

**DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING AGENDA¹
DIABLO COUNTRY CLUB RED HORSE TAVERN TOO
MONDAY, FEBRUARY 10, 2025, 6:05 P.M.
(IMMEDIATELY FOLLOWING DCSD MEETING)**

CALL TO ORDER:

President: Matt Cox

ROLL CALL:

Secretary: Christine Chartier

Directors: Cox, Lorenz, Chartier, Slavonia, Luecht

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) Review DMAC 2024 Annual and Triennial Review reports.

2. LAND USE COMMUNICATION AND ACTIONS

a) Review lot split application for 2485 Caballo Ranchero Dr.

3. CONSENT CALENDAR

- a) Approve minutes of the May 13, 2024, Regular Meeting.
- b) Approve minutes of the July 15, 2024, Special Meeting.

4. FUTURE AGENDA ITEM ANNOUNCEMENT

5. CALL OF NEXT MEETING/ADJOURNMENT

The next DMAC Regular Board meeting is scheduled for Monday March 10, 2025, 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.



ADVISORY BODY ANNUAL REPORT

Advisory Body Name: _____
Advisory Body Meeting Time/Location: _____
Chair (during the reporting period): _____
Staff Person (during the reporting period): _____
Reporting Period: _____

I. Activities

(estimated response length: 1/2 page)

Describe the activities for the past year including areas of study, work, special events, collaborations, etc.

II. Accomplishments

(estimated response length: 1/2 page)

Describe the accomplishments for the past year, particularly in reference to your work plan and objectives.

III. Attendance/Representation

(estimated response length: 1/4 page)

Describe your membership in terms of seat vacancies, diversity, level of participation, and frequency of achieving a quorum at meetings.

IV. Training/Certification

(estimated response length: 1/4 page)

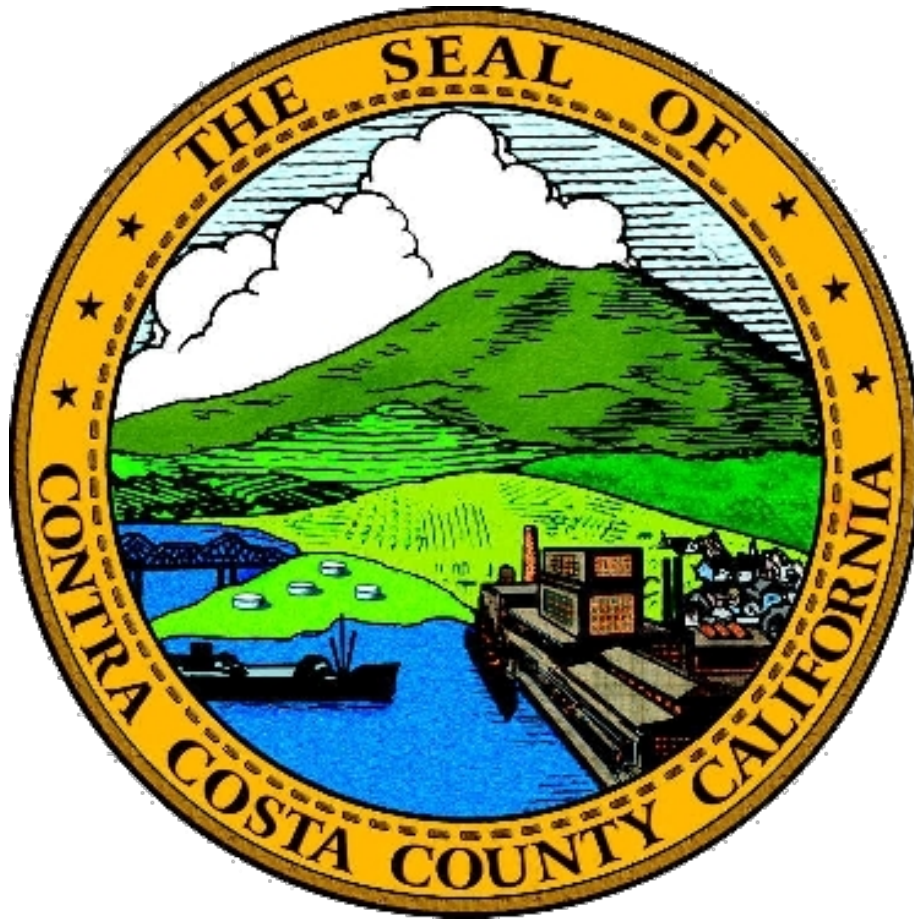
Describe any training that was provided or conducted, and any certifications received, either as a requirement or done on an elective basis by members. NOTE: Please forward copies of any training certifications to the Clerk of the Board.

V. Proposed Work Plan/Objectives for Next Year

(estimated response length: 1/2 page)

Describe the advisory body's workplan, including specific objectives to be achieved in the upcoming year.

Contra Costa County Board of Supervisors



Triennial Sunset Review of Appointed Boards, Committees, & Commissions

Phase II

INTRODUCTION

Contra Costa County is governed by a five-member Board of Supervisors elected by the citizens of our county. The work of the Board of Supervisors is augmented by various boards, committees, and commissions that are comprised of residents who are appointed by the Board of Supervisors. These appointed bodies are formed to provide support and citizen input by making recommendations to the Board of Supervisors on various issues such as service delivery problems or community needs. County advisory bodies are created in response to specific community needs or as a result of state and federal legislation or contractual agreements with other public agencies. These bodies serve as direct links between the Board of Supervisors and our community while expanding communication between the public and County government and enhancing the quality of life for our residents.

SUMMARY OF THE TRIENNIAL SUNSET REVIEW PROCESS

The Contra Costa County Board of Supervisors adopted Resolution No. 2012/261 on June 26, 2012, establishing a “triennial sunset review process” for most county advisory bodies whose members are appointed by the Board of Supervisors. Each year the Clerk of the Board schedules one-third of these bodies for review by the County Administrator's Office and the Internal Operations Committee of the Board of Supervisors.

The purpose of the Triennial Sunset Review is to provide the Board of Supervisors with a method to periodically evaluate the purpose, performance, and effectiveness of advisory bodies. For additional information about the review procedure, please refer to [Resolution 2012/261](#) and the [Advisory Body Handbook](#).

INSTRUCTIONS

Phase II of the Triennial Review will cover the years 2021, 2022, and 2023. Please complete all three parts of the attached survey, including [Part I: Questions](#), [DMAC requests the County provide more opportunities for DMAC to comment on land use requests and tree removal requests in Diablo](#). [Over the last three years DMAC was asked to comment on only a handful of applications, which is a very small percentage of the permits issued in Diablo during that period.](#)

Part II: Materials, and [Part III: Signatures & Certification](#).

Completed surveys are due to the Clerk of the Board by **Friday, November 29, 2024**. You can submit your completed materials to Lauren Hull, Senior Management Analyst for the Clerk of the Board by *either* e-mail or hardcopy mail.

E-mail: Lauren.Hull@cob.cccounty.us

Mail: Contra Costa County Clerk of the Board
 Attn: Lauren Hull, Senior Management Analyst
 1025 Escobar Street, 1st Floor
 Martinez, CA 94553

Should you have any questions, please contact Lauren Hull at the above e-mail address or at (925) 655-2007.

**Contra Costa County Board of Supervisors
Triennial Sunset Review of Appointed Boards, Committees, & Commissions**

Part I: Questions

STAFFING & CONTACT INFORMATION

Name of Advisory or Independent Body: Diablo Municipal Advisory Council

Name of Person Completing the Triennial Review Survey: Cameron Collins

Chairperson Name: Kathy Urbelis

Main Staff Person Name: Kathy Torru

Staff Agency/Department: Diablo Community Services District Manager

Main Staff Telephone Number: 925 683-4956

Main Staff Email: generalmanager@diablocsd.org

Website (enter "N/A" if the body does not have a website): <https://diablocsd.org/services/>

How many staff members provide support for this body? 2

On average, how many total hours per week of staff support does this body utilize? 2

MEMBERSHIP

1. How many authorized, voting seats are on the body? 5

2. How many authorized, voting seats are currently filled? 5

3. Does the body have a sufficient number of members to achieve its mission?

Yes

No

If "No", do you recommend an adjustment to the number of seats (an increase, decrease, or other restructuring)?

Click or tap here to enter text.

4. Does the body have a sufficient composition of members/types of seats to achieve its mission?

Yes

No

If "No", please indicate which seats you would modify and why.

Click or tap here to enter text.

5. **Has the body experienced any membership challenges (i.e. high vacancy rates, trouble filling seats, high member turnover, difficulty meeting quorum, or issues with recruitment and retention)?**

Yes

No

If “Yes”, please describe the membership challenges experienced.

Click or tap here to enter text.

6. **Are there special qualifications, requirements, or prerequisites for members to serve on the body?**

Yes

No

If “Yes”, please explain whether the requirements are important and necessary, or describe any issues where these requirements have limited recruitment of potential candidates.

Click or tap here to enter text.

MEETINGS

1. **How many “full body” meetings were scheduled during the last 36 months?** 13

2. **How many “full body” meetings were cancelled during the last 36 months?** 23

3. **How many “full body” meetings were cancelled during the last 36 months specifically due to a lack of quorum?** 0

4. **How many subcommittees does the body have and how frequently do they meet?**
0

5. **How many times did members attend meetings remotely for “just cause” in the past year?** 0

6. **How many times did members attend meetings remotely for “emergency circumstances” in the past year?** 0

7. **Aside from being in person, how can members of the public view meetings and provide public comment?**

N/A (i.e. attending in person is the only option)

Via both phone and an online platform

Via phone only

Via an online platform only

COMMUNITY INFORMATION, OUTREACH, & MEETING NOTICES

1. **How does the body engage stakeholders and the general public on issues and programs within the body’s area of responsibility?** Email correspondence, posting of notices on A-frames around the Diablo community, and posting of agendas in the Diablo post office and on the District’s website.
2. **How are stakeholder and public input incorporated into the body’s mission and objectives?** Residents are encouraged to comment on issues of concern at the meetings in person or email.
3. **What outreach efforts are undertaken to encourage public participation in meetings and sponsored activities?** The meeting agenda is posted in the Diablo post office and on the District’s website. For important issues large signs are posted around the community and emails are sent to all residents.
4. **How far in advance of the meeting date does the body post its agenda?** 96-120 hours in advance of the meeting
5. **Where are meeting notices (e.g., agendas & cancellation notices) posted? Please note all locations, both physical and electronic.** Meeting notices are posted in the DCSD/DMAC glass case located in the Diablo USPS building, and on the District’s website home page at www.diablocsd.org.
6. **How are meeting agendas currently created, as of the date of this survey?**
 - Legistar
 - Microsoft Word
 - Other Application (please specify): [Click or tap here to enter text.](#)
7. **What information is regularly presented to the body’s members to keep them informed of the body’s performance?** The minutes and agendas from the DMAC’s meeting are available on the District’s website for resident review. 7 years of DMAC minutes and agendas are available on the website

MISSION & PURPOSE

1. **Is this body or its activities mandated by state or federal law or regulations?**
 - Yes
 - No

If “Yes”, please provide the citation to the applicable law. [Click or tap here to enter text.](#)
2. **What is the original purpose and responsibility of the body, as prescribed in its establishing documents?** DMAC represents the community of Diablo in matters pertaining to planning, boundaries and zoning. DMAC reviews and provides comments on land use planning applications, zoning variance requests and tree removal requests received from the County.
3. **Have there been major changes to the body’s responsibility (such as changes in legal mandates or in the major activities that it has undertaken)?**

Yes

No

If “Yes”, please describe these changes. [Click or tap here to enter text.](#)

4. Are the body’s bylaws reflective of the body’s current mission, purpose, and focus?

Yes

No

N/A - body does not currently have bylaws

If “No”, please describe how the body’s current mission, purpose, or focus differ from the existing bylaws.

[Click or tap here to enter text.](#)

5. Do you recommend changes to the body’s mission, purpose, or focus?

Yes

No

If “Yes”, please explain the changes you would suggest and why.

[Click or tap here to enter text.](#)

6. What target population or priority communities are served by the body? Diablo residents.

7. List activities, services, programs, and/or special projects the body delivers to achieve its current mission. DMAC reviews land use, zoning and variance requests received from the County. DMAC also acts as a sounding board for Diablo residents with land use and zoning concerns and reaches out to the County on behalf of the Diablo residents when warranted.

BUDGET

1. Does the body have an annual operating budget?

Yes

No

2. Does the body collaborate with any private organization (not the county or an associated governmental agency) that provides, holds, and/or disburses funds on behalf of the body, such as a “Friends” committee or other organization?

Yes

No

If “Yes”, please list the organization.

[Click or tap here to enter text.](#)

CHALLENGES

1. Are there any additional challenges or problems that the body has been unable to resolve or wishes to bring to the attention of County Administration and/or the Board of Supervisors?

Yes

No

If “Yes”, please provide a description of the challenge or concern.

Click or tap here to enter text.

If “Yes”, please also list who is affected by this challenge or problem.

Click or tap here to enter text.

If “Yes”, please also list what changes or other recommendations the committee has considered in response.

Click or tap here to enter text.

ACCOMPLISHMENTS & IMPACT

- 1. Describe the specific impact of the work of the body and its work in achieving its mission.** In 2021 and 2022 DMAC continued its work with Diablo residents, the County and the owners/developers of the subdivision located at 2000 Call Los Callados. In 2022 and 2023 DMAC worked with Diablo residents and the County on a 3-foot setback ordinance for fences and similar structures in Diablo. After months of committee work and discussions internally and with County staff, DMAC made the decision to table the ordinance until resident concerns could be addressed to their satisfaction. In 2024 DMAC in collaboration with Candace Andersen’s office updated its County Agency Comment Request Packet Response Policy. Over the 3 years DMAC reviewed tree removal permit applications, rear setback variance applications and lot line adjustment applications.
- 2. Describe any effects the body has had on the target population or community.** DMAC’s greatest contribution to Diablo is to provide residents with a voice/advocate at the County concerning Diablo zoning, land use and boundary issues.
- 3. Optional: Describe any additional comments on the effectiveness of the accomplishments and impact of the body.** *You may use this space to share additional comments about the work of the body, its effectiveness, the services it provides, or any other related achievements.* DMAC requests the County provide more opportunities for DMAC to comment on land use requests and tree removal requests in Diablo. Over the last three years DMAC was asked to comment on only a handful of applications, which is a very small percentage of the permits issued in Diablo during that period.

Part II: Materials

Please attach or provide links to the following materials.

- Agendas from the most recent past 5 meetings:
 - Attached; *or*
 - Link: <https://diablocsd.org/documents/>

- Minutes (or records of action) from the most recent past 5 meetings:
 - Attached; *or*
 - Link : <https://diablocsd.org/documents/>

- Bylaws currently in effect:
 - This body does not have bylaws; *or*
 - Attached; *or*
 - Link: *Click or tap here to enter text.*

- Annual Reports for years 2021, 2022, and 2023 if available, as submitted to the Board of Supervisors:
 - There are no annual reports for the years 2020-2022; *or*
 - Attached; *or*
 - Link: *Click or tap here to enter text.*

Part III: Signatures & Certification

Please print, handwrite, and sign this section after reading the certification below:

I certify that I have reviewed this survey and believe that our board, committee, or commission's (body's) responses to the Triennial Review Phase II survey are complete and accurate.

Name of Board, Committee, or Commission (body) Chairperson: Matt Cox

Signature of Chairperson: *Matthew Cox*

Date: January 17, 2025

Name of Board, Committee, or Commission (body) Staff Person: Kathy Torru

Signature of Staff Person: *Katharine Torru*

Date: January 17, 2025

Please direct completed surveys and any questions to:

Lauren Hull, Senior Management Analyst for the Clerk of the Board
Lauren.Hull@cob.cccounty.us
(925) 655-2007

Thank you for your time and cooperation!

STAFF REPORT

DATE: February 10, 2025
TO: DMAC Board Members
FROM: Kathy Torru, General Manager
RE: 2485 Caballo Ranchero Lot Split Application

SUMMARY

The County Conservation and Development Department requests the Diablo MAC provide comment on the following land use permit application.

The owners of 2485 Caballo Ranchero (Jeff and Sheila Langon) request approval of a Minor Subdivision application to subdivide an existing 82,927 square foot parcel into a Parcel A (42,984 square-feet) and Parcel B (39,943 square-feet) that will be accessed from a new private road easement. Variances are needed to allow Parcel B to be less than the minimum 40,000 square-feet (1 acre) and for both parcels to be less than the minimum 140-foot average width (Parcel A - approximately 86-feet and Parcel B - approximately 87-feet), and a Tree Permit for tree removal and work within the dripline.

The Diablo MAC General Manager notified the six adjacent neighbors via email of the land use permit application, shared a copy of the County Comment Request Packet and invited them to submit comments at the February 10th Diablo MAC meeting or send their comments to the Diablo MAC General Manager to be read at the meeting. No comments have been received.

Owner Jeff Langon discussed the application with each of the six adjacent neighbors and no concerns or objections were expressed during the phone calls.

Director Phil Luecht (appointed by President Cox) and General Manager Kathy Torru met with owner Jeff Langon on Friday February 7 at the property site to discuss the key aspects of the project, including the lot split, building envelope and tree removal. No concerns were identified during the meeting.

RECOMMENDATION

Director Luecht and General Manager Torru recommend that the Diablo MAC state it has no objection to the proposed minor subdivision and tree removal application provided there are no objections from the adjacent neighbors.



AGENCY COMMENT REQUEST

Date 1/17/25

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 Advance Planning Housing Programs <input checked="" type="checkbox"/> Trans. Planning Telecom Planner ALUC Staff HCP/NCCP 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 Special Districts Traffic Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District <u>SAN RAMON VLY FIRE</u></p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov Consolidated – (email) fire@cccfdpd.org</p> <p><input checked="" type="checkbox"/> Sanitary District <u>CENTRAL SANITARY</u></p> <p><input checked="" type="checkbox"/> Water District <u>EAST BAY MUD</u></p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO _____</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District _____</p> <p><input checked="" type="checkbox"/> Diablo/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 & Vector Control Dist (email) _____</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input checked="" type="checkbox"/> 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>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Dominique Vogelpohl</u></p> <p>Phone # <u>(925) 655-2880</u></p> <p>E-mail <u>Dominique.Vogelpohl@dcd.cccounty.</u></p> <p>County File # <u>CDMS24-00025</u></p> <p>Prior to <u>Feb. 14, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><input checked="" type="checkbox"/> Landslide Active Fault Zone (A-P) Liquefaction Flood Hazard Area 60-dBA Noise Control CA EPA Hazardous Waste Site</p> <p><input checked="" type="checkbox"/> 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: 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: CDMS24-00025

File Date: 12/30/2024

Applicant:

Lorelyn Carlos
2655 Stanwell Drive Suite 105
Concord, CA 94520

lcarlos@milani-eng.com
(925) 465-9931

Property Owner:

JEFF & SHEILA LANGON
PO BOX 12
DIABLO, CA 945280012

jalangonbuilders@sbcglobal.net
(925) 570-5227

Project Description:

The applicant requests approval of a Minor Subdivision application to subdivide an existing 82,927 square-foot parcel into a Parcel A (42,984 square-feet) and Parcel B (39,943 square-feet) that will be accessed from a new private road easement, Variances to allow Parcel B to be less than the minimum 40,000 square-feet and for both parcels to be less than the minimum 140-foot average width (Parcel A - approximately 86-feet and Parcel B - approximately 87-feet), and a Tree Permit for tree removal and work within the dripline.

Project Location: (Address: 2485 CABALLO RANCHERO DR, DIABLO, CA 94528), (APN: 195352014)

Additional APNs:

General Plan Designation(s): RVL

Zoning District(s): "R-40, -UE"

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: NO

MAC/TAC: DIABLO

Sphere of Influence: NO

Fire District: SAN RAMON VLY FIRE

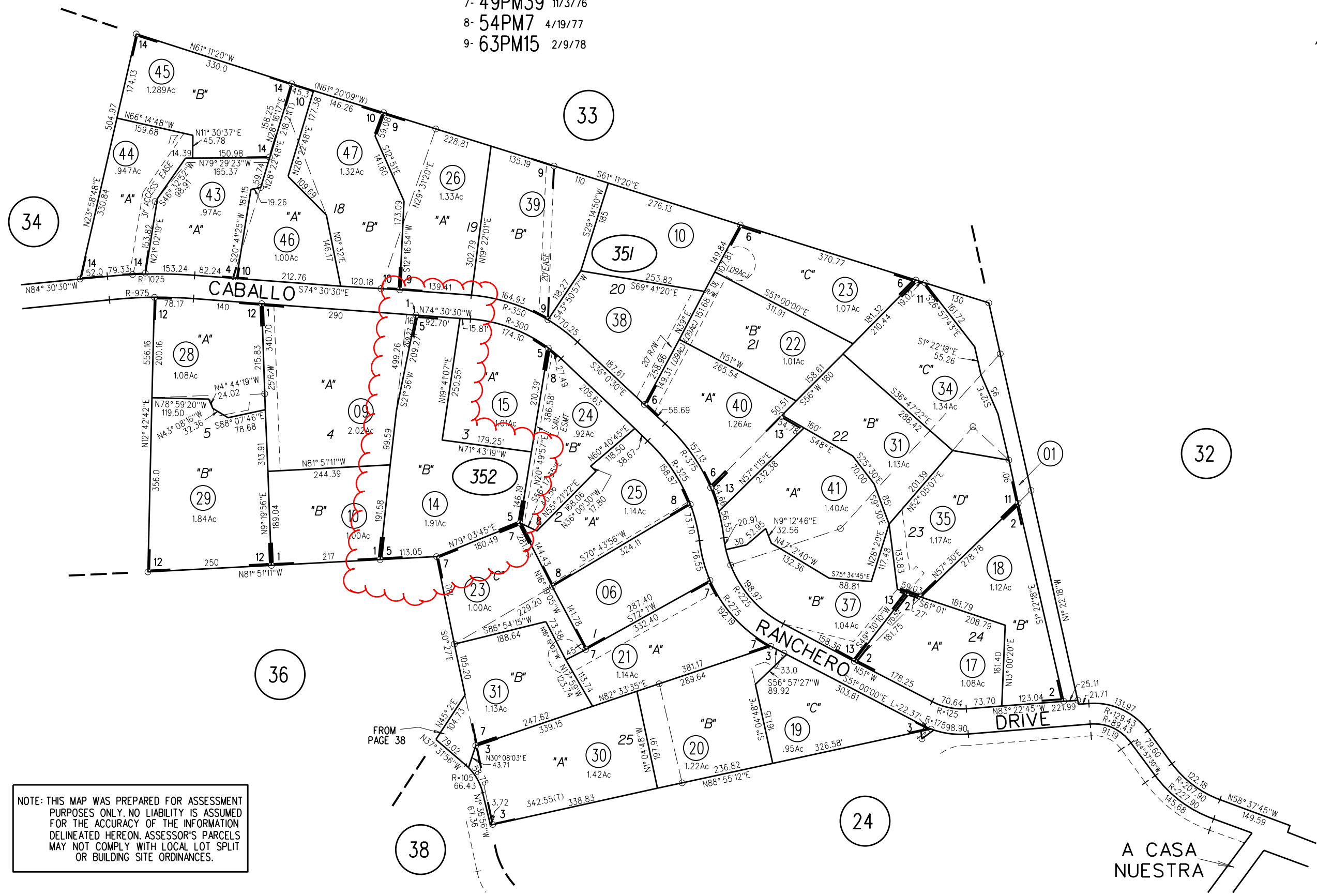
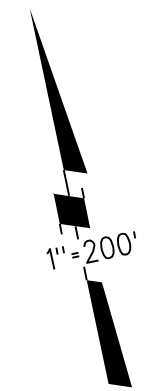
Sanitary District: CENTRAL SANITARY

Housing Inventory Site: NO

Specific Plan: NO

MT DIABLO ESTATE PARK SUB'N UNIT NO 3 MB 49-7 12/12/1952

- 1- 20PM8 12/23/71
- 2- 45LSM30 11/17/66
- 3- 20PM46 2/14/72
- 4- 25PM40 12/19/72
- 5- 30PM28 10/10/73
- 6- 34PM5 6/3/74
- 7- 49PM39 11/3/76
- 8- 54PM7 4/19/77
- 9- 63PM15 2/9/78
- 10- 77PM16 5/23/79
- 11- 77PM44 6/15/79
- 12- 90PM25 10/23/80
- 13- 153PM41 8/9/91
- 14- 202PM8 3/18/08



- 35/ 46,47 10/5/15
- 352 31 4/14/08

General Plan: Residential, Very Low Density (RVL)



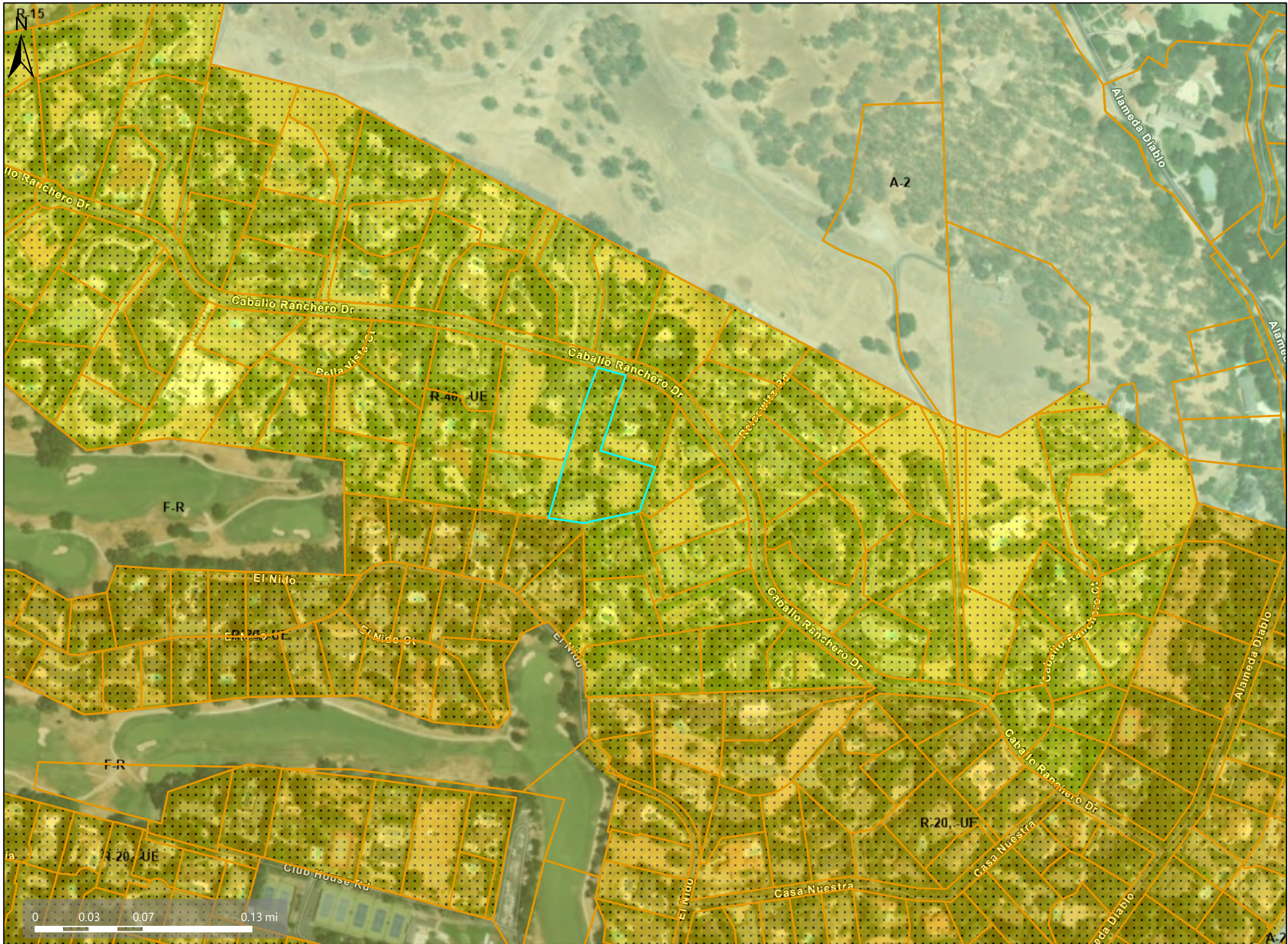
Map Legend

- Assessment Parcels
- General Plan**
- RVL (Residential Very-Low Density) (≤ 1 du/na)
- RL (Residential Low Density) (1-3 du/na)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)

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

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



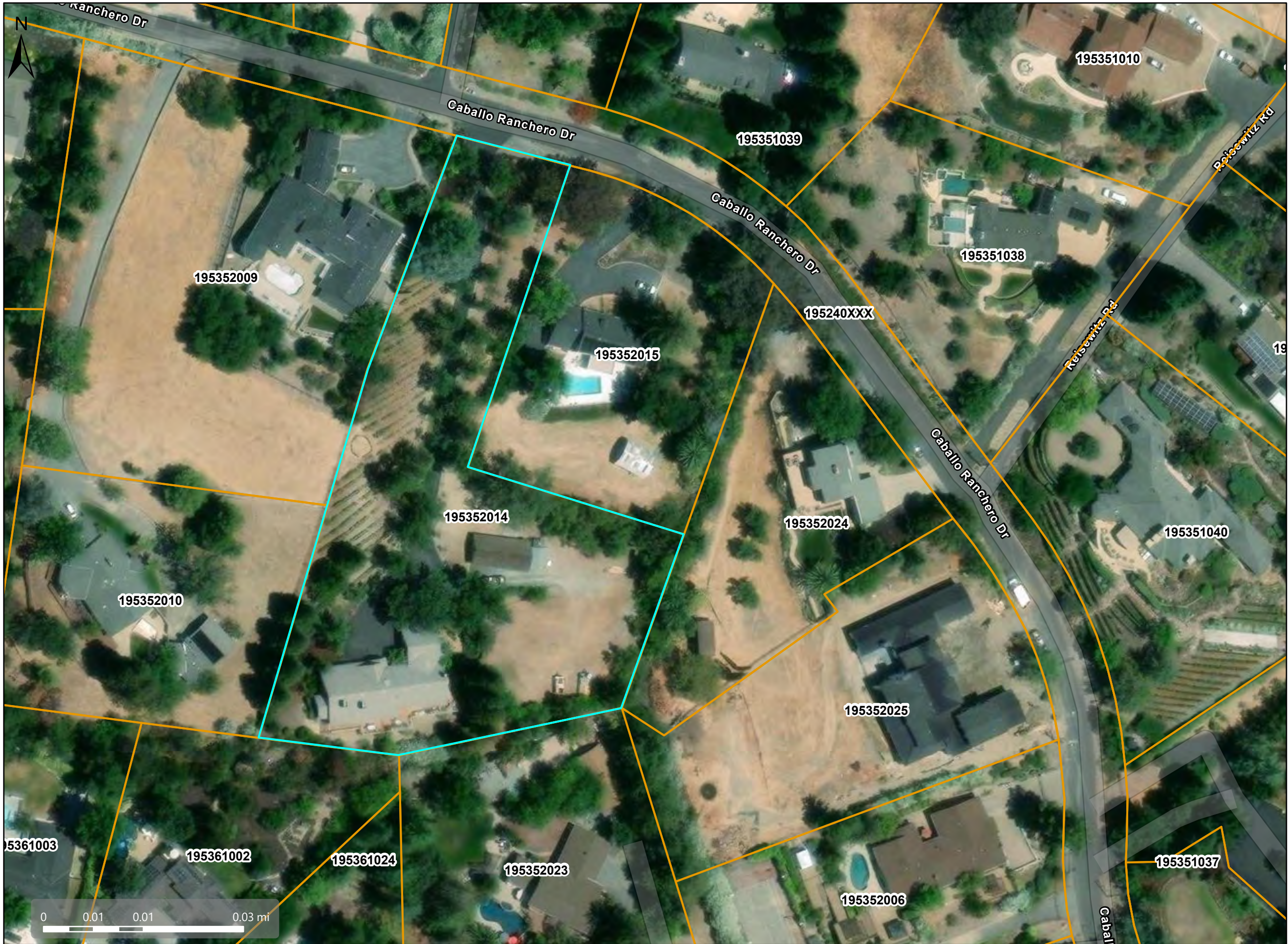
Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- R-15 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exclusion)
- R-40 (Single Family Residential)
- R-40, -UE (Urban Farm Animal Exclusion)
- F-R (Forestry Recreational)
- A-2 (General Agriculture)



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

Aerial Photo



Map Legend

-  Assessment
-  Parcels

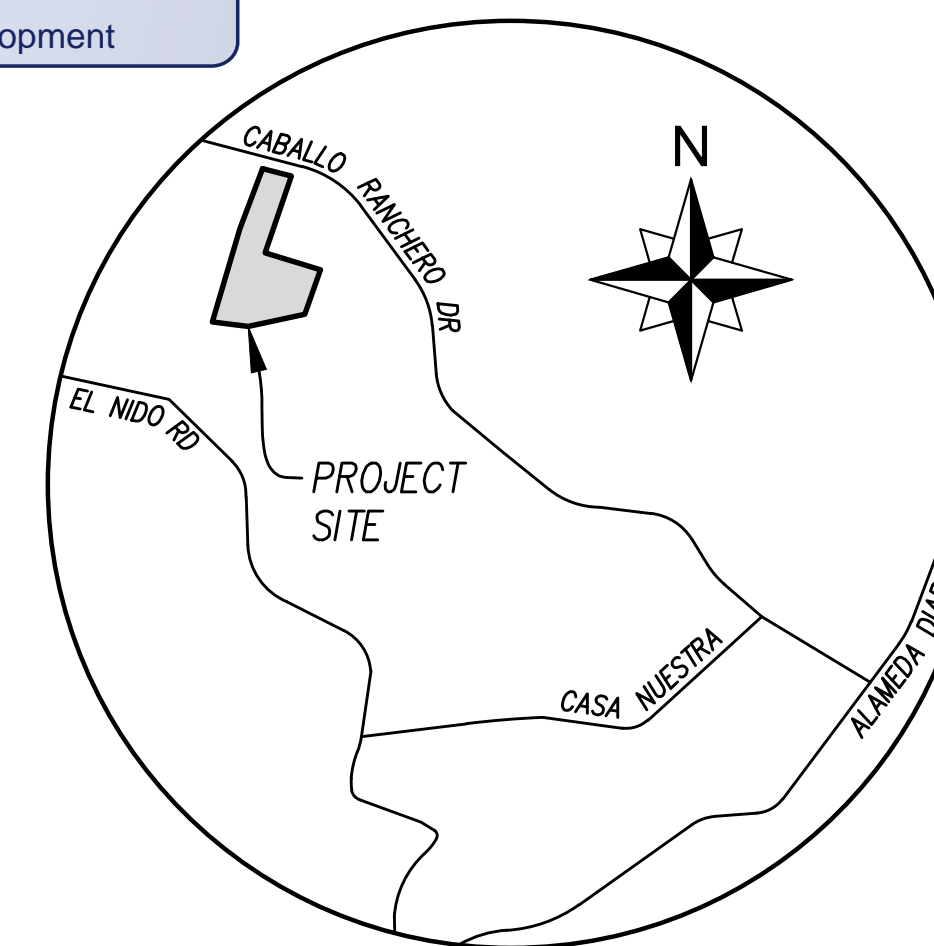
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Datum: WGS 1984

TENTATIVE MAP

2485 CABALLO RANCHERO DR

DIABLO, CONTRA COSTA COUNTY, CALIFORNIA

RECEIVED on 01/16/2025 **CDMS24-00025**
By Contra Costa County
Department of Conservation and Development



VICINITY MAP
N.T.S.

GENERAL NOTES:

OWNER:
JEFF & SHEILA LANGON
2485 CABALLO RANCHERO DRIVE
DIABLO, CA 94528
PHONE: (925) 570-5227

CIVIL ENGINEER:
MIKE MILANI
PHONE: (925) 674-9082
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520

SITE ADDRESS:
2485 CABALLO RANCHERO DRIVE, DIABLO, CA 94528

ASSESSOR PARCEL NUMBER:
195-352-014

EXISTING ZONING:
R-40, -UE (URBAN FARM ANIMAL EXCLUSION)

GENERAL PLAN LAND USE:
SV (SINGLE FAMILY RESIDENTIAL - VERY LOW)

EXISTING LOT AREA:
82,927.7 SF, 1.9 AC

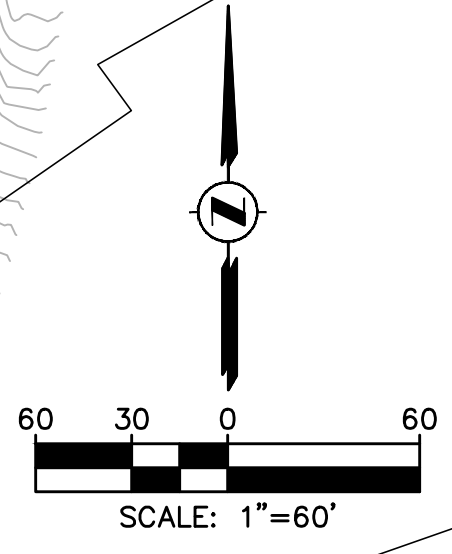
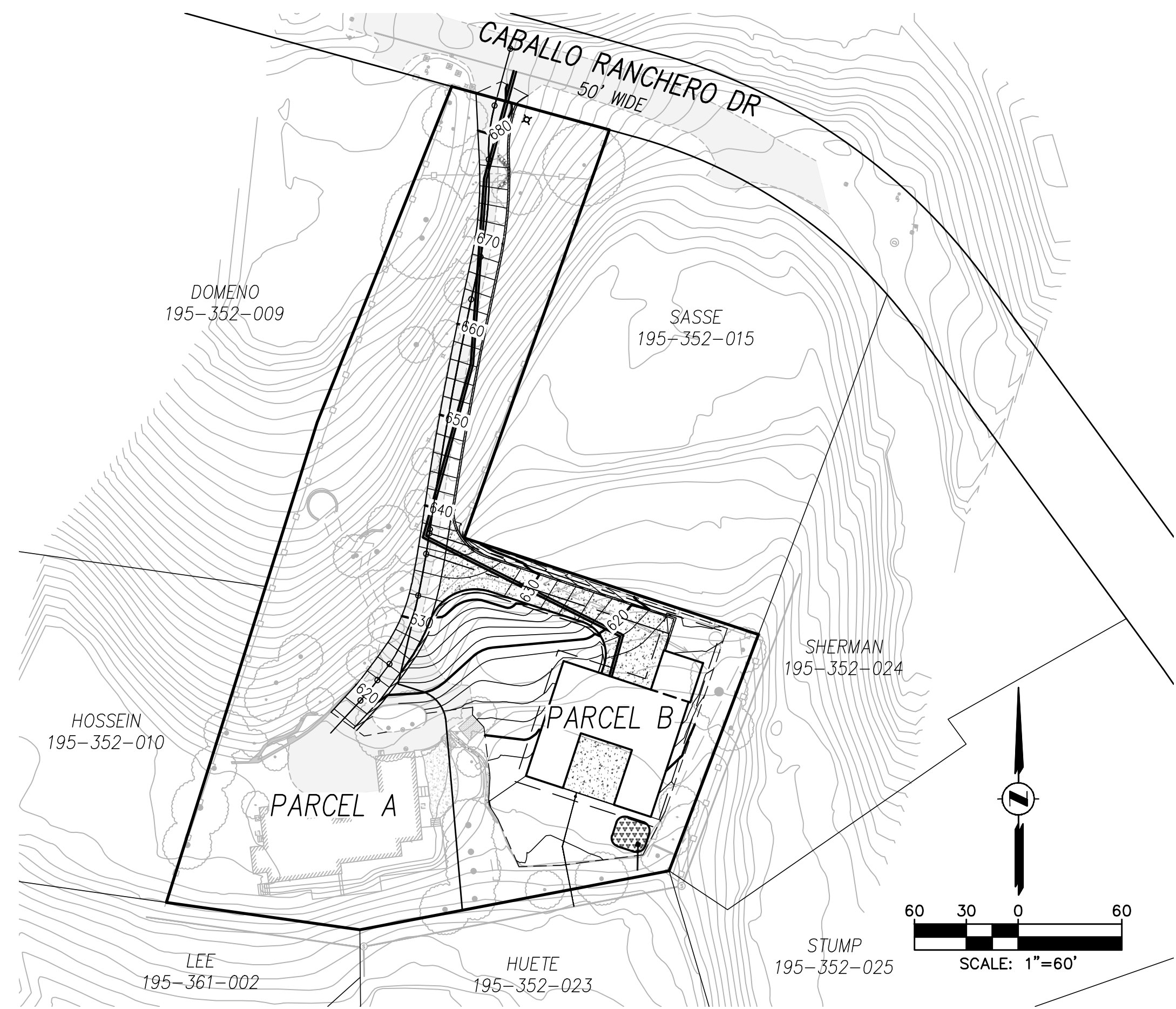
PROPOSED LOT AREA:
PARCEL 'A' 42,984.2 SF, 0.98 AC
PARCEL 'B' 39,943.4 SF, 0.91 AC

MINIMUM RESIDENTIAL LOT REQUIREMENTS:
SQUARE FEET: 40,000
LOT WIDTH: 140 FT
LOT DEPTH: 140 FT

MINIMUM RESIDENTIAL SETBACK REQUIREMENTS:
FRONT: 25 FT, (CORNER LOTS APPLY)
SIDE: 20 FT
AGGREGATE SIDE YARD: 40 FT
REAR: 15 FT (PRINCIPAL STRUCTURE),
3 FT (ACCESSORY STRUCTURE)

MAXIMUM LOT COVERAGE:
35%

MAXIMUM BUILDING HEIGHT:
TWO AND ONE-HALF STORIES OR 35 FEET



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	EXISTING CONDITIONS - AERIAL PHOTO
4	DEMOLITION & TREE REMOVAL PLAN
5	PRELIMINARY LOTTING PLAN
6	COMPOSITE SITE PLAN
7	DRIVEWAY PLAN & PROFILE

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 JEFF & SHEILA LANGON IN JUNE OF 2024.

MICHAEL E. MILANI
L.S. NO. 5311, EXP. 12/31/2025

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, NAD83(2011), ZONE 3, US SURVEY FOOT, ESTABLISHED BY TRIMBLE ACCESS SOLUTION, TAKEN BETWEEN A FOUND 2" IRON PIPE AS SHOWN ON THE RECORD OF SURVEY FILED JULY 30, 1964 IN BOOK 29 OF LICENSED SURVEYORS' MAPS AT PAGE 15, CONTRA COSTA COUNTY RECORDS, AND A FOUND 1" IRON PIPE AS SHOWN ON THE PARCEL MAP FILED OCTOBER 10, 1973 IN BOOK 30 OF PARCEL MAPS AT PAGE 28, CONTRA COSTA COUNTY RECORDS. BEARING TAKEN AS NORTH 74° 36' 40" WEST.

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS PROJECT IS ASSUMED AT A FOUND 1" IRON PIPE, BEING CONTROL POINT #1042. ELEVATION TAKEN AS 665.59 FEET.

SURVEY NOTES:

1. SURVEY WORK WAS PERFORMED IN JULY AND AUGUST, 2024.
2. A TITLE REPORT WAS NOT PROVIDED.

LEGAL DESCRIPTION:

PARCEL B, MAP OF MINOR SUBDIVISION 178-72, FILED OCTOBER 10, 1973, BOOK 30 OF PARCEL MAPS, PAGE 28, CONTRA COSTA COUNTY RECORDS.

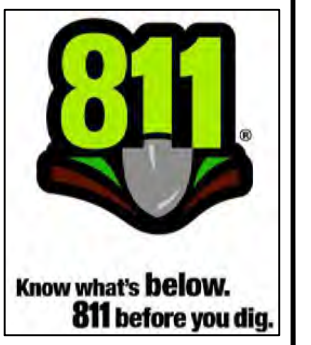
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---100---	MAJOR CONTOUR	---100---
---100---	MINOR CONTOUR	---100---
---	PROPERTY LINE	---
---	CENTERLINE	---
---	EASEMENT LINE	---
---	CONCRETE CURB & GUTTER	---
---	FENCE	---
---	CONCRETE SIDEWALK	---
---	GAS LINE	---
---	ELECTRICAL LINE	---
---	PERFORATED PIPE	---
---	SANITARY SEWER	---
---	STORM DRAIN	---
---	WATER LINE	---
---	BUILDING OVERHANG	---
---	GRADE PERCENT	---
---	RIP RAP, SPLASH BLOCK	---
---	STREET LIGHT	---
---	TREE	---
---	AREA DRAIN	---
---	BLOW OFF	---
---	FIRE HYDRANT	---
---	GATE VALVE, PIV	---
---	STORM DRAIN MANHOLE	---
---	SANITARY SEWER MANHOLE	---
---	SANITARY SEWER CLEANOUT	---
---	STORM DRAIN INLET/JUNCTION BOX	---
---	WATER/IRRIGATION METER	---
---	DOWNSPOUT	---

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ACP	ASBESTOS CEMENT PIPE	OG	ORIGINAL GRADE, ORIGINAL GROUND
AD	AREA DRAIN	O.H.U.	OVERHEAD UTILITY
AP	ANGLE POINT	PAV	PAVEMENT
BC	BEGIN CURVE	PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
BF	BOTTOM OF FOOTING	POC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PERP	PERFORATED PIPE
BVC	BEGIN VERTICAL CURVE	POC	POINT ON CURVE
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	(P), PROP.	PROPOSED
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
DG	DECOMPOSED GRANITE	PVI	POINT OF VERTICAL INTERSECTION
DWY	DRIVEWAY	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV	ELEVATION	RET	RETURN (CURB)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RSR	RISER
EVC	END OF VERTICAL CURVE	RT	RIGHT
EW	END WALL	RW	RIGHT OF WAY
(E), EX, EXIST.	EXISTING	S	SLOPE
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	SDJB	STORM DRAIN JUNCTION BOX
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FI	FIELD INLET	SO	SIDE OPENING
FL	FLOW LINE	SS	SANITARY SEWER
FLSO	FLOW LINE SIDE OPENING	SSCO	SANITARY SEWER CLEAN OUT
FW	FIRE WATER MAIN	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SWK	SIDEWALK
GFF	GARAGE FINISH FLOOR	TC	TOP OF CURB
GL	GARAGE LIP	TDC	TOP OF DEPRESSED CURB
GR	GRATE	TFC	TOP OF FLUSH CURB
HDPE	HIGH-DENSITY POLYETHYLENE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TR	TOP OF RAMP
INV	INVERT	TS	TOP OF STEP
LAT	LATERAL	TW	TOP OF WALL
LT	LEFT	VCP	VITRIFIED CLAY PIPE
MIN	MINIMUM	U.U.	UNDERGROUND UTILITY
N/A	NOT APPLICABLE	W	WATER MAIN OR WATER SERVICE
		WM	WATER METER

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Storm Water Monitoring & Reporting
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Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014

TENTATIVE PARCEL MAP
COVER SHEET

DIABLO CONTRA COSTA COUNTY CALIFORNIA

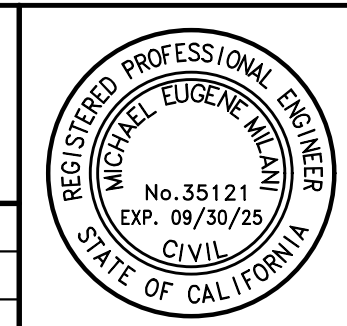
LANGON PROPERTY

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25

DATE

DESIGN: SMS,LLC	JOB NO: 3326
DRAWN: JMG	DATE: DEC 2024
CHECKED: KRA/MEM	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET
1
OF
7
SHEETS

SURVEYOR'S STATEMENT

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LEGAL DESCRIPTION:

PARCEL B, MAP OF MINOR SUBDIVISION 178-72, FILED OCTOBER 10, 1973, BOOK 30 OF PARCEL MAPS, PAGE 28, CONTRA COSTA COUNTY RECORDS.

LEGEND

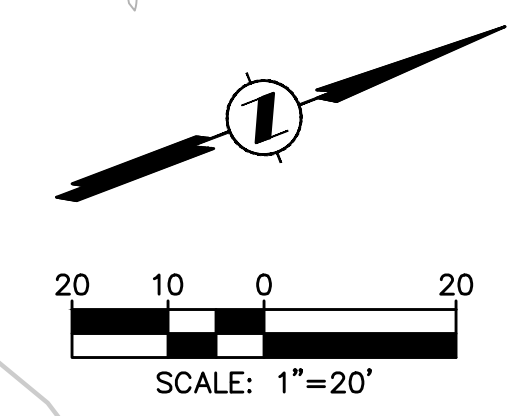
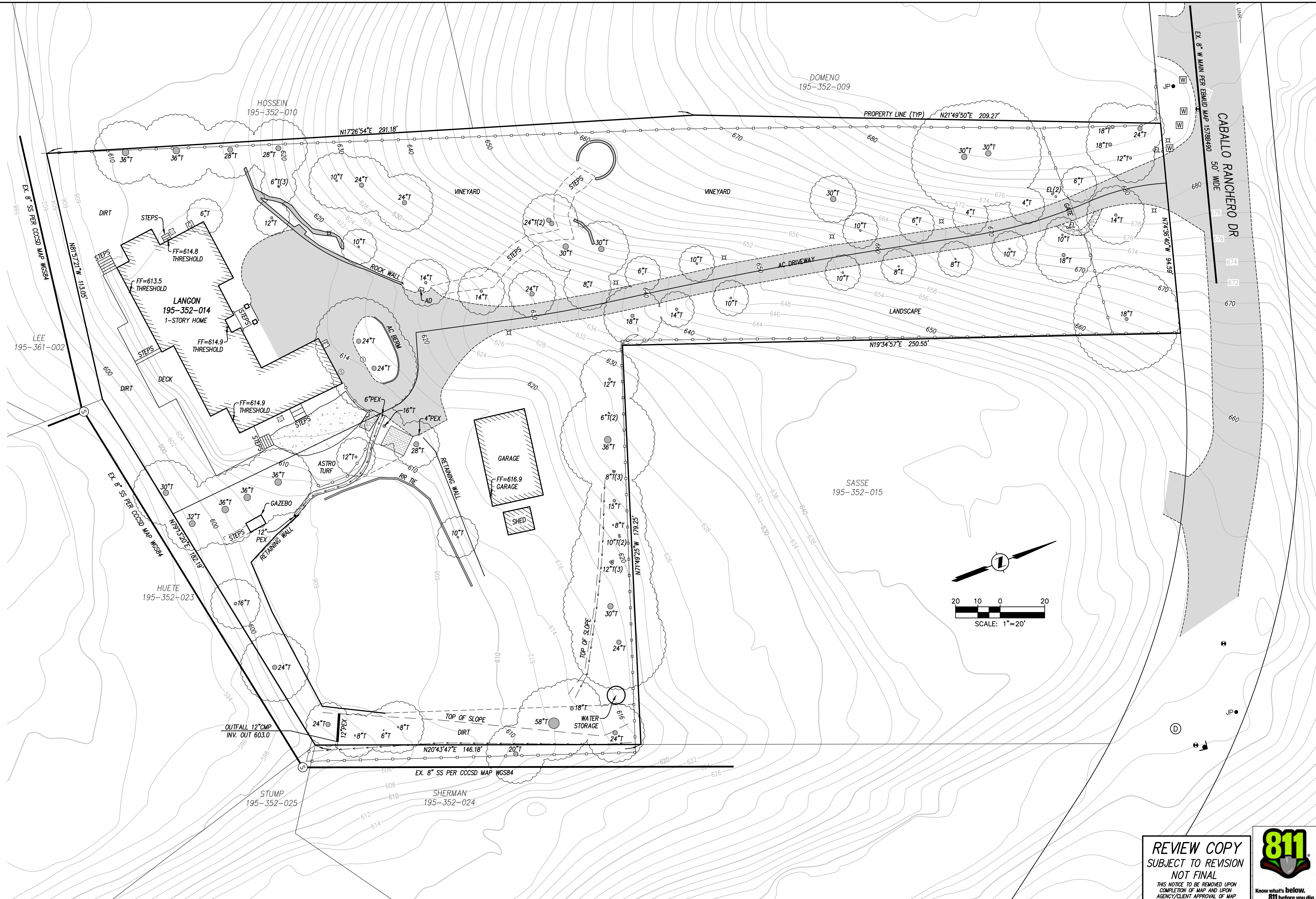
- BUILDING FACE
- FENCE
- FIRE HYDRANT
- FLOWLINE
- LIGHT
- JOINT UTILITY POLE
- MANHOLE - STORM
- METER - ELECTRIC
- METER - GAS
- METER - WATER
- SANITARY SEWER CLEANOUT
- UTILITY MARKINGS - UNKNOWN
- WATER VALVE

SURFACE LEGEND

- ASPHALTIC CONCRETE
- BRICK
- COBBLESTONE
- CONCRETE

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- EL ELECTRIC UTILITY
- FF FINISHED FLOOR
- JP JOINT UTILITY POLE
- PEX PIPE EXPOSED
- T TREE
- TYP TYPICAL



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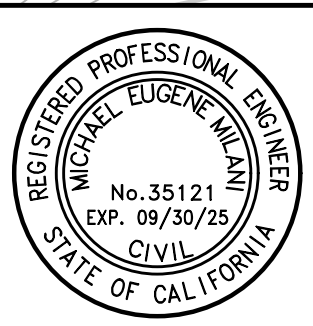


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APN: 195-352-014
TENTATIVE PARCEL MAP
EXISTING CONDITIONS/ BOUNDARY & EASEMENTS
DIABLO CONTRA COSTA COUNTY CALIFORNIA
LANGON PROPERTY

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25	DATE
DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: DEC 2024
CHECKED: KRAM/EM	SCALE: AS SHOWN



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SHEET
2
OF
7
SHEETS

Y:\Jobs\3326 Tentative Map\3326-TM.dwg 2--TOPO 12--23--24 02:28:16 PM LorelynLucas

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LEGEND

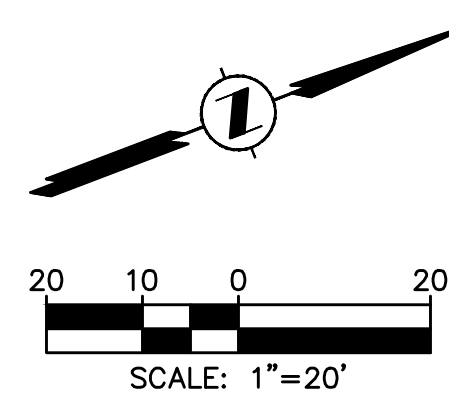
- BUILDING FACE
- FENCE
- FIRE HYDRANT
- FLOWLINE
- LIGHT
- JOINT UTILITY POLE
- MANHOLE - STORM
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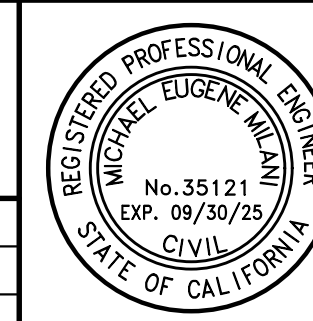
**TENTATIVE PARCEL MAP
EXISTING CONDITIONS - AERIAL PHOTO**

DIABLO CONTRA COSTA COUNTY CALIFORNIA

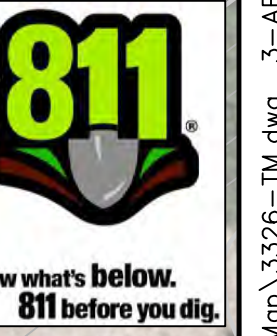
LANGON PROPERTY

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SHEET
3
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7
SHEETS

DEMOLITION LEGEND

 EXISTING TREE TO BE REMOVED
(NOT PROTECTED PER CITY ORDINANCE)

 EXISTING BUILDING TO BE REMOVED

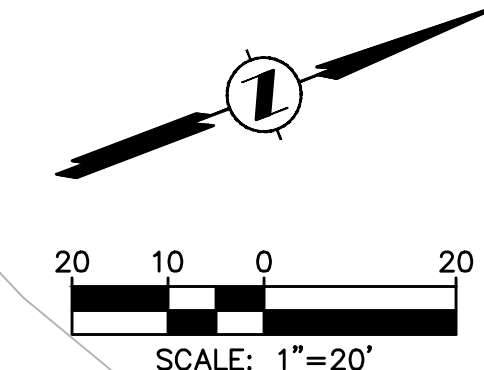
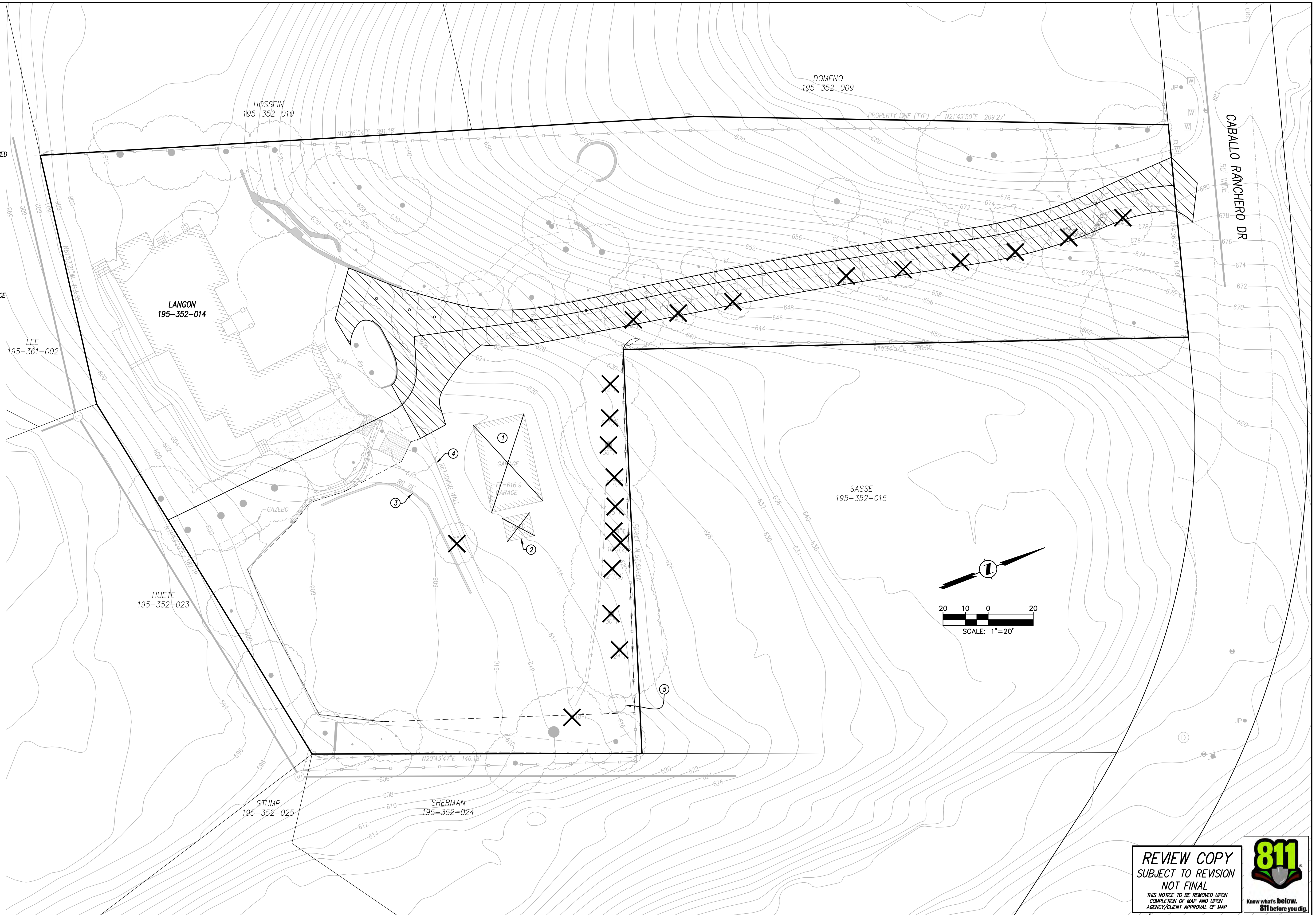
 EXISTING ASPHALT PAVEMENT TO BE REMOVED

DEMOLITION KEY

- ① REMOVE EX GARAGE
- ② REMOVE EX SHED
- ③ REMOVE EX RAILROAD TIES
- ④ REMOVE EX RETAINING WALL
- ⑤ WATER STORAGE TANK TO BE PROTECTED IN PLACE

DEMOLITION QUANTITIES

AC PAVEMENT REMOVAL 5,860 SF
TREE REMOVAL 21 TOTAL



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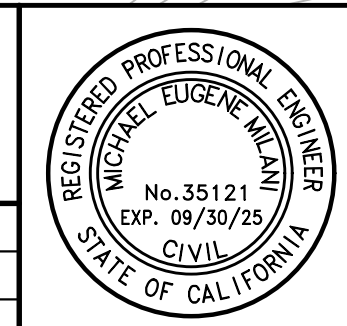
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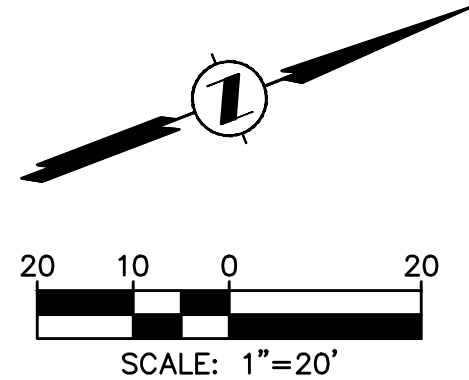
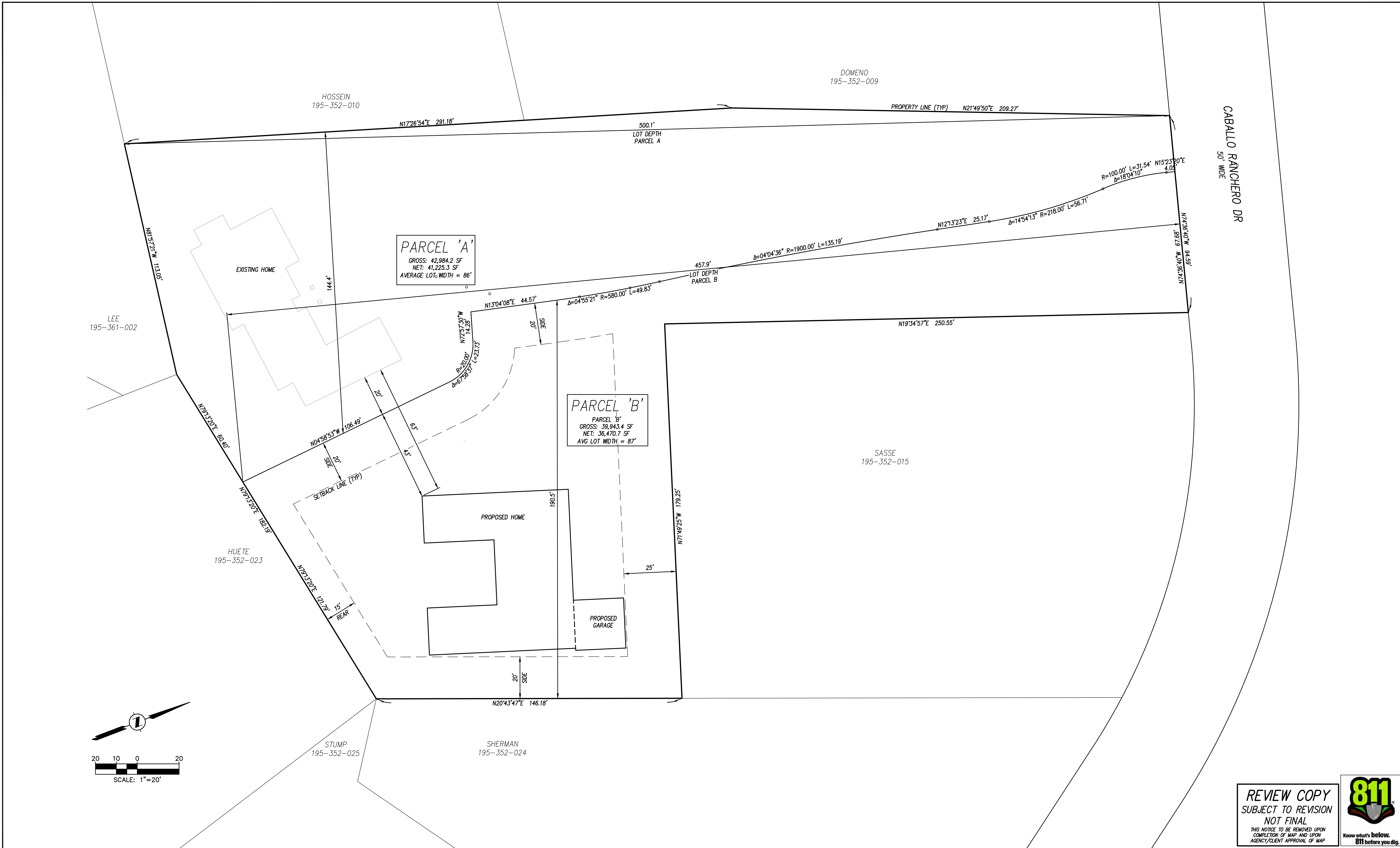
APN: 195-352-014
TENTATIVE PARCEL MAP
DEMOLITION & TREE REMOVAL PLAN
DIABLO CONTRA COSTA COUNTY CALIFORNIA
LANGON PROPERTY

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
DATE _____
DESIGN: SMS/LLC JOB NO: 3326
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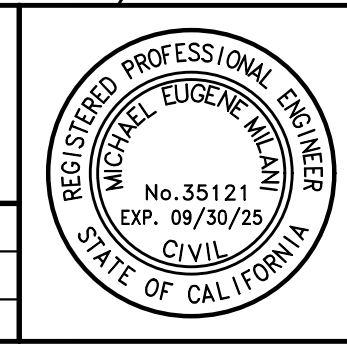
**TENTATIVE PARCEL MAP
 LOTTING AND SETBACKS**

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25

DATE

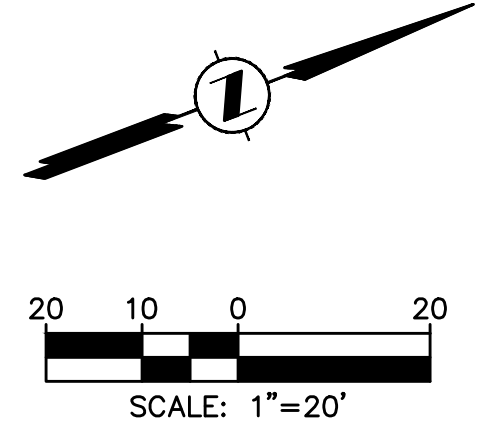
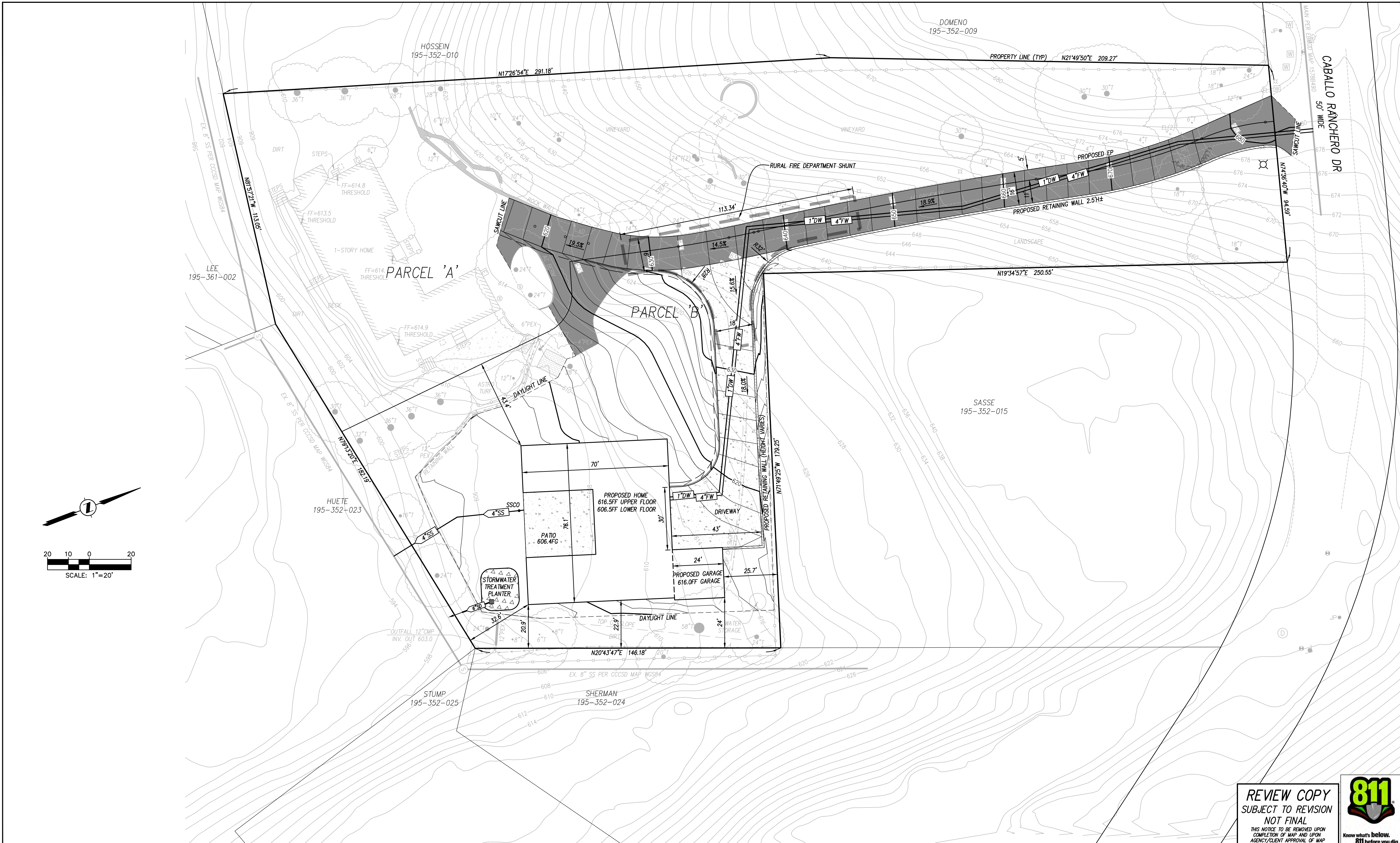
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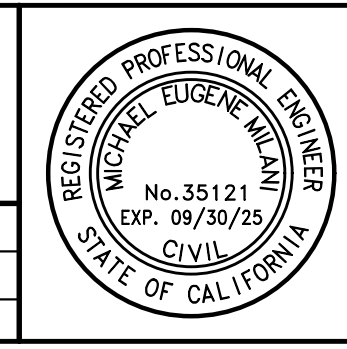


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APN: 195-352-014
TENTATIVE PARCEL MAP
COMPOSITE SITE, GRADING, & UTILITY PLAN
 DIABLO CONTRA COSTA COUNTY CALIFORNIA

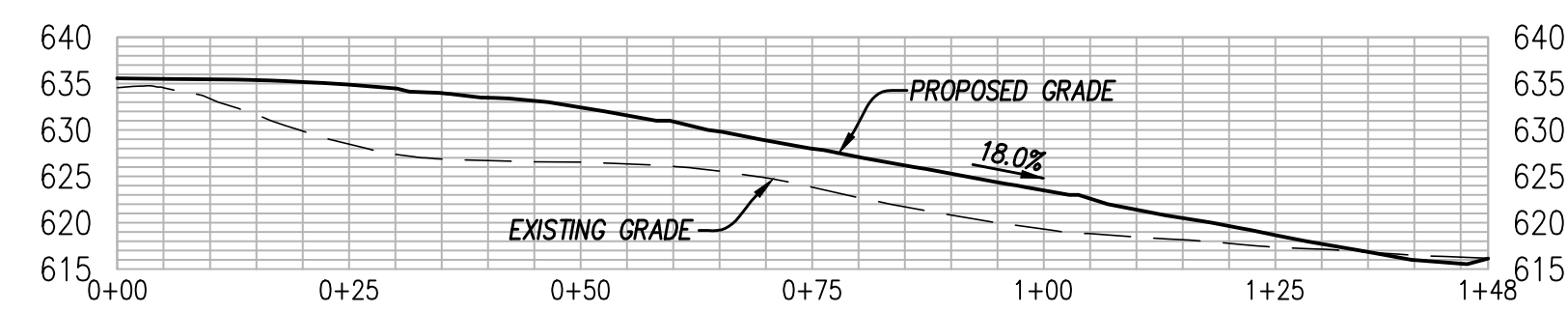
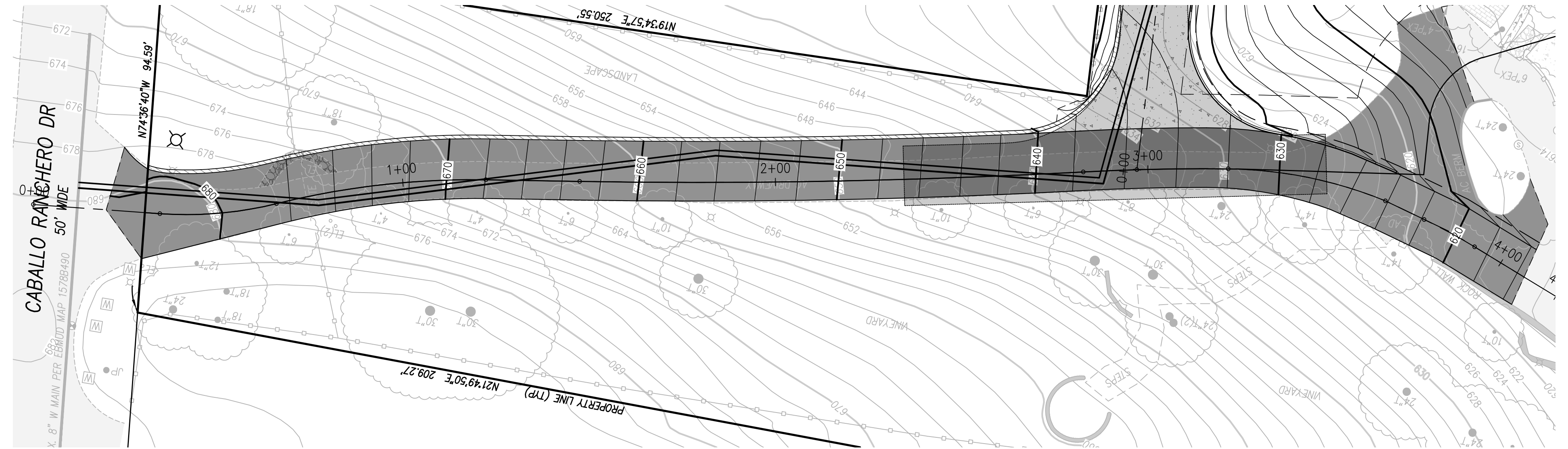
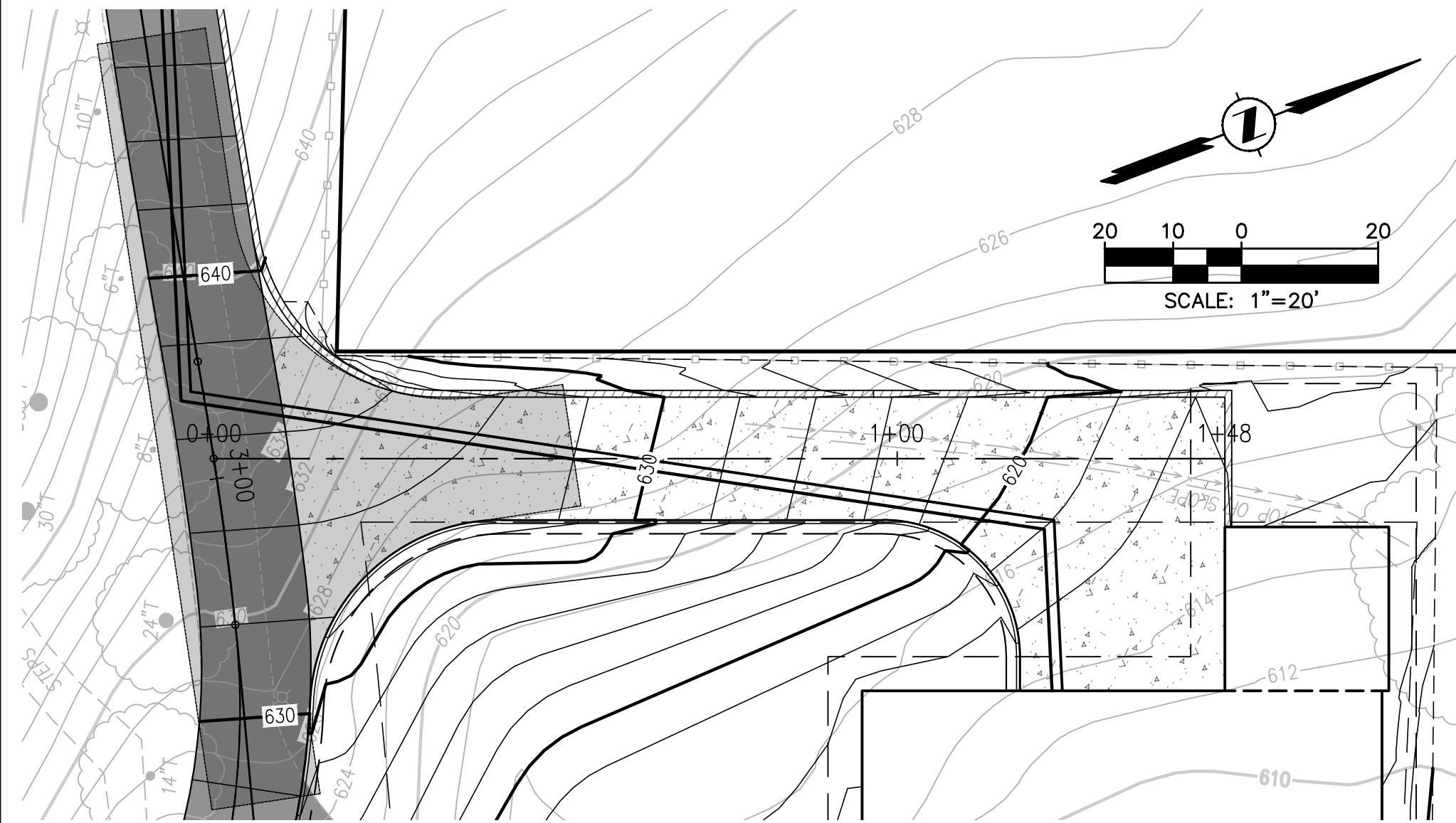
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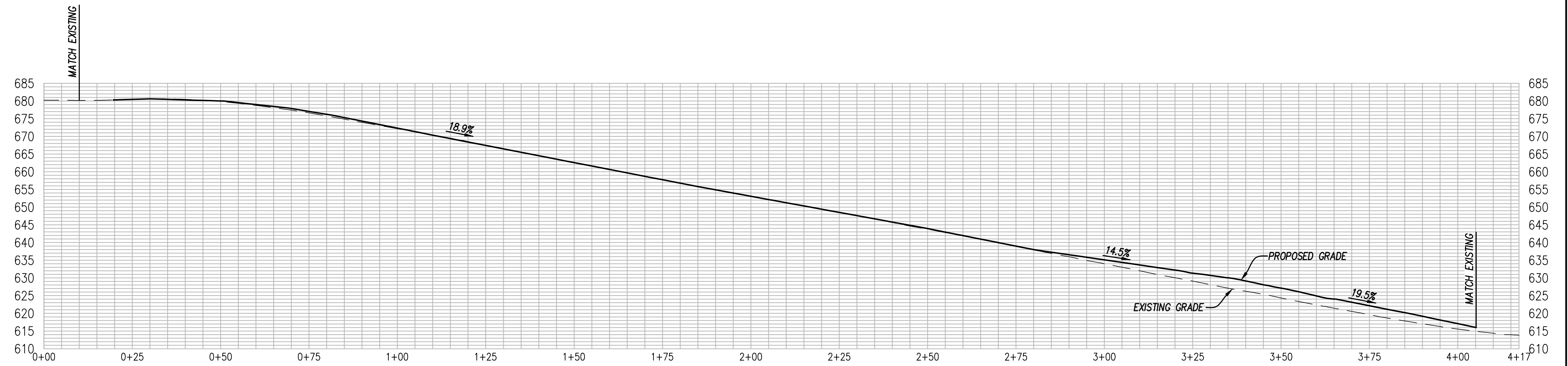
NO.	REVISIONS	BY	APP	DATE

SHEET
6
 OF
7
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PARCEL B DRIVEWAY PROFILE

HORIZ: 1"=20'
VERT: 1"=20'



MAIN DRIVEWAY PROFILE

HORIZ: 1"=20'
VERT: 1"=20'

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**TENTATIVE PARCEL MAP
DRIVEWAY PLAN & PROFILE**

DIABLO

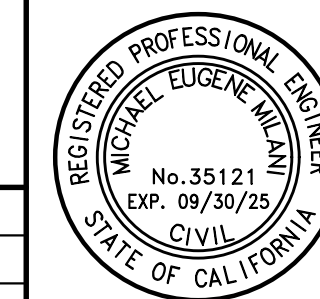
CONTRA COSTA COUNTY

LANGON PROPERTY

CALIFORNIA

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**DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING MINUTES
DIABLO COUNTRY CLUB RED HORSE TAVERN TOO
May 13, 2024, 6:45 P.M.**

CALL TO ORDER: President Kathy Urbelis called the meeting to order at 6:45 pm.

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

ROLL CALL: Director Chartier called the roll as follows:

Directors present: Urbelis, Lorenz, Slavonia, Chartier

Directors absent: Cox

PUBLIC COMMENTS: None

ADMINISTRATIVE COMMUNICATION AND ACTIONS:

Rick Kovar with the Contra Costa County Office of Emergency Services presented the County Hazard Mitigation Plan and distributed brochures to the Board and members of the public.

General Manager Torru presented the DMAC-County Agency Comment Packet Response Policy for consideration. On motion by Director Lorenz and second by Director Chartier the Policy was adopted. Motion passed 4-0.

LAND USE COMMUNICATION AND ACTIONS:

General Manager Torru presented a summary of the rear setback variance request for 125 El Centro. The applicant is requesting a 3-foot rear setback where a 15-foot setback is required. The applicant, Rahul Chandra, read the attached comments explaining the need for the variance request. The General Manager read the attached comments from the adjacent rear neighbor, Jeff and Carla Land, requesting that the variance request be denied. El Centro neighbors Frank Cohen, Alan Bonny and Christine Chartier voiced support for the variance request. Members of the public Maryann Cella and Tony Geisler also expressed support for the variance request.

On motion by Director Chartier and second by Director Slavonia the General Manager was instructed to notify the County that DMAC supports the rear setback variance request. Motion passed 3-0. President Urbelis abstained.

General Manager Torru presented a summary of the lot line adjustment request between 1962 Alameda Diablo and 1973 La Cadena. The lot line adjustment would reduce the lot size of 1973 La Cadena to 18,266, below the 20,000 square foot minimum requirement. The applicants, Brian and Paola McNamara and Scott and Julie Whitmer, explained that the lot line adjustment was needed to bring the County records into alignment with the existing rear fence location. There were no comments from adjacent neighbors or public.

On motion by Director Chartier and second by Director Urbelis the General Manager was instructed to notify the County that DMAC recommends approval of the lot line adjustment request. Motion passed 4-0.

CONSENT CALENDAR:

On motion by Director Lorenz and second by Director Chartier the April 8, 2024 Regular Minutes were approved. Motion passed 3-0. President Urbelis abstained.

On motion by Director Lorenz and second by President Urbelis the November 13, 2023 Regular minutes were approved. Motion passed 3-0. Director Chartier abstained.

CALL OF NEXT MEETING/ADJOURNMENT:

President Urbelis called the next meeting for June 10, 2024 following the adjournment of the DCSD meeting at Diablo Country Club. There being no further business, the meeting was adjourned at 7:40 p.m.

Diablo Municipal Advisory Council by

Kathy Torru, General Manager

**DIABLO MUNICIPAL ADVISORY COUNCIL
SPECIAL MEETING MINUTES
DIABLO COUNTRY CLUB RED HORSE TAVERN TOO
JULY 15, 2024 6:05 P.M.**

CALL TO ORDER: President Kathy Urbelis called the meeting to order at 6:38 pm.

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

ROLL CALL: Director Chartier called the roll as follows:

Directors present: Urbelis, Cox, Lorenz, Slavonia, Chartier

Directors absent: None

PUBLIC COMMENTS:

Maryann Cella voiced support for the 1699 Alameda Diablo lot split permit application

LAND USE COMMUNICATION AND ACTIONS:

Director Lorenz summarized the 1699 Alameda Diablo lot split application. The lot split would create two parcels; Parcel A, the 2.59 acres of open field, and Parcel B, the 3.3 acres that includes the residence and the surrounding gardens and the barn and rose garden on the other side of the creek. The application states that all existing conditions will remain the same.

On motion by President Urbelis and second by Director Cox, the Board instructed the General Manager to notify the County Department of Conservation and Development that DMAC does not object to the proposed lot split, however, DMAC requests that any future permit applications to develop Parcel A or subdivide Parcels A or B are submitted to DMAC for review and comment.

CALL OF NEXT MEETING/ADJOURNMENT:

President Urbelis called the next meeting for August 12, 2024 following the adjournment of the DCSD meeting at Diablo Country Club. There being no further business, the meeting was adjourned at 6:45 p.m.

Diablo Municipal Advisory Council by

Kathy Torru, General Manager