

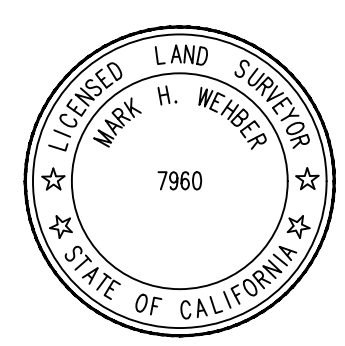
**NOTES:**

- (1) PER APPLICATION 2024-CDLL24-00011

SHEET INDEX	
SHEET NO	SHEET TITLE
1	LOTING PLAN
2	EXISTING CONDITIONS & DEMOLITION PLAN

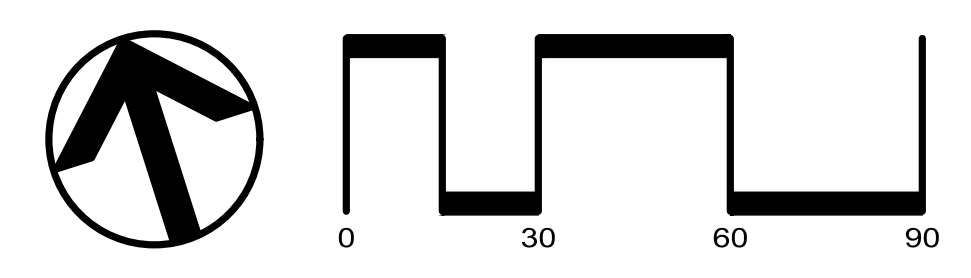
**LEGEND**

- — — — — PROPERTY BOUNDARY
- — — — — EXISTING RIGHT OF WAY
- — — — — ADJACENT PROPERTY BOUNDARY
- - - - - HISTORIC LOT LINE
- - - - - EXISTING EASEMENT
- — — — — EXISTING CONTOUR

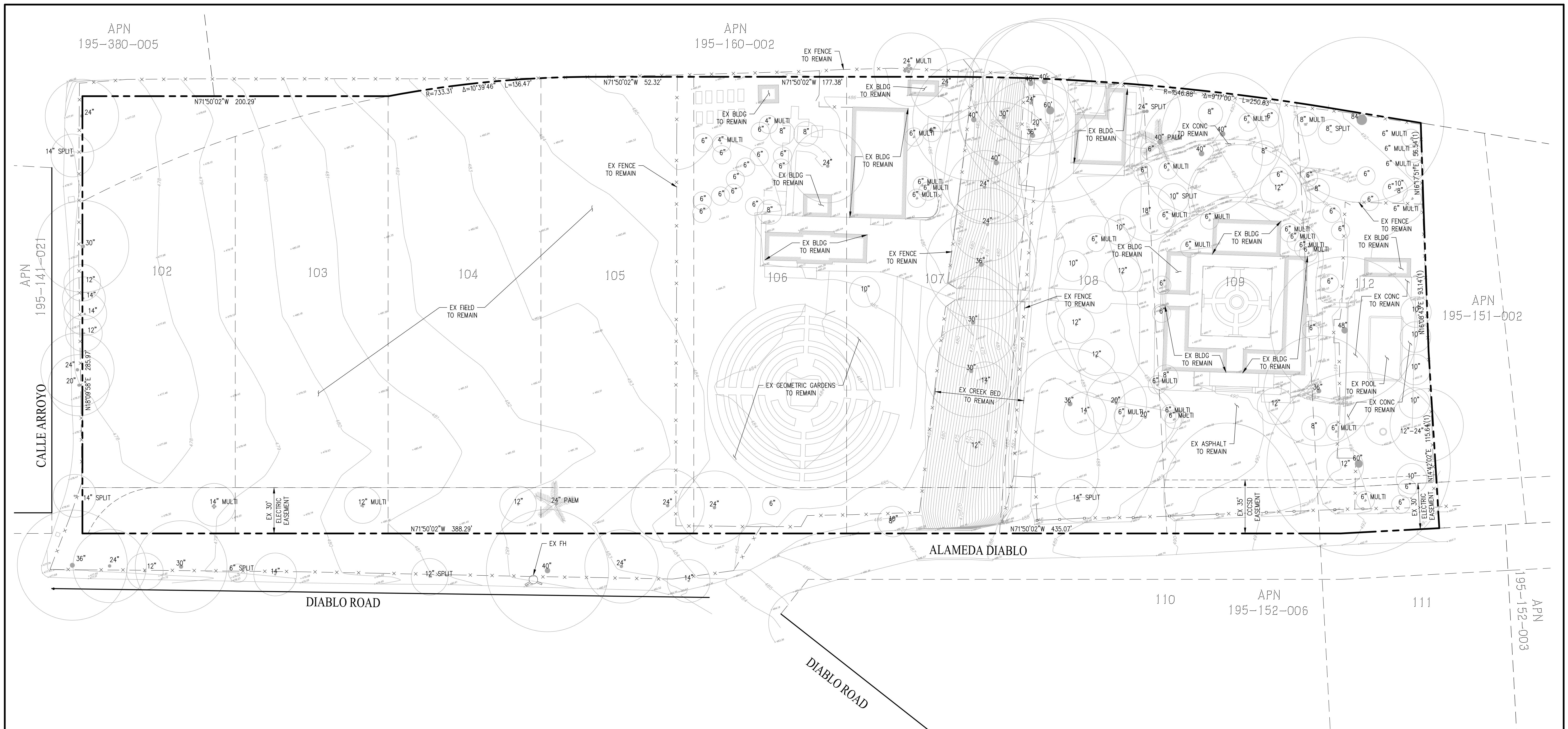


**TENTATIVE PARCEL MAP  
 LOTTING PLAN  
 1699 ALAMEDA DIABLO**

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA  
 SCALE: 1" = 30' DATE: JUNE 20, 2024



SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANDG.COM



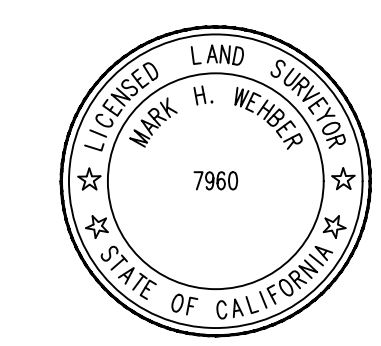
**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CCCCSD	CENTRAL CONTRA COSTA COUNTY
EX	EXISTING
FH	FIRE HYDRANT

**LEGEND**

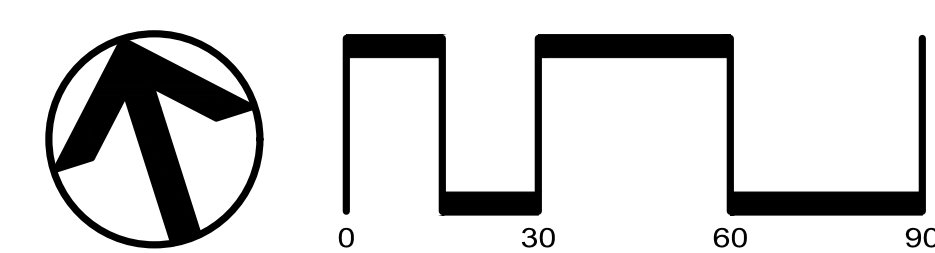
	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE <sup>(2)</sup>

NOTES:  
 (1) PER APPLICATION 2024-CDLL24-00011  
 (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALAXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



**TENTATIVE PARCEL MAP  
 EXISTING CONDITIONS &  
 DEMOLITION PLAN  
 1699 ALAMEDA DIABLO**

CITY OF DIABLO CONTRA COSTA COUNTY CALIFORNIA  
 SCALE: 1" = 30' DATE: JUNE 20, 2024

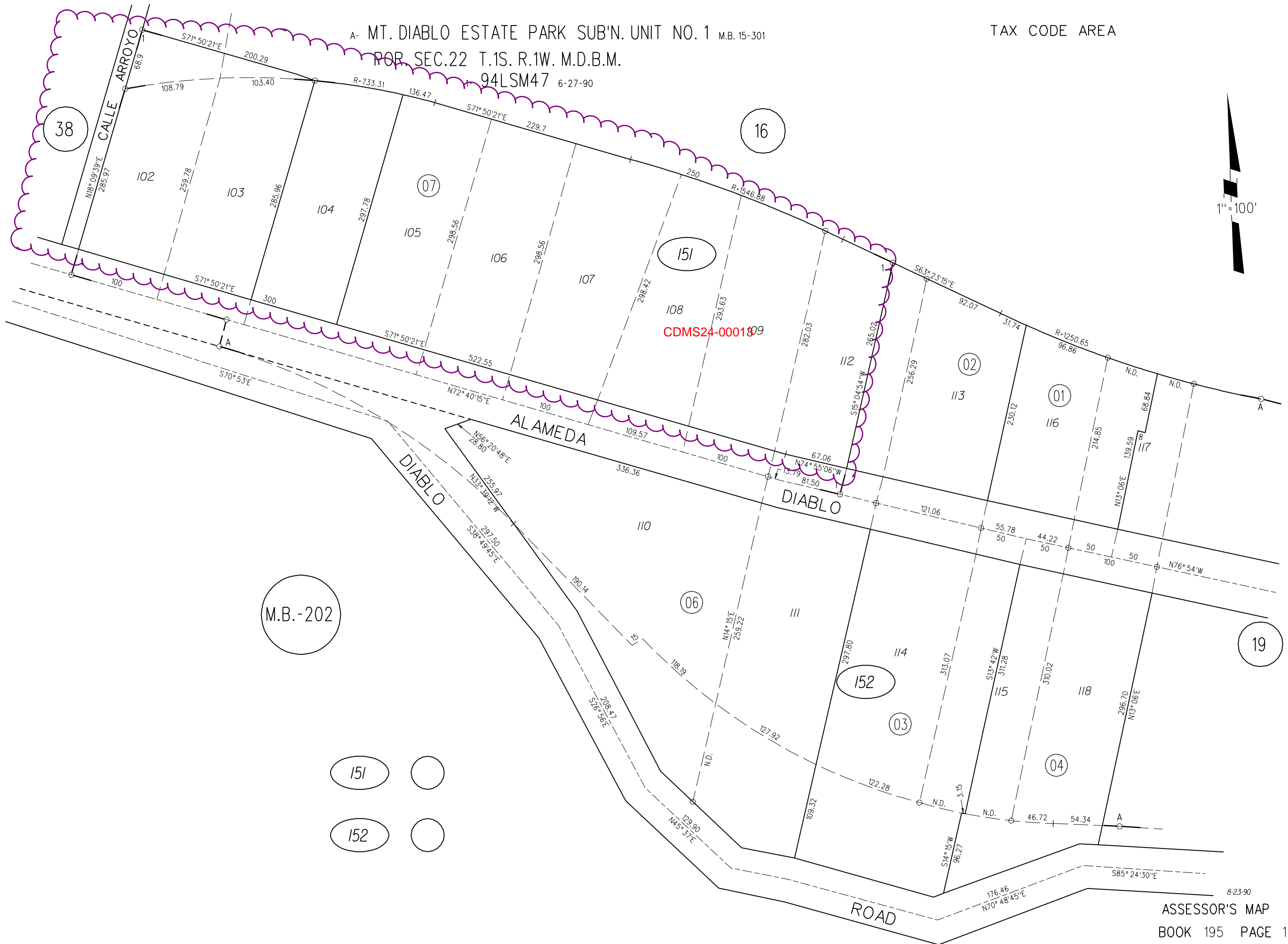


**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANDG.COM

SHEET NO.  
**2**  
 OF 2 SHEETS

POP. SEC.22 T.1S. R.1W. M.D.B.M.

94LSM47 6-27-90







M.B. - 202

151

152



### Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
-  Unincorporated
-  City Limits
- 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



### Map Legend

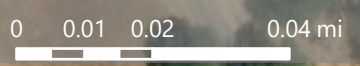
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
- SM (Single Family Residential - Medium) 3.0 - 4.9 Units per Net Acre
- PR (Parks and Recreation)
- Unincorporated City Limits
- Board of Supervisors' Districts



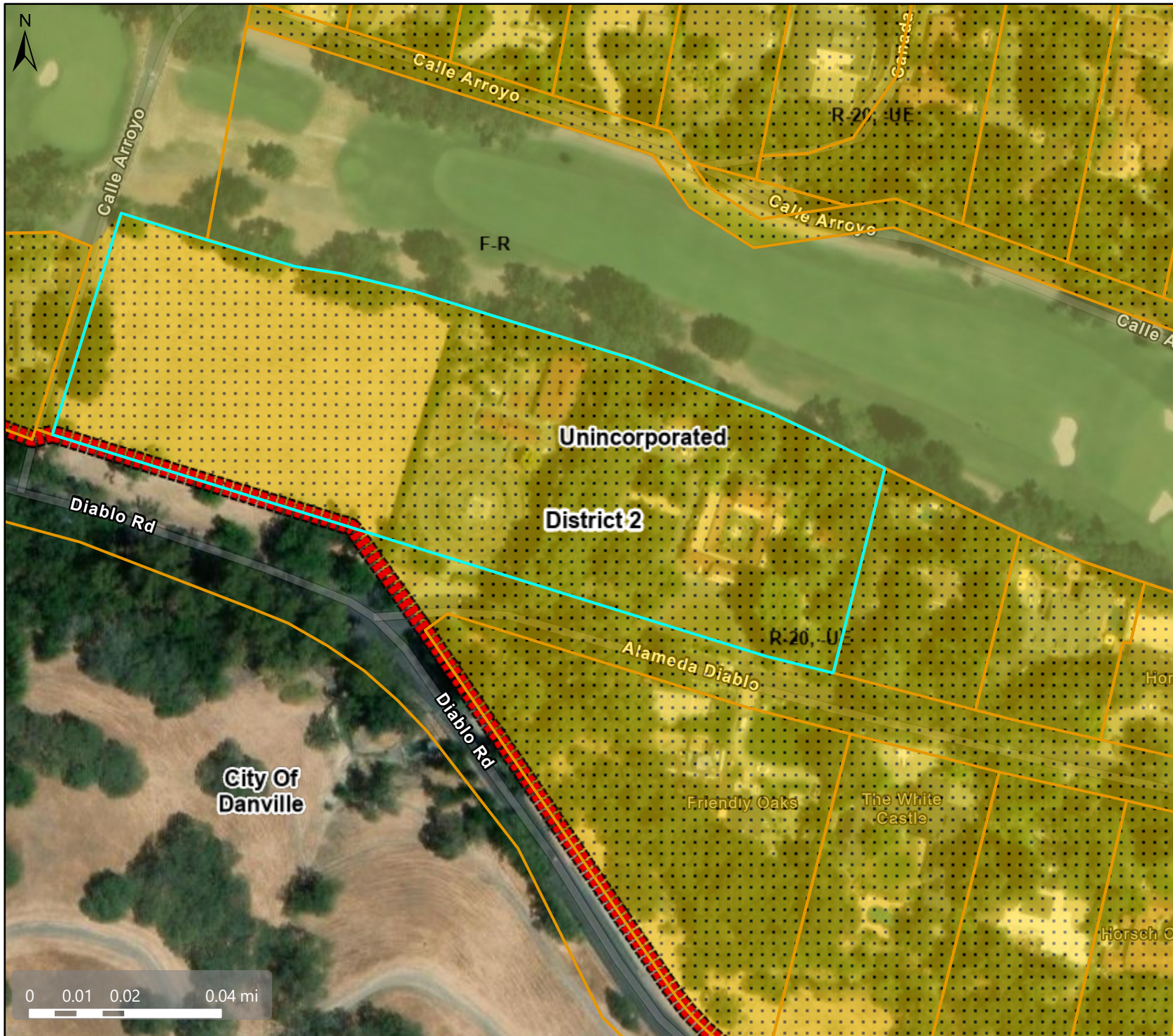
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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984







### Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE\_OVER**
- R-20, -UE (Urban Farm Animal Exclusion)
- F-R (Forestry Recreational)
- Unincorporated
- City Limits
- Board of Supervisors' Districts



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