DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING AGENDA[1]
DIABLO COUNTRY CLUB CURTOLA ROOM
MONDAY, OCTOBER 12, 2026, 6:05 P.M.
(IMMEDIATELY FOLLOWING DCSD MEETING)

CALL TO ORDER:	**President:**	**Matt Cox**
ROLL CALL:	**Secretary:**	**Alan Bonny**
	Directors:	**Cox, Lorenz, Luecht, Bonny, Raefield**

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 the 2382 Alameda Diablo lot line adjustment permit application request. A Staff Report and the County Agency Request Packet are attached.

2. CONSENT CALENDAR

a) Approve the minutes of the August 10, 2026, Regular Meeting.

3. FUTURE AGENDA ITEM ANNOUNCEMENT

4. CALL OF NEXT MEETING/ADJOURNMENT

The next DMAC Regular Board meeting is scheduled for Monday, November 9, 2026, 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: October 12, 2026

TO: DCSD Board Members

RE: 2382 Alameda Diablo Lot Split and 2374 Alameda Diablo Lot Line Adjustment

INTRODUCTION

The Diablo Municipal Advisory Council (DMAC) has been asked by Contra Costa County (County) to submit comments on a Variance Permit to allow a Lot Line Adjustment that would result in a 2.38-acre Parcel A (2382 Alameda Diablo) and a combined 6.43-acre Parcel B and C (2374 Alameda Diablo). Both properties, 2382 Alameda Diablo and 2374 Alameda Diablo, are substandard in acreage for the A-2 zoning district, which has a 5-acre minimum requirement.

BACKGROUND

Joe and Sue Raphel live at 2374 Alameda Diablo. This past spring, the Raphels purchased 2382 Alameda Diablo. Both properties are considered "approved nonconforming parcels" by the County because each lot is smaller than 5 acres, the minimum acreage requirement for the A-2 zoning district; 2374 Alameda Diablo is 4.33 acres, and 2382 Alameda Diablo is 4.48 acres.

The Raphels have filed a permit application with Contra Costa County to split the property at 2382 Alameda Diablo into two parcels and merge the parcel closest to their home (Parcel C) with their existing property at 2374 Alameda Diablo (Parcel B). If the permit application is approved, the County will issue a new APN (parcel number) for 2374 Alameda Diablo and record the property as 6.43 acres, making it a "conforming parcel." 2382 Alameda Diablo (Parcel A) will remain a "nonconforming parcel" with a lot size of 2.38 acres. This information was confirmed with County planner Nai Saephan. This permit application does not include land development or improvements.

DMAC Director Phil Luecht and DCSD General Manager Kathy Torru met with Joe Raphel on October 1, 2026, at the site to discuss the Variance Permit request. Joe explained that the purpose of the lot split and the merge of Parcel C with his property (Parcel B) is to prevent anyone from developing Parcel C. His home is close to the property line, and developing Parcel C would compromise his privacy and views. The Raphels plan to enhance the natural beauty of Parcel C with minor landscaping improvements.

RECOMMENDATION

Staff recommends that the Board support the 2382 Alameda Diablo lot split and the 2374 Alameda Diablo lot line adjustment and instruct the General Manager to notify the County that DMAC has no objection to the 2382 Alameda Diablo Lot Line Adjustment/ Variance Permit request (File # CDVR26-01025), provided that Parcel C and Parcel B are merged into one “conforming parcel”, and provided there are no objections from the adjacent neighbors.

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 09/15/26

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

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- ✔ Advance Planning
- Housing Programs
- Trans. Planning
- Telecom Planner
- ALUC Staff
- HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✔ Fire District _____
  - ✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District CENTRAL SAN
- ✔ Water District EBMUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District # _____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Diablo
- Improvement/Community Association
- CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Nai Saephan
Phone # (925) 655-2874
E-mail Nai.Saephan@dcd.cccounty.us
County File # CDVR26-01025

Prior to October 7, 2026

* * * * *

We have found the following special programs apply to this application:

- Landslide
- Active Fault Zone (A-P)
- Liquefaction
- Flood Hazard Area
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- ✔ High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ___ Attached

Print Name _____

_____
Signature DATE

Agency phone # _____

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR26-01025 **Submitted Date: 9/11/2026**

Applicant: MICHAEL MILANI

Property Owners: STEVEN C & MARTHA S EDGREN (APN 194080020) & JOSEPH RAPHEL (APN 194080016)

Project Description:
The applicant requests a Variance Permit to allow a Lot Line Adjustment that would result in a 2.38-acre Parcel A (where 5 acres is required). Both existing parcels (APN 194-080-020 and APN 194-080-016) are substandard in area for the A-2 zoning district. No development or improvements are proposed. [Concurrent CDLL26-00019]

Project Location: (Address: 2382 ALAMEDA DIABLO , DIABLO, CA 94528), (APN: 194080020)

Additional APNs: 194-080-016

General Plan Designation(s): AL, RVL, & RC
Flood Hazard Areas: X
60-dBA Noise Control: No
Sphere of Influence: No
Sanitary District: CENTRAL SANITARY
Specific Plan: No

Zoning District(s): A-2
AP Fault Zone: No
MAC/TAC: Diablo MAC
Fire District: SAN RAMON VLY FIRE
Housing Inventory Site: NO

POR SEC'S 14&15 T1S R1W MDBM

A- MT DIABLO ESTATE PARK SUB'N UNIT NO 1 MB 15-301 8/8/1917

B- TRACT 6933 AMENDED MB 357-30 6/24/91

1- 40PM49 11/3/75

2- 57PM17 8/23/77

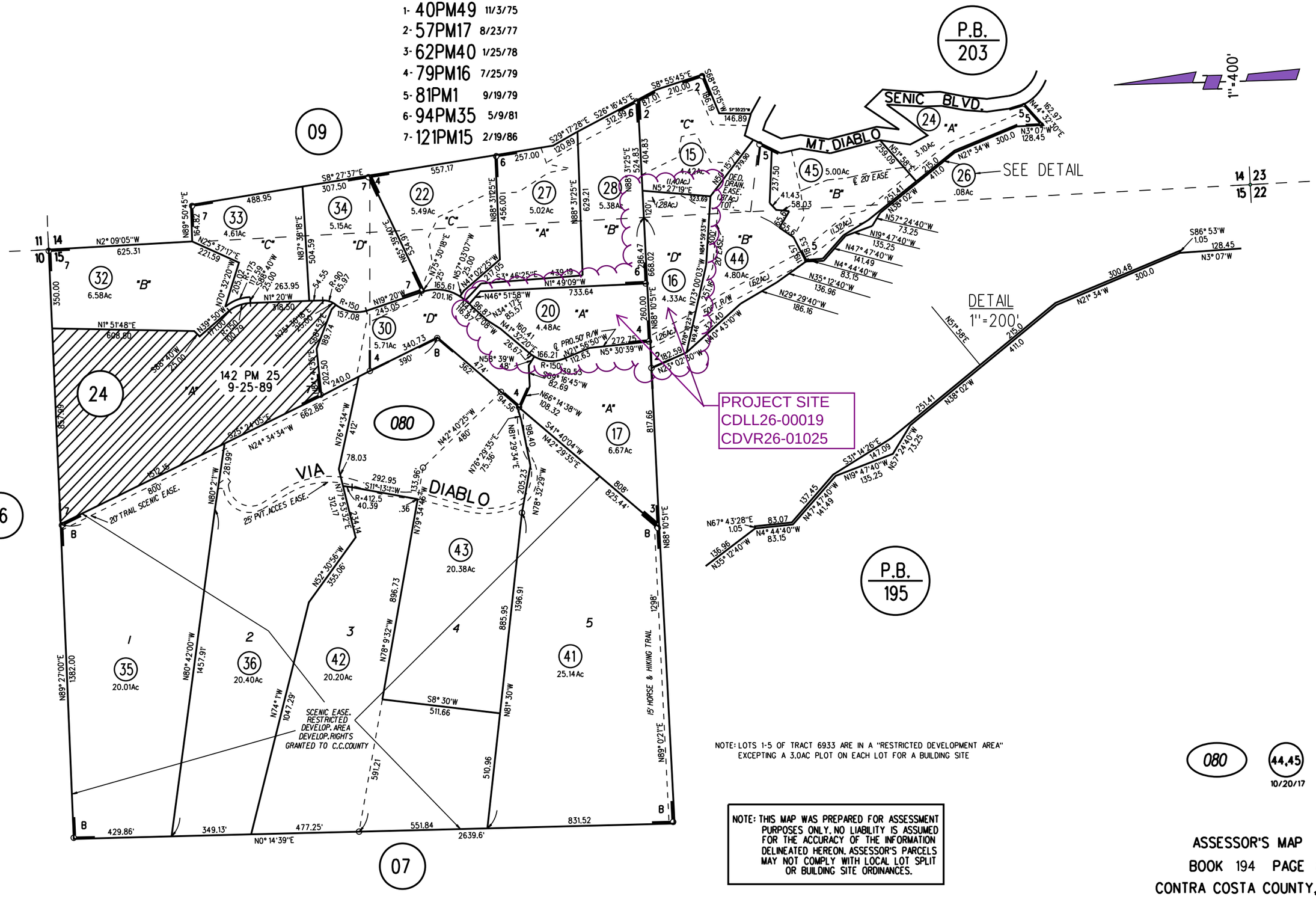
3- 62PM40 1/25/78

4- 79PM16 7/25/79

5- 81PM1 9/19/79

6- 94PM35 5/9/81

7- 121PM15 2/19/86



NOTE: LOTS 1-5 OF TRACT 6933 ARE IN A "RESTRICTED DEVELOPMENT AREA" EXCEPTING A 3.0AC PLOT ON EACH LOT FOR A BUILDING SITE

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

080 44,45 10/20/17

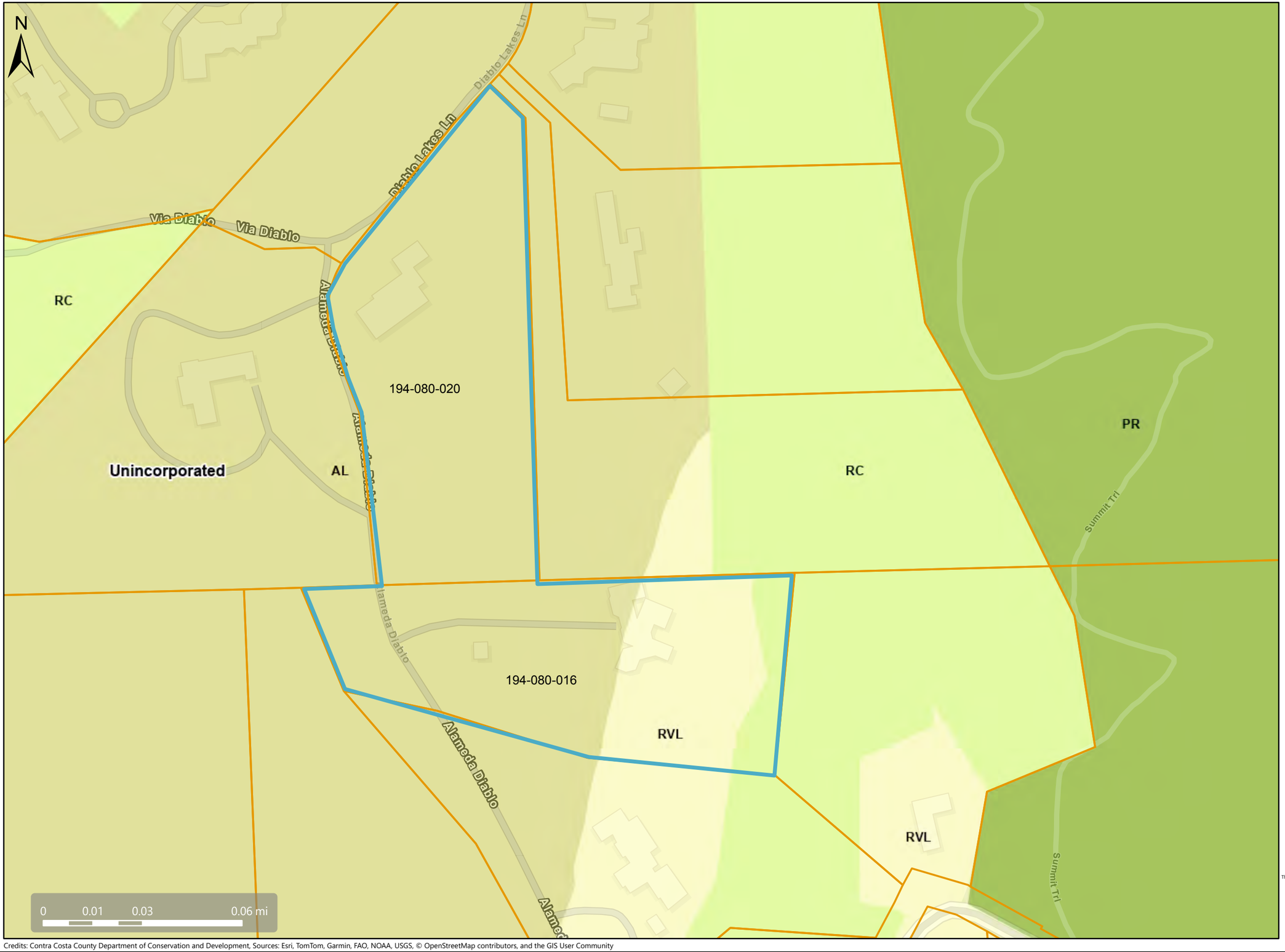
ASSESSOR'S MAP

BOOK 194 PAGE 8

CONTRA COSTA COUNTY, CALIF.

Sanborn Date : 02/03/1999

General Plan: AL, Agricultural Lands; RVL, Residential Very Low Density; RC, Resource Conservation



Map Legend

- Override 1
- Assessment Parcels

General Plan

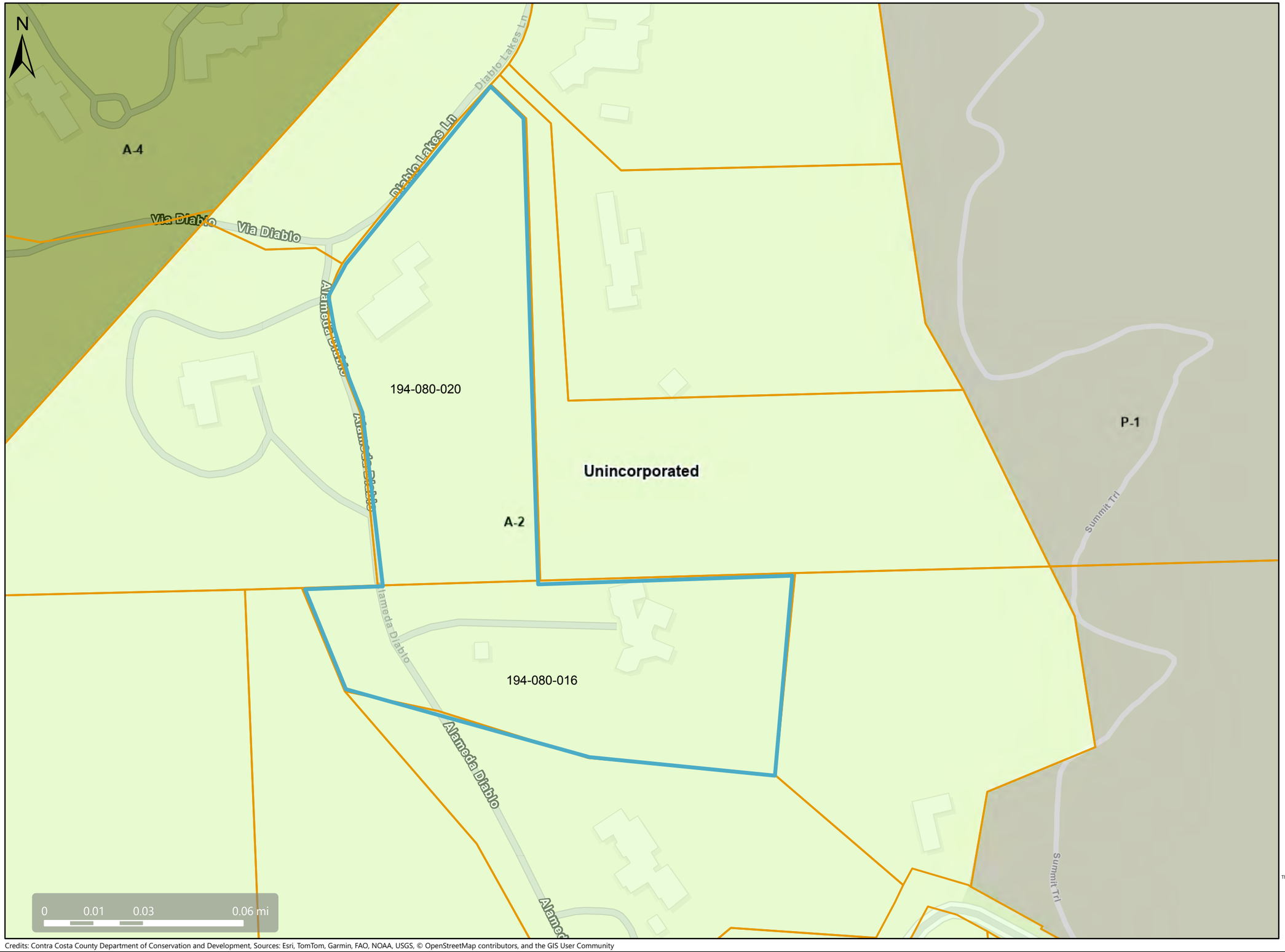
- RVL (Residential Very-Low Density) (≤1 du/ na)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Unincorporated

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

Credits: Contra Costa County Department of Conservation and Development, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning: A-2



Map Legend

- Override 1
- Assessment Parcels

Zoning

ZONE_OVER

- A-2 (General Agriculture)
- A-4 (Agricultural Preserve)
- P-1 (Planned Unit)
- Unincorporated

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Aerial View



Map Legend

Image

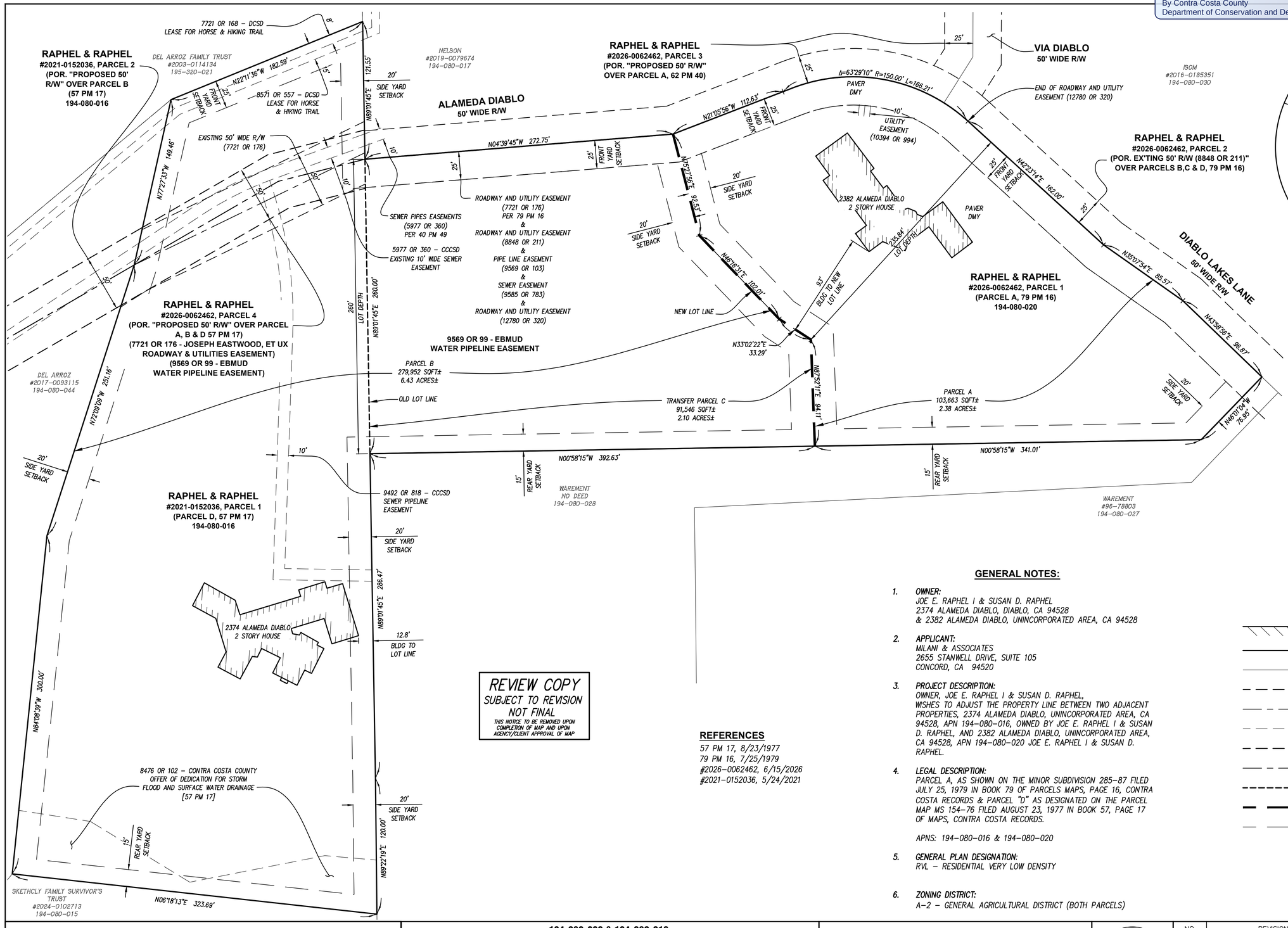
- Red: Red
- Green: Green
- Blue: Blue
- Override 1
- Assessment Parcels
- Unincorporated

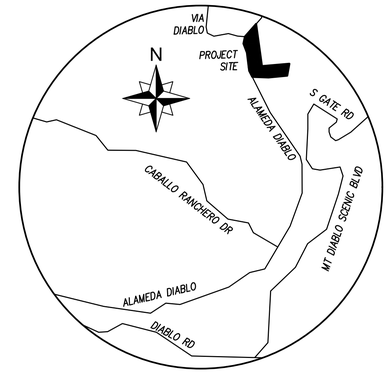
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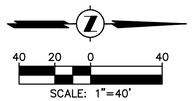
RECEIVED on 09/11/2026 CDVR26-01025
By Contra Costa County
Department of Conservation and Development





VICINITY MAP

N.T.S.



REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

REFERENCES

57 PM 17, 8/23/1977
79 PM 16, 7/25/1979
#2026-0062462, 6/15/2026
#2021-0152036, 5/24/2021

GENERAL NOTES:

1. **OWNER:**
JOE E. RAPHEL I & SUSAN D. RAPHEL
2374 ALAMEDA DIABLO, DIABLO, CA 94528
& 2382 ALAMEDA DIABLO, UNINCORPORATED AREA, CA 94528

2. **APPLICANT:**
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE 105
CONCORD, CA 94520

3. **PROJECT DESCRIPTION:**
OWNER, JOE E. RAPHEL I & SUSAN D. RAPHEL, WISHES TO ADJUST THE PROPERTY LINE BETWEEN TWO ADJACENT PROPERTIES, 2374 ALAMEDA DIABLO, UNINCORPORATED AREA, CA 94528, APN 194-080-016, OWNED BY JOE E. RAPHEL I & SUSAN D. RAPHEL, AND 2382 ALAMEDA DIABLO, UNINCORPORATED AREA, CA 94528, APN 194-080-020 JOE E. RAPHEL I & SUSAN D. RAPHEL.

4. **LEGAL DESCRIPTION:**
PARCEL A, AS SHOWN ON THE MINOR SUBDIVISION 285-87 FILED JULY 25, 1979 IN BOOK 79 OF PARCELS MAPS, PAGE 16, CONTRA COSTA RECORDS & PARCEL "D" AS DESIGNATED ON THE PARCEL MAP MS 154-76 FILED AUGUST 23, 1977 IN BOOK 57, PAGE 17 OF MAPS, CONTRA COSTA RECORDS.

APNS: 194-080-016 & 194-080-020

5. **GENERAL PLAN DESIGNATION:**
RVL – RESIDENTIAL VERY LOW DENSITY

6. **ZONING DISTRICT:**
A-2 – GENERAL AGRICULTURAL DISTRICT (BOTH PARCELS)

LEGEND

- BUILDING
- SUBJECT PROPERTY
- ADJOINER PROPERTY
- EXISTING R/W EASEMENT
- EXISTING R/W EASEMENT CENTERLINE
- EASEMENT TYPICAL
- PROPOSED R/W EASEMENT
- PROPOSED R/W EASEMENT CENTERLINE
- OLD LOT LINE
- NEW LOT LINE
- BUILDING SETBACK

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

MILANI & Associates

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

194-080-020 & 194-080-016

LOT LINE EXHIBIT

2382 ALAMEDA DIABLO

CITY OF DIABLO CONTRA COSTA COUNTY CALIFORNIA

STEPHEN J. A. GIGOUX DATE
L.S. NO. 9191 REGISTRATION EXPIRES 3/31/27

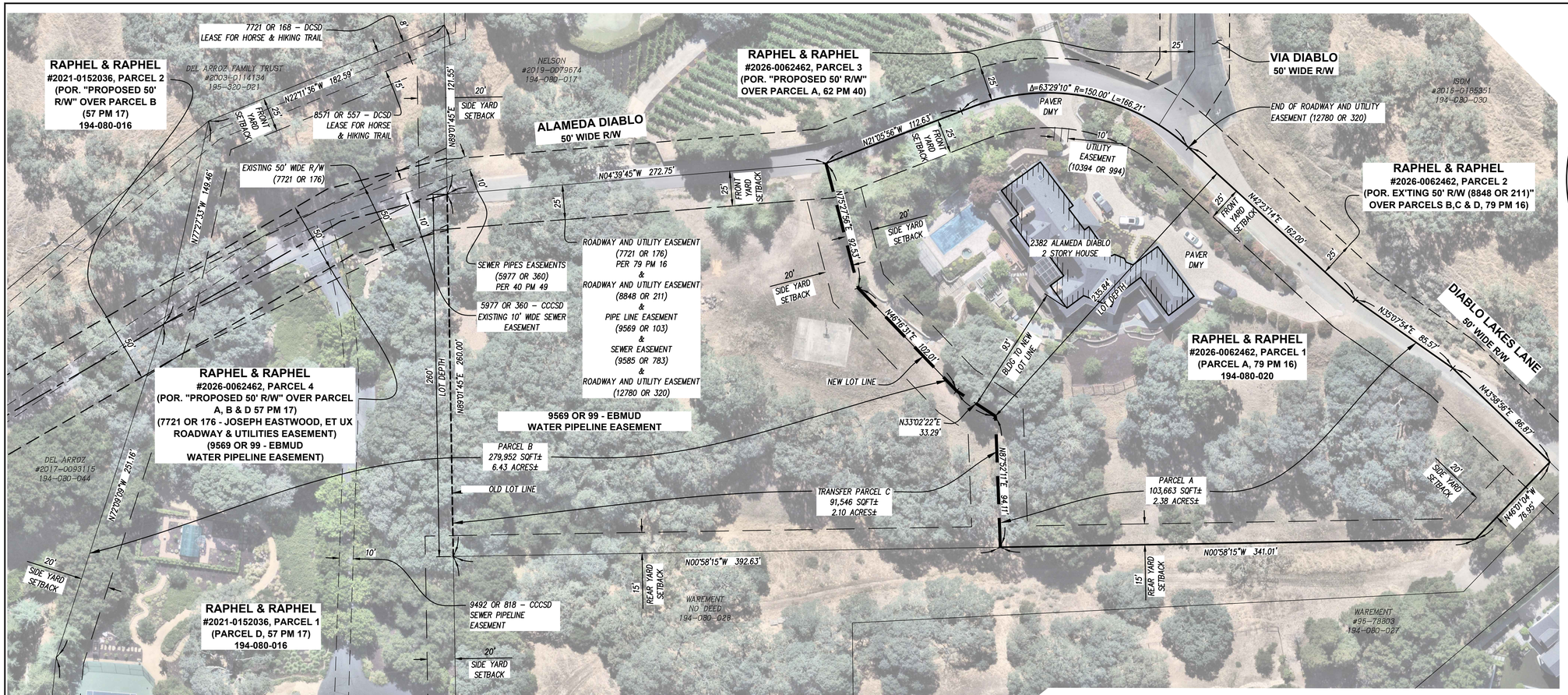
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DRAWN: DD	DATE: AUG 2026
CHECKED: SJAG	SCALE: AS SHOWN

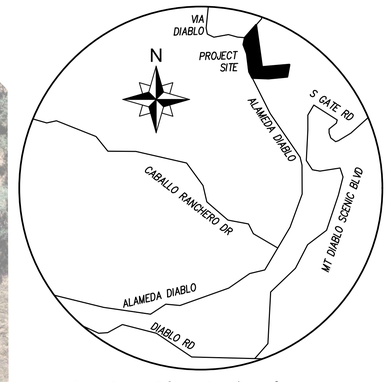
LICENSED LAND SURVEYOR
STEPHEN J. A. GIGOUX
No. 9191
EXP. 3/31/27
STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 1 OF 2 SHEETS

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VICINITY MAP

N.T.S.

40 20 0 40

SCALE: 1"=40'

REFERENCES

57 PM 17, 8/23/1977
79 PM 16, 7/25/1979
#2026-0062462, 6/15/2026
#2021-0152036, 5/24/2021

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APNS: 194-080-016 & 194-080-020

5. **GENERAL PLAN DESIGNATION:**
RVL – RESIDENTIAL VERY LOW DENSITY

6. **ZONING DISTRICT:**
A-2 – GENERAL AGRICULTURAL DISTRICT (BOTH PARCELS)

LEGEND

- BUILDING
- SUBJECT PROPERTY
- ADJOINER PROPERTY
- EXISTING R/W EASEMENT
- EXISTING R/W EASEMENT CENTERLINE
- EASEMENT TYPICAL
- PROPOSED R/W EASEMENT
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- OLD LOT LINE
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Storm Water Monitoring & Reporting
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194-080-020 & 194-080-016

LOT LINE EXHIBIT

2382 ALAMEDA DIABLO

CITY OF DIABLO | CONTRA COSTA COUNTY | CALIFORNIA

STEPHEN J. A. GIGOUX — DATE
L.S. NO. 9191 REGISTRATION EXPIRES 3/31/27

DESIGN: N/A	JOB NO: 4330
DRAWN: DD	DATE: AUG 2026
CHECKED: SJAG	SCALE: AS SHOWN

LICENSED LAND SURVEYOR — STEPHEN J. A. GIGOUX — No. 9191 — EXP. 3/31/27 — STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 2 OF 2 SHEETS

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DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING MINUTES
DIABLO COUNTRY CLUB CURTOLA ROOM
AUGUST 10, 2026, 6:01 P.M.

CALL TO ORDER: President Cox called the meeting to order at 7:32 pm.

ROLL CALL: Secretary Bonny called the roll as follows:

Directors present: Cox, Lorenz, Luecht, Bonny
Directors absent: None

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

PUBLIC COMMENTS: None

LAND USE COMMUNICATION AND ACTIONS:

General Manager Torru presented the County Agency Comment Request Packet for 2067 Alameda Diablo. The property owners, Steve and Deborah Lichliter, request a front setback variance to allow a 14 ft. front setback, where 25 ft. is the minimum, and allow a 356 sq. ft. addition to the residence on a substandard lot. The adjacent neighbors were contacted, and three of the four voiced support for the project. The fourth neighbor did not respond. Tony Geisler, County Historical Landmark Advisory Committee (HLAC) Board Member, stated that the HLAC supports the variance request.

On motion by President Cox and second by Director Luecht, the Board instructed the General Manager to notify the County that DMAC has no objection to the 2067 Alameda Diablo front setback variance request, provided there are no objections from the adjacent neighbors. Motion passed 4-0.

CONSENT CALENDAR:

On motion by President Cox and second by Director Luecht, the consent calendar was approved. Motion passed 4-0.

CALL OF NEXT MEETING/ADJOURNMENT:

President Cox called the next meeting for September 14, 2026, 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

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 5/27/2026

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

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- Telecom Planner
- ALUC Staff
- HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ✔ Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✔ Fire District _____
  - ✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District Central Sanitary
- ✔ Water District EBMUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Diablo MAC
- Improvement/Community Association
- CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

District III

_____

Please submit your comments to:

Project Planner Dominique Vogelpohl
Phone # (925) 655-2880
E-mail Dominique.Vogelpohl@dcd.cccounty.
County File # CDVR26-01008

Prior to June 17, 2026

* * * * *

We have found the following special programs apply to this application:

- Landslide
- Active Fault Zone (A-P)
- Liquefaction
- ✔ Flood Hazard Area
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ___ Attached

Print Name _____

Katharine Torre

Signature DATE

Agency phone # _____

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR26-01008 **Submitted Date: 5/20/2026**

Applicant: Steve Lichliter

Property Owner: Steve Lichliter

Project Description:
The applicant requests a Variance Permit to allow a 15 ft.-6 in. front setback, where 25 ft. is the minimum, for a 356 sq. ft. addition to the residence on a substandard lot.

Project Location: (Address: 2067 ALAMEDA DIABLO , DIABLO, CA 94528), (APN: 195250017)

Additional APNs:

General Plan Designation(s): RL
Flood Hazard Areas: Partial flood zone A
60-dBA Noise Control:N/A
Sphere of Influence:N/A
Sanitary District: CENTRAL SANITARY
Specific Plan:N/A

Zoning District(s): "R-20, -UE"
AP Fault Zone: N/A
MAC/TAC: Diablo MAC
Fire District: SAN RAMON VLY FIRE
Housing Inventory Site: NO

5/19/2026

2067 Alameda Diablo, Diablo CA
Addition Description and Variance Request / Findings

ADDITION DESCRIPTION

We are seeking approval to add a family room to our home at 2067 Alameda Diablo, Diablo CA. The proposed design will match the existing home and remain in concert with its English Tudor design.

The proposed expansion will be single story with a 12:12 roof pitch to match the roof on the rest of the existing home. Furthermore, the exterior colors and materials and the windows will blend with what already exists.

The proposed expansion would be located on the southeast corner of the house where a brick patio exists with a low wall on the permitter. The expansion would have a footprint of approximately 356 sf. The existing home is about 3200 sf, so proportionately the expansion would be relatively small.

VARIANCE REQUEST

The expansion would encroach about 9.5' into the 25' front yard setback which is measured from the edge of the Alameda Diablo Road easement. The encroachment would be on an angle so the variance would only apply to a small portion of the total frontage of the home.

In Diablo, the roadway easements are not physically well defined. In many cases (including ours) the edge of the easement is behind a fence, a wall and/or front landscaping. From an aesthetics perspective, it seems the distance from the pavement to the structure would be more important to those who walk and drive through the community, than a strict adherence to setbacks. If our project is approved, there would be about 26' or more between the closest point on the addition and the Alameda Diablo pavement. We feel this would not be objectionable to the community – many other homes appear to have equal or less distance to adjacent roadways in Diablo and many appear to encroach into their setbacks. We have discussed our design with nearby neighbors, and representatives of both the local DCSD/DMAC and Diablo historical society, and they all have said they would support it.

Our justifications for the variance request include the following:

- The house was originally constructed in 1917 – 1925, possibly before setbacks were established.

- There really is no other place to expand and create a larger family room

- The house is positioned at an angle to the street in front due to the creek behind the house and the addition will not be imposing to others homes, pedestrians and vehicles using the street.

- The visual impact will be minimal as there is already a walled-in patio at the proposed expansion location so the addition may not really be noticed. Furthermore, a landscaped fence exists along our roadway frontage and we will add landscaping in front of the expansion to further screen it.

- We have received support (and no objections) from our community.

REQUIRED FINDINGS

In regards to the three Contra Costa County Zoning Code Section 26-2.2006 required findings:

(1) *That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located*.

The variance would not constitute a special privilege as there are many other homes in the area that appear to already have setback encroachments. Furthermore, most of the homes are larger than ours and they are on much larger lots and our neighbors ability to expand their homes is less restricted than ours.

(2) *That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district;*

There are several special circumstances on our property that would deprive us of rights enjoyed by others in our community if the variance is not granted:

(a) Our lot is encumbered by a creek in the back that forces our house to the front of the lot.

(b) Since the house is angled to the street, the encroachment would only apply to small portion of the width of the house and the lot.

(c) There is a lot of articulation to the front of the house and most of the existing front of the house will remain at more than the required 25 foot setback.

(3) That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located. Failure to so find shall result in a denial.

The variance would not change the intent and purpose of our R-20 land use district. The land use would continue to be one single family home and it will remain compatible with the surrounding community and the zoning district.

A- MT. DIABLO ESTATE PARK SUB'N NO.1 M.B. 15-301
B- RESUB LOTS 305,306,309,310 MT.DIABLO ESTATE PARK SUB'N NO.1 M.B. 15-311
1- 37P.M.6 2/28/75
2- 123P.M.43 & 44 8-26-86

CABALLO RANCHERO DRIVE
NUESTRA
CASA
EL NIDO
DIABLO
ALAMEDA
PROJECT SITE
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.

250 51
12/21/04

55-45 R.J.C.'59
ASSESSOR'S MAP
BOOK 195 PAGE 25
CONTRA COSTA COUNTY, CALIF.

Aerial Map



Map Legend

- Assessment Parcels

Planning

- Unincorporated
- Board of Supervisors' Districts

Base Data

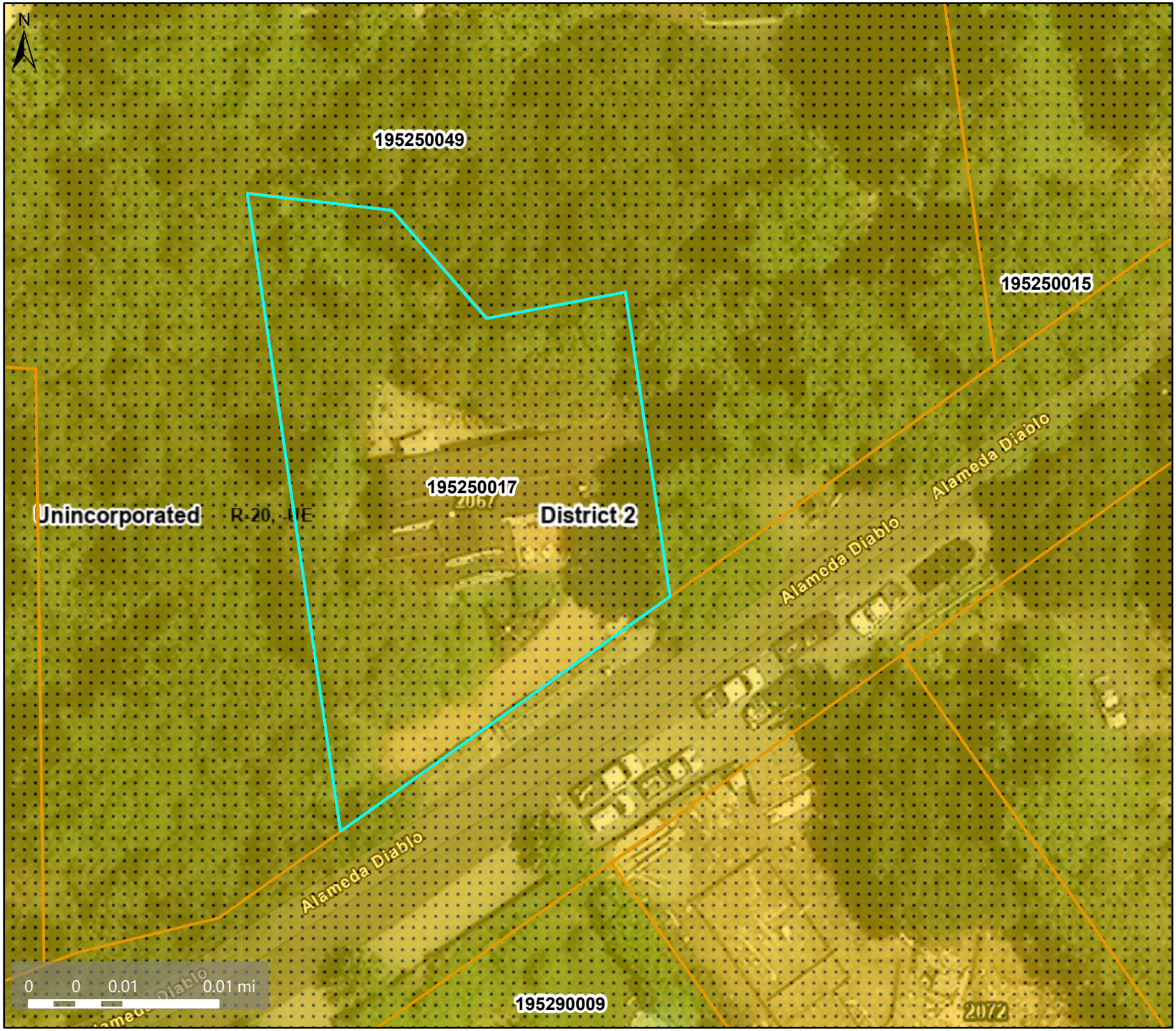
- Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

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

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

Zoning District: R-20/-UE, Single-Family Residential



Map Legend

- Assessment Parcels
- Planning
- Zoning
- ZONE_OVER
- R-20, -UE (Urban Farm Animal Exclusion)
- Unincorporated
- Board of Supervisors' Districts
- Base Data
- Address Points

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

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

General Plan: RL, Residential Low Density



Map Legend

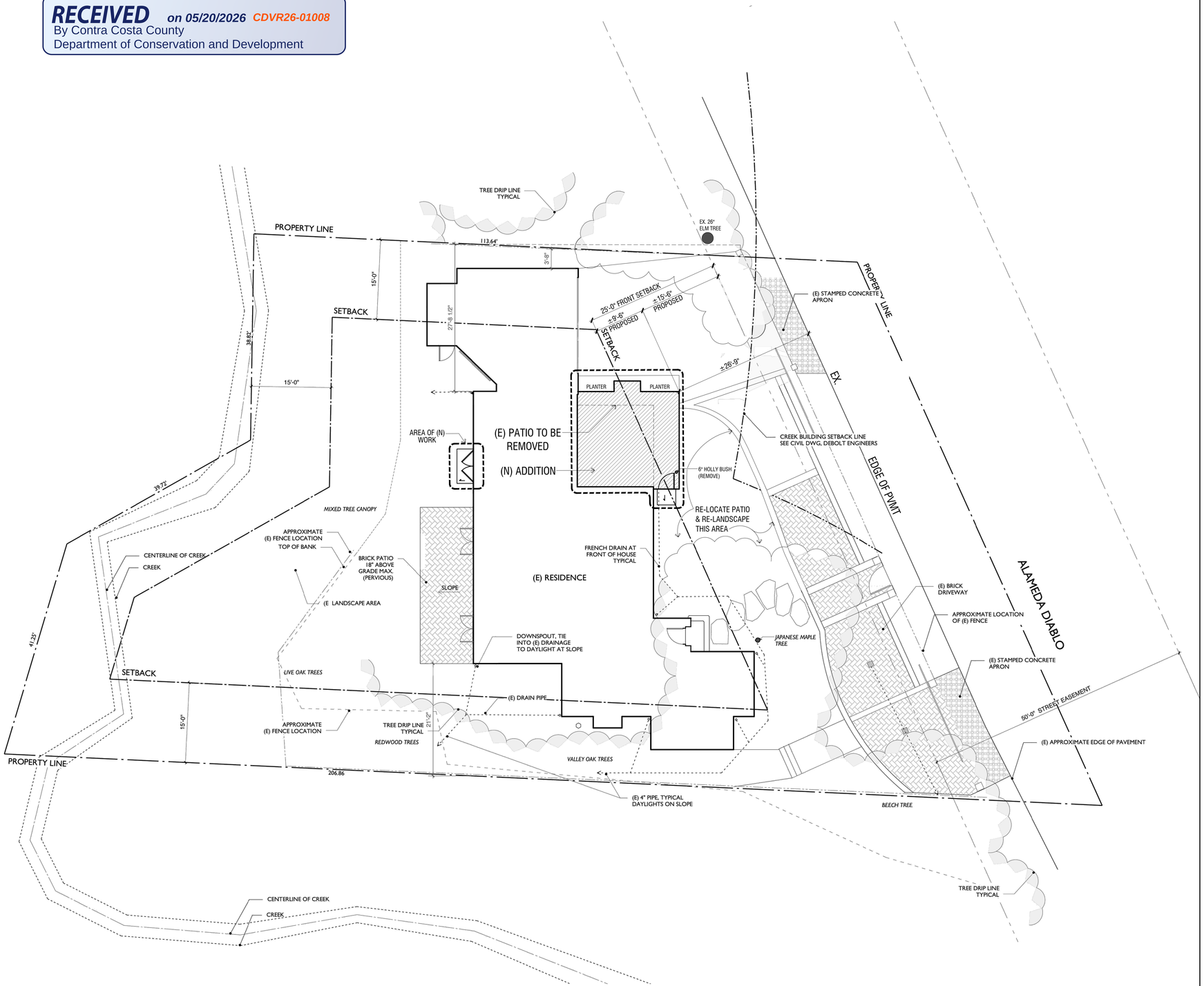
- Assessment Parcels
- Planning
- General Plan
- RL (Residential Low Density) (1-3 du/na)
- Unincorporated
- Board of Supervisors' Districts
- Base Data
- Address Points

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Datum: WGS 1984

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

RECEIVED on 05/20/2026 CDVR26-01008
By Contra Costa County
Department of Conservation and Development



ARCHITECTURAL SITE PLAN | 1

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

LICHLITER RESIDENCE REMODEL

SINGLE FAMILY DETACHED
2067 ALAMEDA DIABLO, DIABLO, CA 94528

STEVE & DEBORAH LICHLITER
DIABLO, CA

S.F.D.
APN: 195-250-017

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DO NOT SCALE PLANS

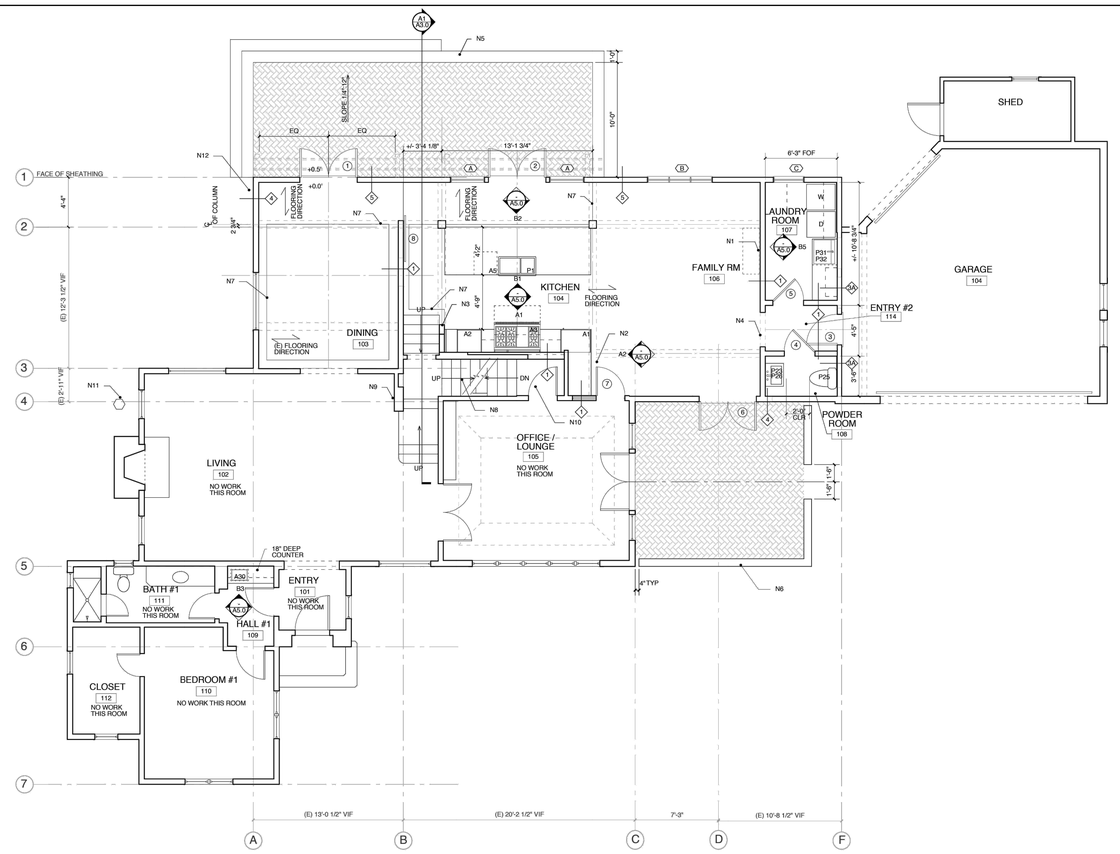
REVISIONS

NO.	DATE	DESCRIPTION

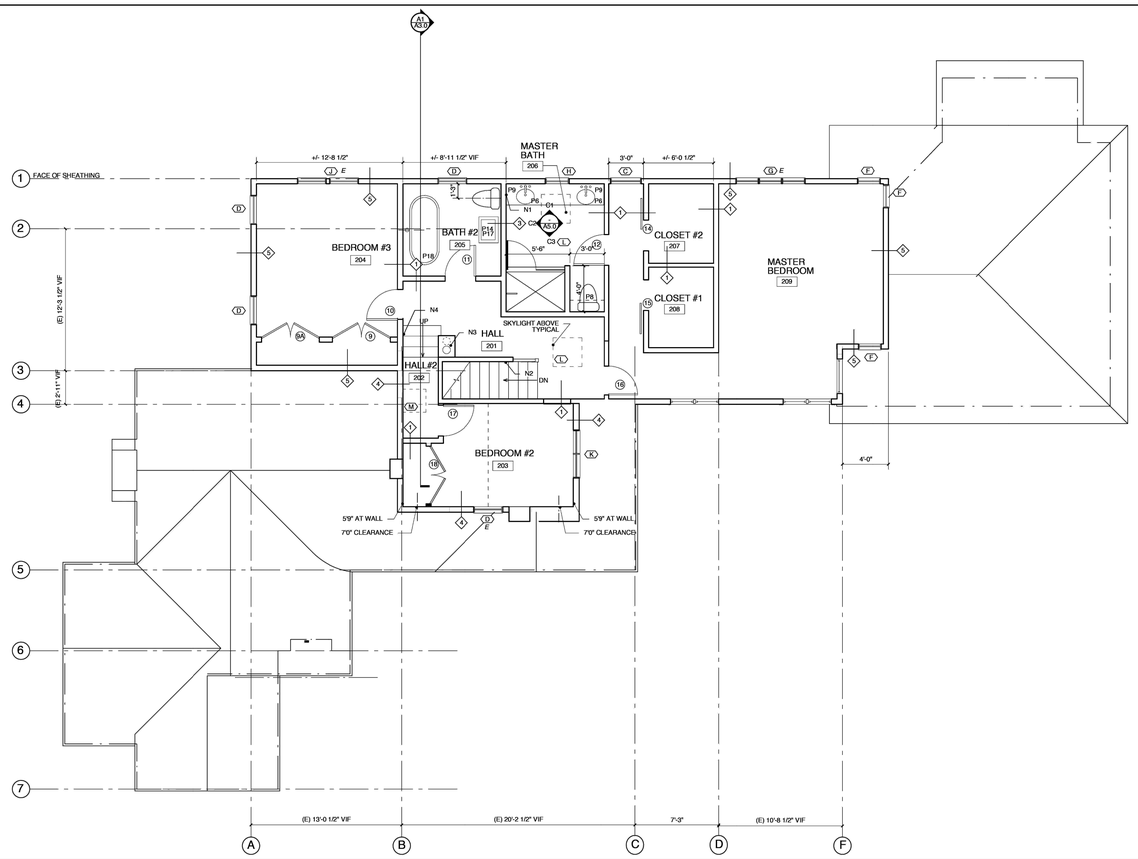
ARCHITECTURAL SITE PLAN

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	A0.40
SHEET SCALE:	3/32" = 1'-0"
DATE: 05-18-2026	SHEET: A0.40

PROGRESS SET



EXISTING FLOOR PLAN - LOWER LEVEL | 1



EXISTING FLOOR PLAN - UPPER LEVEL | 2

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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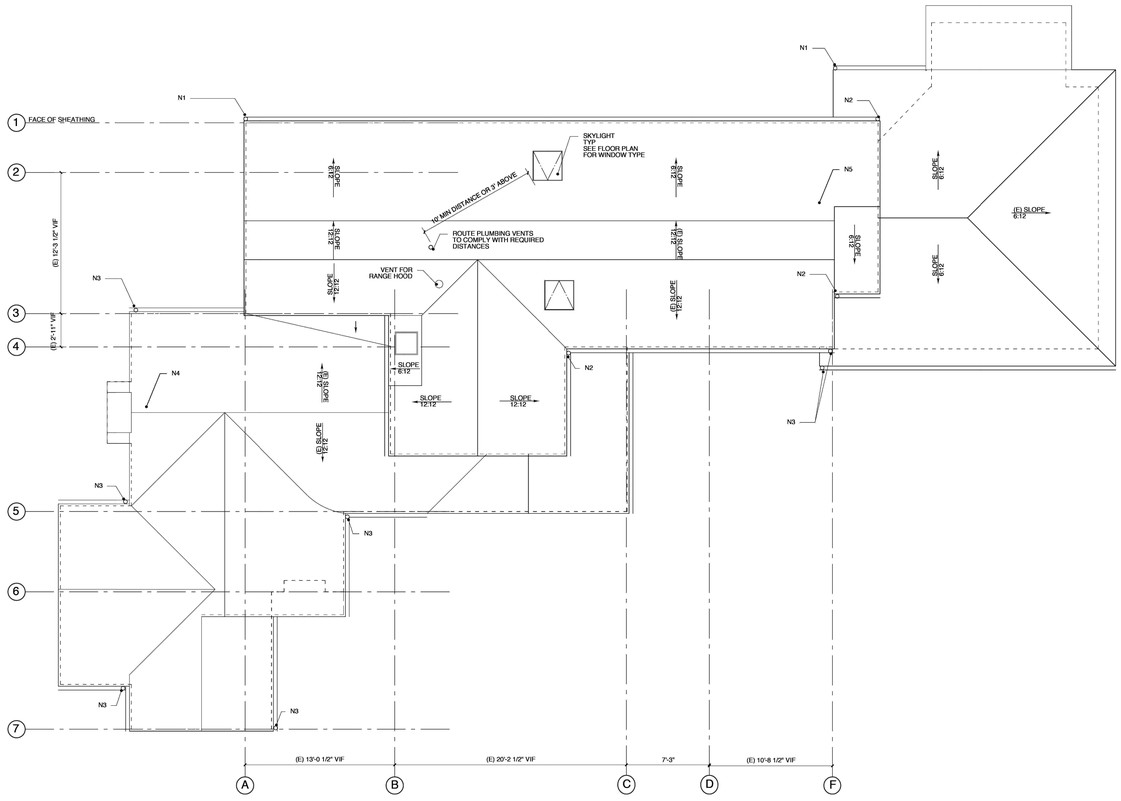
REVISIONS

NO.	DATE	DESCRIPTION

LOWER & UPPER LEVEL EXISTING FLOOR PLANS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	E1.1.1
SHEET SCALE:	3/16" = 1'-0"
DATE: 05-18-2026	SHEET: E1.1.1

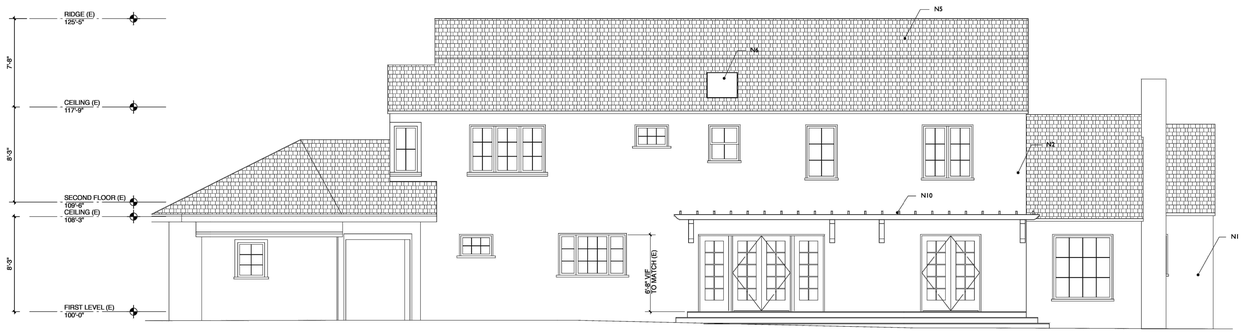
PROGRESS SET



EXISTING ROOF PLAN | 4



EXISTING EXTERIOR ELEVATION : RIGHT | 3



EXISTING EXTERIOR ELEVATION : REAR | 2



EXISTING EXTERIOR ELEVATION : FRONT | 1

ARCHITECTS . PLANNERS . DESIGNERS
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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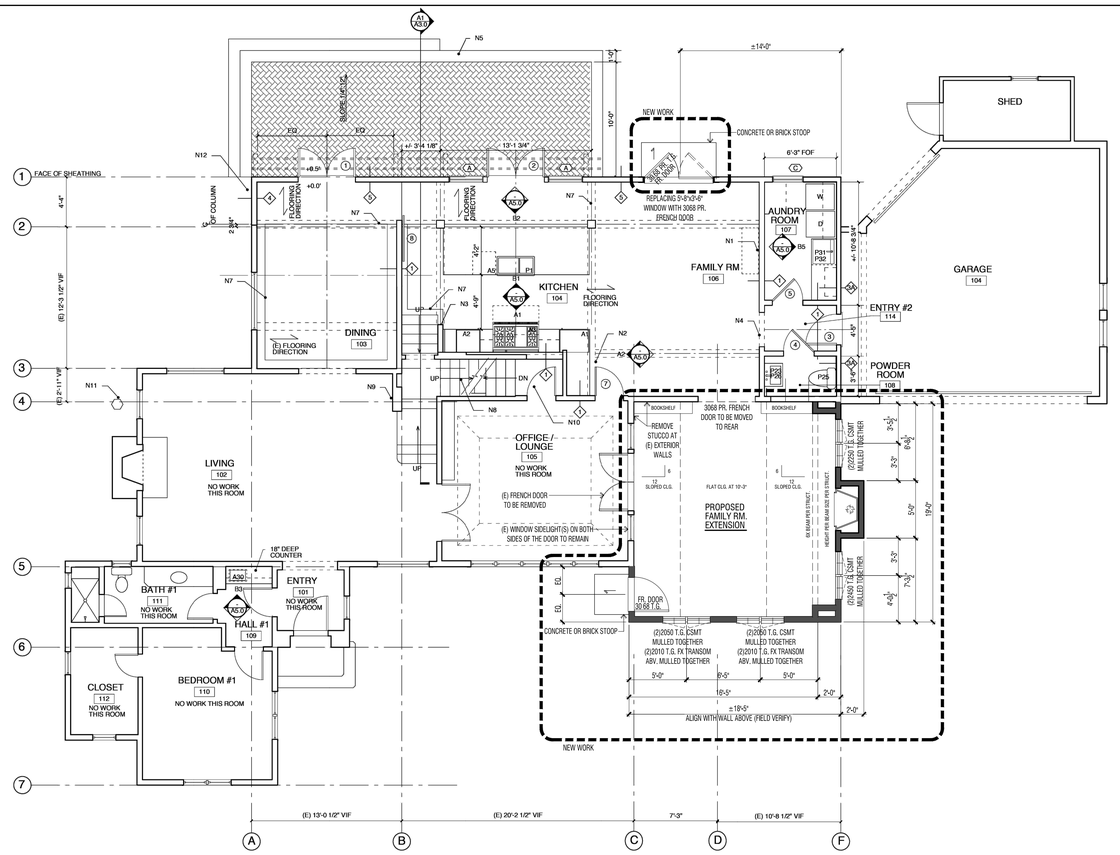
REVISIONS

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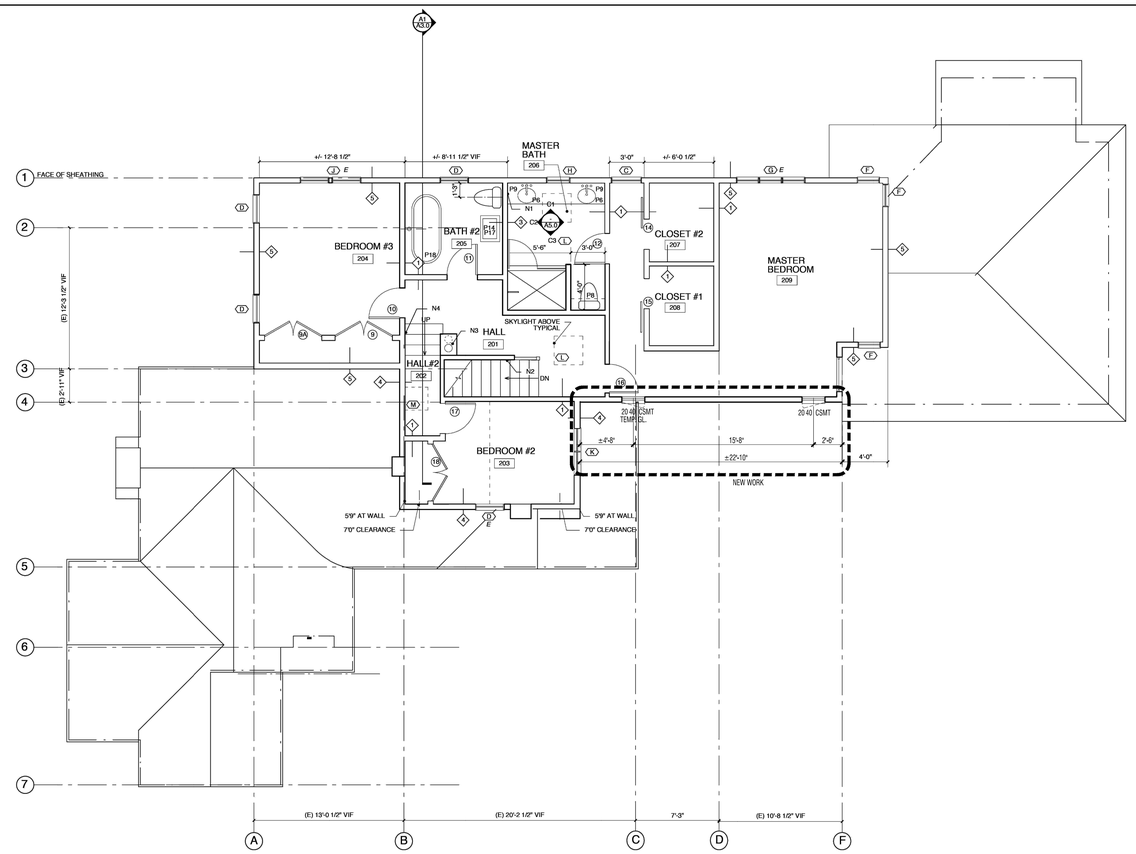
EXISTING ROOF PLAN & EXTERIOR ELEVATIONS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	E1.4.1
SHEET SCALE:	3/16" = 1'-0"
DATE:	SHEET:
05-18-2026	E1.4.1

PROGRESS SET



PROPOSED FLOOR PLAN - LOWER LEVEL | 1



PROPOSED FLOOR PLAN - UPPER LEVEL | 2

AREA TABLE

	EXISTING	ADDITION
FIRST LEVEL FLOOR	2,013 SQ. FT.	356 SQ. FT.
SECOND LEVEL FLOOR	1,180 SQ. FT.	
BASEMENT	174 SQ. FT.	
GARAGE	492 SQ. FT.	
SHED	66 SQ. FT.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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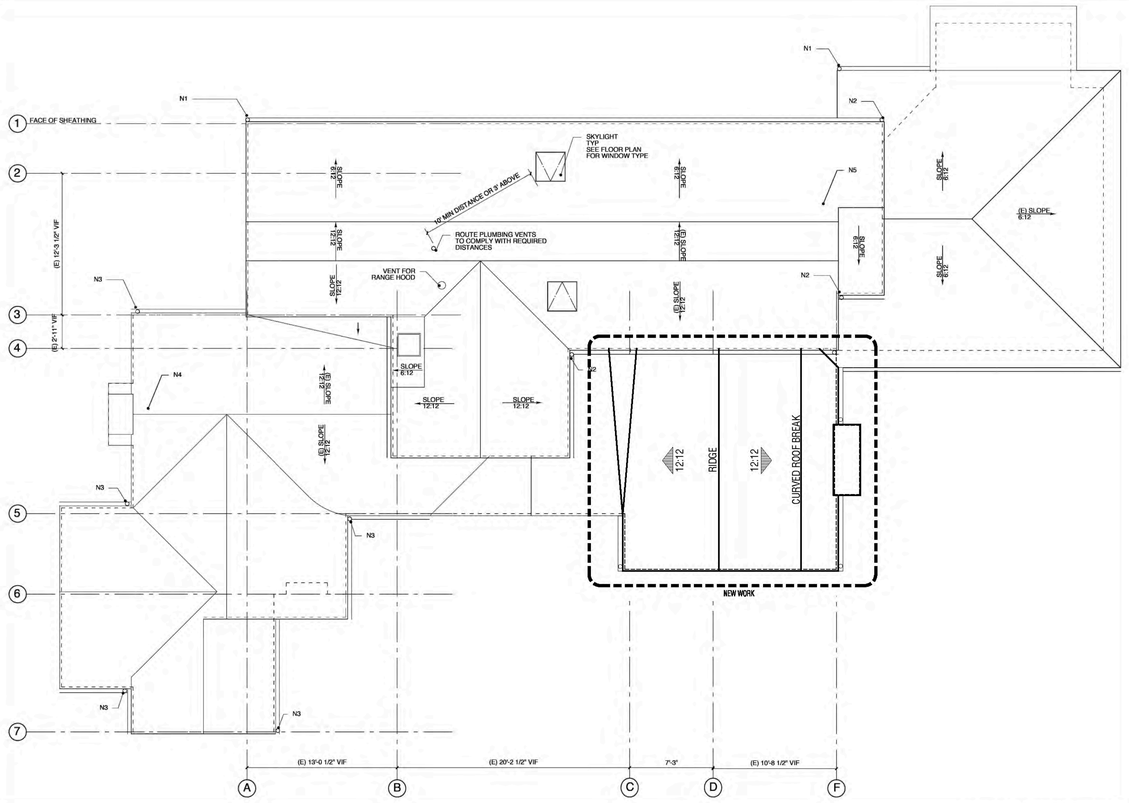
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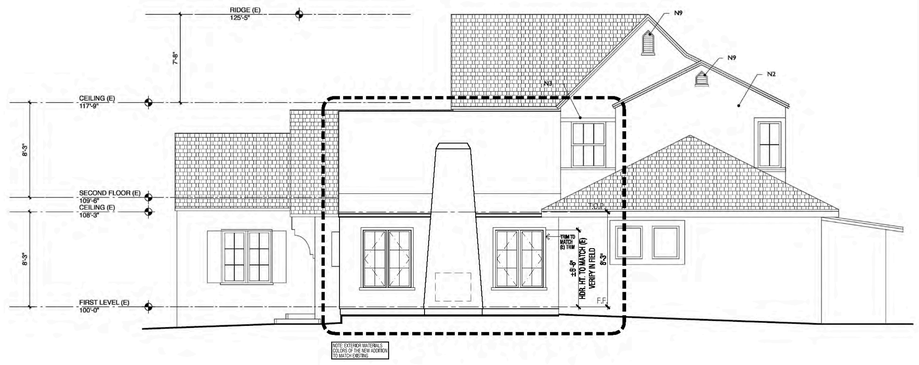
LOWER & UPPER LEVEL PROPOSED FLOOR PLANS

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DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	A1.1.1
SHEET SCALE:	3/16" = 1'-0"
DATE: 05-18-2026	SHEET: A1.1.1

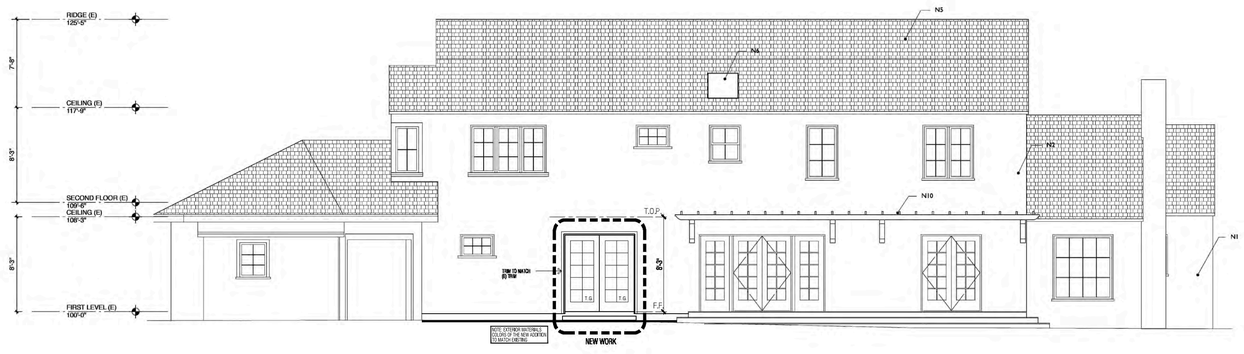
PROGRESS SET



PROPOSED ROOF PLAN | 4



PROPOSED EXTERIOR ELEVATION : RIGHT | 3



PROPOSED EXTERIOR ELEVATION : REAR | 2



PROPOSED EXTERIOR ELEVATION : FRONT | 1

ARCHITECTS . PLANNERS . DESIGNERS
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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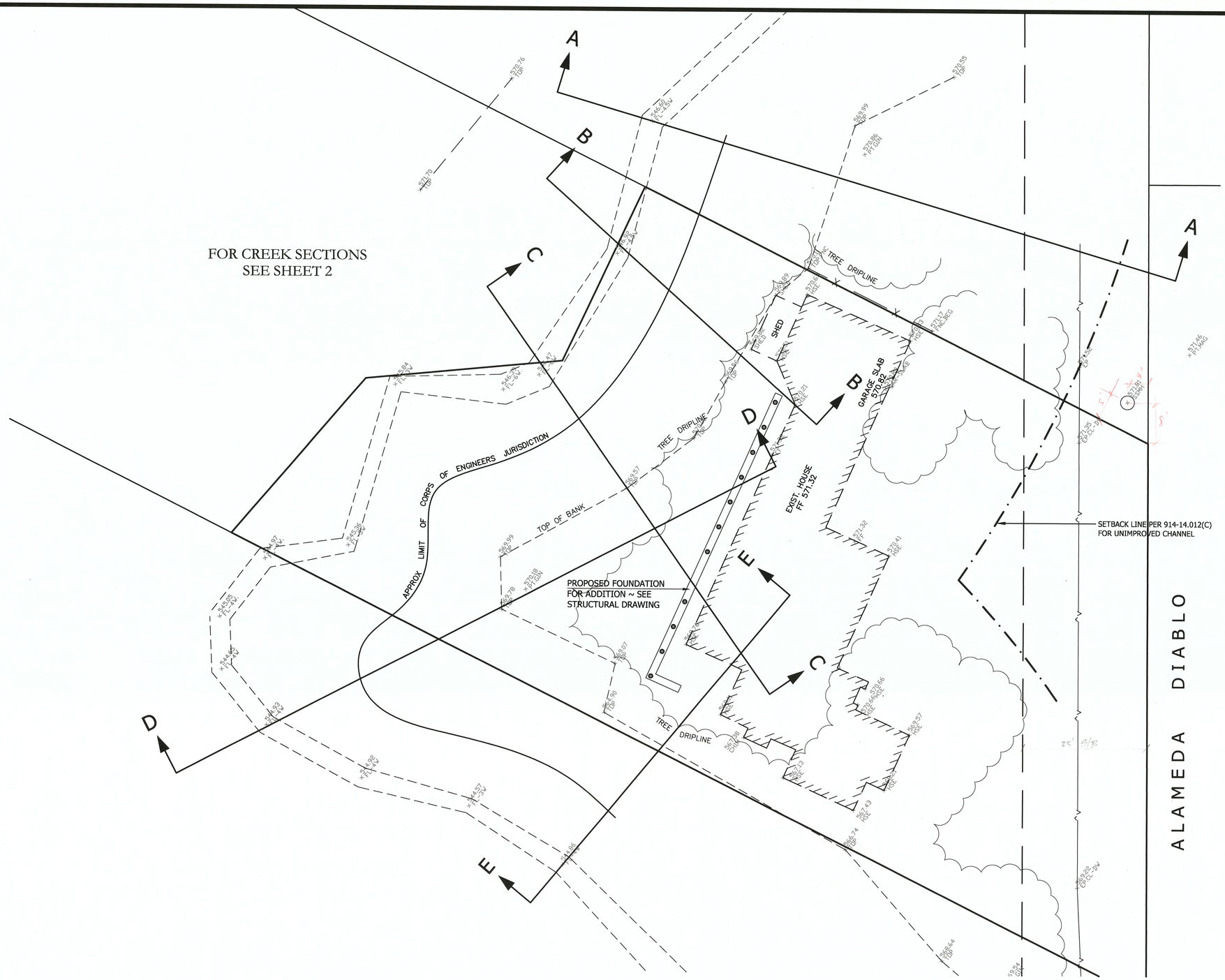
REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED ROOF PLAN & EXTERIOR ELEVATIONS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	A1.4.1
SHEET SCALE:	3/16" = 1'-0"
DATE:	SHEET:
05-13-2026	A1.4.1

PROGRESS SET



NOTES

1. ELEVATIONS HAVE BEEN CONVERTED FROM CCCSD BENCHMARK - ELEVATION 590.19 NGVD 1929 TO NAVD 88 WHICH IS THE DATUM USED ON THE FEMA MAPS. THE CONVERSION FACTOR IS 0.826 METERS OR 2.71 FEET. BENCHMARK (NAVD 88) = 592.90 FEET
2. FLOW IN CREEK IS 850 C.F.S., AVERAGE BOTTOM WIDTH IS 4.50 FEET, SIDE SLOPES 1.45:1, N=0.035

N

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
17-005311
THESE PLANS MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.
AUG 07 2017
REVIEWED
FOR COMPLIANCE WITH COUNTY BUILDING CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OF THE VIOLATION OF ANY CODE, ORDINANCE OR LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.

CREEK STRUCTURE SETBACK EXHIBIT

2067 ALAMEDA DIABLO

DIABLO CONTRA COSTA COUNTY CALIFORNIA

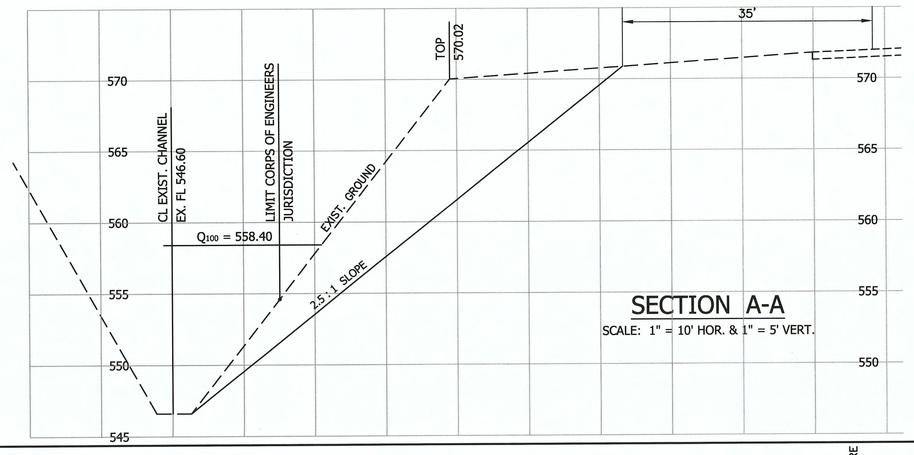
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/2018

#	REVISIONS	DATE
1	ADD SOLDIER PIER WALL	1/30/2015
2	ADDED CORPS JURISDICTION	5/11/2015
3	ADDED 2ND SHT W/ADDITIONAL SECTIONS	6/29/2015
4	REMOVED SOLDIER PIER WALL	3/31/2016

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

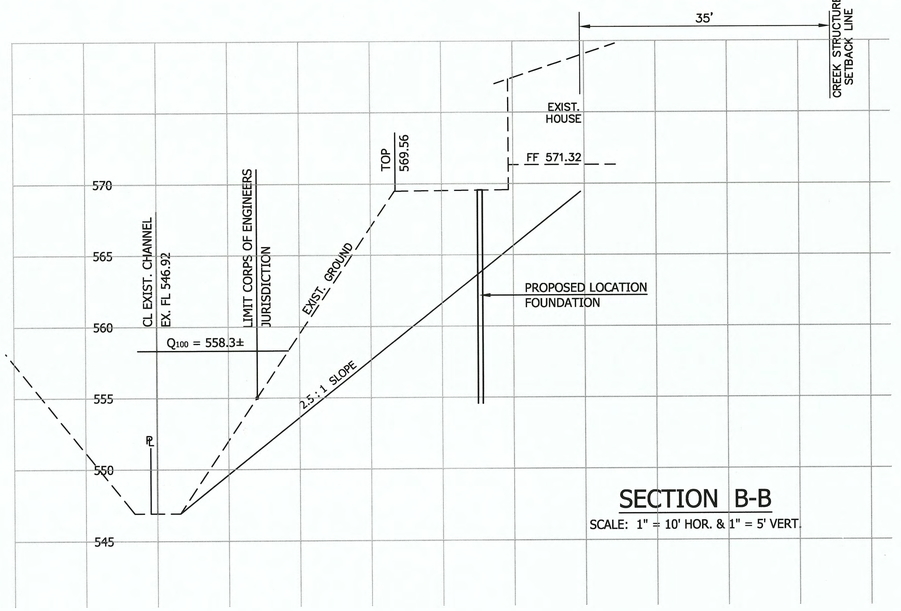
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Date: 12/3/2014
Scale: 1" = 10'
By: JED / adv
Job No.: 14337



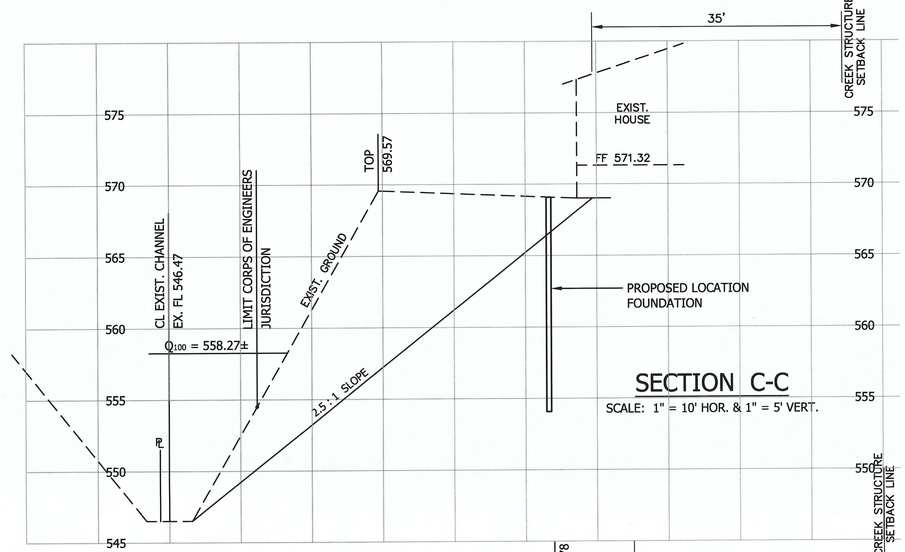
SECTION A-A

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



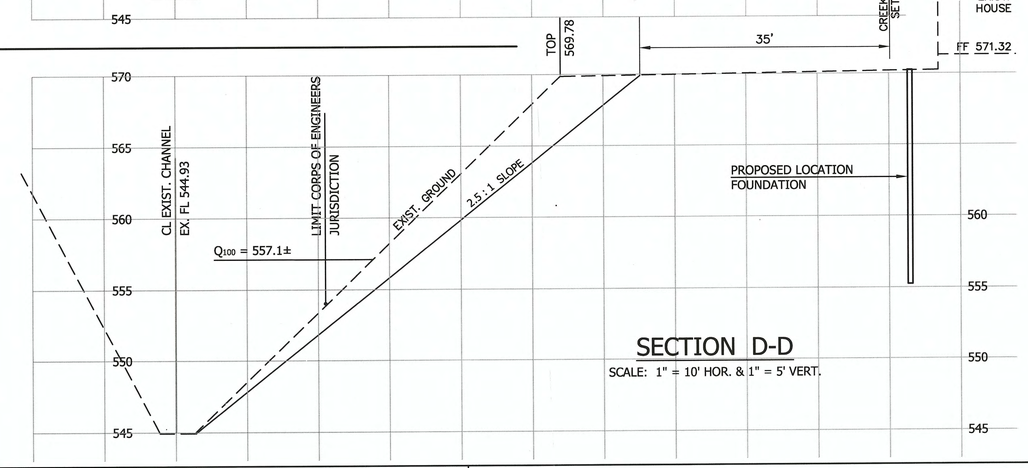
SECTION B-B

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



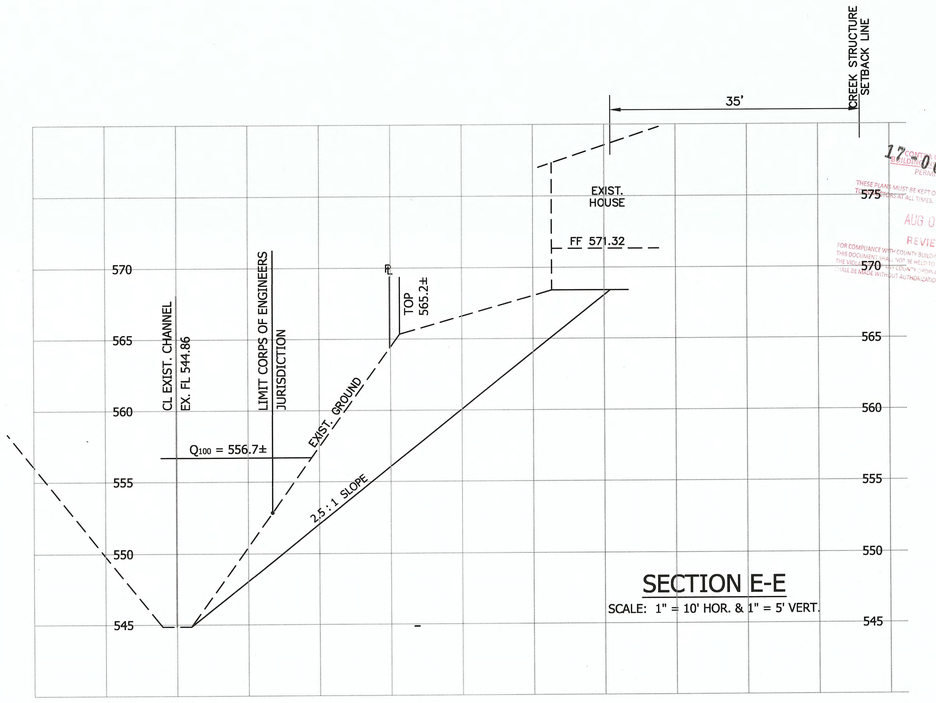
SECTION C-C

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



SECTION D-D

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



SECTION E-E

SCALE: 1" = 10' HOR. & 1" = 5' VERT.

17-005311
CONTRA COSTA COUNTY
BUILDING INSPECTION
PERMIT
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AUG 01 2017
REVIEWED
FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO IMPART OR TO BE AN APPROVAL OF THE VIOLATION OF THE PROVISIONS OF ANY COUNTY ORDINANCE OR STATE LAW. ANY CHANGES MADE BEFORE OR AFTER INSPECTION WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL

CREEK STRUCTURE SETBACK EXHIBIT

2067 ALAMEDA DIABLO

DIABLO — CONTRA COSTA COUNTY — CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/2018

#	REVISIONS	DATE
1	ADD SOLDIER PIER WALL	1/30/2015
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3	ADDED 2ND SHT w/ADDITIONAL SECTIONS	6/29/2015
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DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

P:\p\14337\dwg\14337-XSEC-2.dwg 8/28/16 10:18

Date: 12/3/2014
Scale: 1" = 10'
By: JED / adv
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