



AGENCY COMMENT REQUEST

Date 11/24/2025

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@cccfdpd.org

☒ Sanitary District _____ West County Wastewater
☒ Water District _____ EBMUD
☒ City of _____ Richmond
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC _____ El Sobrante
☒ 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

El Sobrante Planning and Zoning Agency

Please submit your comments to:

Project Planner Dominique Vogelpohl
Phone # 925-655-2880
E-mail dominique.vogelpohl@dcd.cccounty.ca.gov
County File # CDLP25-02043
Prior to 12/24/2025

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 Summary

County File Number: CDLP25-02043

File Date: 11/24/2025

Applicant:

JAN DERRICK TRE DUGGER DUGGER JAN
DERRICK TRE
41 CAVORETTO LN
EL SOBRANTE, CA 94803 340

dddugger@gmail.com
(510) 815-5974

Property Owner:

JAN DERRICK TRE DUGGER
41 CAVORETTO LN
EL SOBRANTE, CA 94803 340

dddugger@gmail.com
(510) 815-5974

Project Description:

The applicant requests approval of a land use permit to allow for four new detached tiny homes on wheels on one parcel.

Project Location: (Address: 41 CAVORETTO LN, EL SOBRANTE, CA 94803 340), (APN: 435120025)

Additional APNs:

General Plan Designation(s): RLM

Zoning District(s): R-7

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

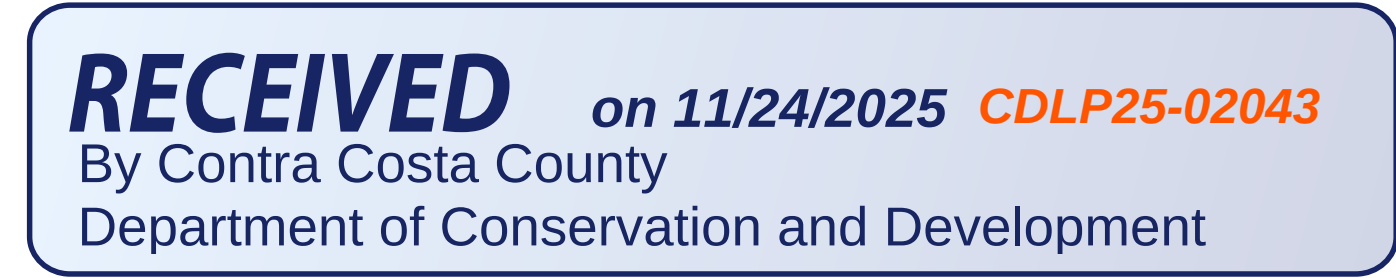
Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan:

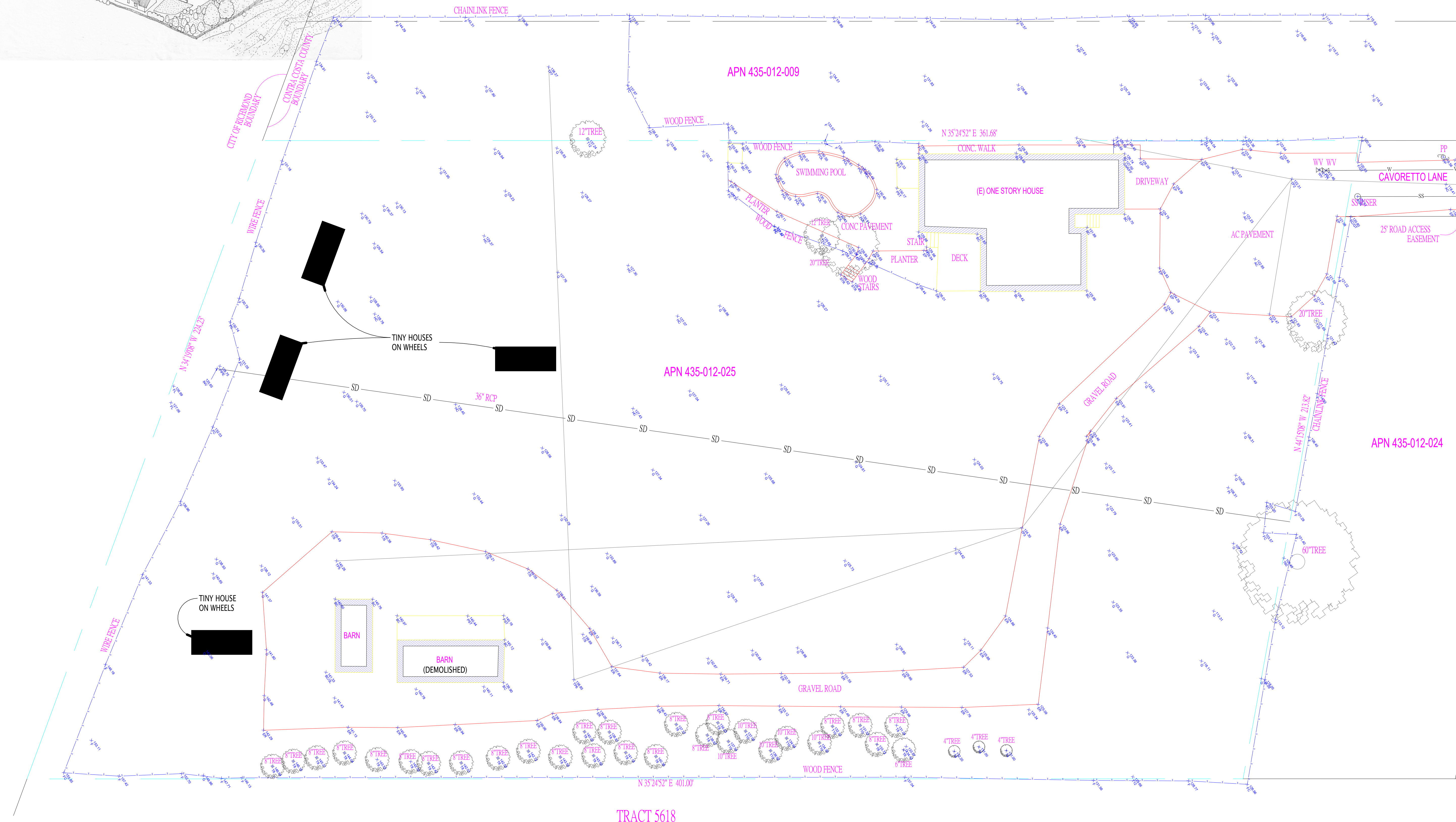
Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS027B	Land Use Permit - Other	000350-9665-REV-000-5B027B	5500.00	5500.00
Total:			6662.00	6662.00



No.	Description	Date

Project number	41 Cavoretto Ln
Date	11/21/2025
Drawn by	—
Checked by	—
A1	
Scale	1/16" = 1'-0"



1 SITE PLAN WITH TINY HOUSES ON WHEELS



Map Legend

- County Border
- Assessment
Parcels
- Unincorporated
- City Limits
- Board of
Supervisors'
Districts

SAN PABLO
(S. 05° 24' E)

RECORD OF SURVEY 35 L.S.M. 34 6-23-65
LOTS 41-42 & 43 RANCHO EL SOBRANTE
RECORD OF SURVEY 25 L.S.M. 44 2-5-64 MS 98-63

PB
433

3-1975 34 L.S.M. 14 4-29-65 MS 10-65
4-70 P.M. 9 & 10 9-19-78 MS 99-77/PD. 540-77
A-1986 ROLL - TRACT 5618 M.B. 288-26
PD 44-82

C.T. 3610

M.S. 117-88
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LUP 267-59
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M.S. 81-89
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LD 80-60
PD 29-82
LD 335-61
LD 86-62
LD 142-62
LD 242-62
LUP 257-62
MS 52-59
210-59
LUP 257-62
MS 93-2247
RD

General Plan - Residential Medium Density

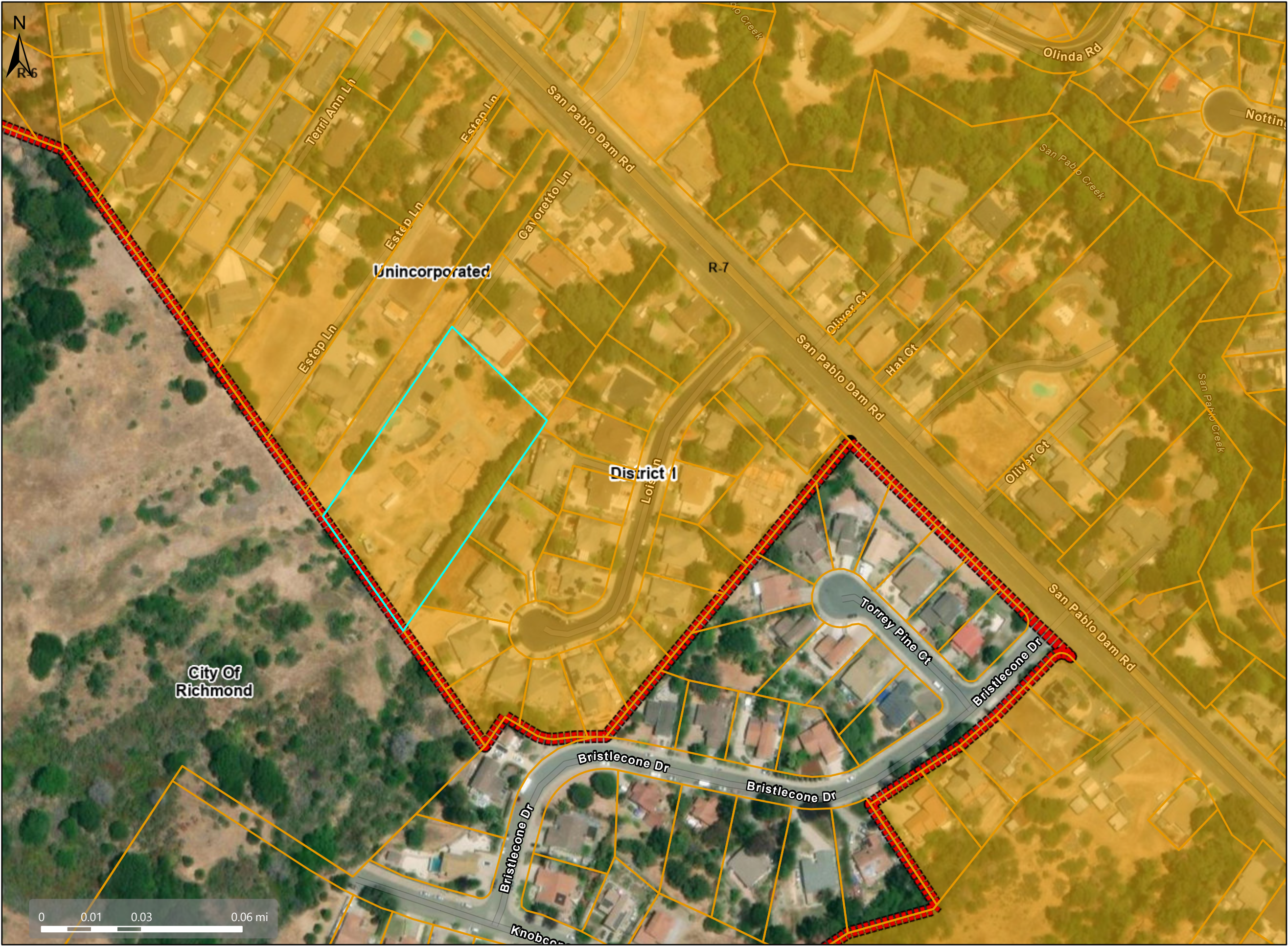


Map Legend

- County Border
- Assessment Parcels
- General Plan**
 - RL (Residential Low Density) (1-3 du/na)
 - RLM (Residential Low-Medium Density) (3-7 du/na)
 - RC (Resource Conservation)
 - 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

Zoning - R-7



Map Legend

County Border

Assessment
Parcels

Zoning

ZONE_OVER

R-6 (Single
Family
Residential)

R-7 (Single
Family
Residential)

Unincorporated

City Limits

Board of
Supervisors'
Districts

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