



Contra Costa County
**Public Works
Department**

Warren Lai, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

Memo

August 6, 2026

TO: Dominique Vogelpohl, Project Planner, Department of Conservation and Development

FROM: Jesse Ma, Associate Civil Engineer, Engineering Services Division 
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: **MINOR SUBDIVISION MS25-0003**
REVISED STAFF REPORT AND RECOMMENDED CONDITIONS OF APPROVAL
(Carlos/Caballo Ranchero Drive/Diablo/APN 195-352-014)

FILE: **MS25-0003**

We have reviewed the applicant's response to our prior memo dated April 23, 2025, and additional documents related to minor subdivision MS25-0003 (previously filed as MS24-0025) dated May 19, 2025. The documents include a request for exception from some of the requirements of the County Ordinance Code. These will be discussed in the relevant subsections below.

The attached revised recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Traffic and Circulation

The property gains access from Caballo Ranchero Drive, a 20-foot-wide County maintained road within a 50-foot-wide right-of-way.

The applicant has requested an exemption from the requirement to construct frontage improvements pursuant to County Code Ordinance 96-14.0002 and has submitted the following findings in accordance with Chapter 92-6 of the County Code Ordinance:

1. That there are unusual circumstances or conditions affecting the property.

Diablo is a unique community and desires to maintain its rural setting. Diablo is an older community, served by privately maintained roadways, with the exception of Caballo Ranchero Drive which is maintained by Contra Costa County Public Works. As reflected on the submitted Tentative Parcel Map the portion of Caballo Ranchero Drive fronting the project maintains a pavement width varying from 21.4 feet to 22.2 feet. The existing

provide a "best fit alignment" to optimize road widths based upon the site topography in order to provide for a pavement width exceeding a nominal width of twenty feet (20'). Widening Caballo Ranchero Drive, to meet the ultimate 36' pavement width, would require extensive grading and installation of retaining walls varying in height from three to six feet in many locations. The widening would change the rural characteristics of the Diablo area. The current pavement width, exceeding twenty feet, provides adequate access for both fire and neighborhood vehicular needs. New subdivision applications, such as this application, will be limited as the "Diablo" neighborhood as voted to designate the neighborhood as a "historical district" preventing the implementation of SB 9 applications. SB 9 reflects the recently enacted State Legislation intended to encourage densification within residentially zoned districts. It is this office's opinion that the "Diablo" neighborhood area would be better served by waiving the widening requirement along the project frontage.

2. Exception is necessary for the enjoyment of a substantial property right.

As noted above, widening of Caballo Ranchero Drive, along the project frontage would be 1) disruptive to the neighborhood, 2) damage the rural character of Caballo Ranchero Drive within the Diablo neighborhood and 3) would not result in an improvement in the circulation element of Caballo Ranchero Drive. The current pavement width, exceeding twenty feet provides for adequate fire and vehicular access.

3. Granting an exception will not be materially detrimental to the public welfare or injurious to other property.

As indicated under items (1) & (2) granting of the exception will not be materially detrimental to the public or injurious to other property. Granting the exception will maintain the rural character of Caballo Ranchero Drive within the Diablo neighborhood.

Based on the submitted findings, Public Works is not adverse to granting the applicant an exception to the frontage improvement requirement.

Underground Utilities

The applicant has requested an exemption from the utility undergrounding requirement pursuant to County Code Ordinance 96-10 and have submitted the following findings in accordance with Chapter 92-6 of the County Code Ordinance:

1. That there are unusual circumstances or conditions affecting the property.

Diablo is a unique community and desires to maintain its rural setting. Diablo is an older community, with overhead electric service provided by PG&E. The older electrical distribution system is not restricted to running within the public and private roadways serving the "Diablo" Community but in many instances the overhead pole lines transit through rear yard and side yards of existing homesites. Undergrounding existing overhead electric lines within the portion of Caballo Ranchero Drive would not result in the reduction or elimination of existing poles in this immediate location, consequently the applicant/owner is seeking relief from the undergrounding of any existing poles within Caballo Ranchero Drive. The applicant will underground all new electric services within the subdivision.

2. Exception is necessary for the enjoyment of a substantial property right.

As noted above the undergrounding of existing poles in Caballo Ranchero Drive will not result in the reduction or elimination of any existing poles within the project frontage. The implementation of the undergrounding requirement would 1) require a more extensive undergrounding program beyond the

projects frontage on Caballo Ranchero Drive, 2) require the conversion of other adjoining lots from overhead to underground service laterals as additional lots will be impacted by a more extensive undergrounding program. Such a program will create an undue financial hardship for the owner and applicant.

3. Granting an exception will not be materially detrimental to the public welfare or injurious to other property.

As indicated under items (1) and (2) above, no existing poles will be eliminated under an undergrounding program limited to the project's frontage on Caballo Ranchero Drive. The applicant is willing to underground all new electric service laterals within the project development. A determination can be made that "no material detrimental impact to the public welfare or injurious to other property" will occur since 1) all new electric services will be undergrounded within the subdivision and 2) the rural character of Caballo Ranchero Drive will be maintained.

Based on the submitted findings, Public Works is not adverse to granting the applicant an exception to the requirement to underground existing utility distribution facilities. All proposed utility services shall be installed underground.

Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

The applicant has requested an exemption from the collect and convey requirement pursuant to County Code Ordinance 914-2.002 and have submitted the following findings in accordance with Chapter 92-6 of the County Code Ordinance:

1. That there are unusual circumstances or conditions affecting the property.

The minor subdivision application under consideration consists of a two-lot minor subdivision consisting of 1.9 acres within the Historic Diablo development. The new property line that creates the dividing line between proposed Parcels "A" and "B" has been set to preserve the existing occupied residential structure and adjoining upland vineyard. Future land development improvements will lead to increased excess storm water runoff are limited to the proposed new single family residential structure and related improvements within proposed Parcel "B." The Historic Diablo development is an older development characterized by ranch style residential homes on large rural parcels. Drainage within the Diablo development mainly relies upon the use of historic drainage patterns characterized by maintaining historic drainage swales encumbered by drainage reserves. These are typically located along the side yard and rear yard elements of adjoining lots. To maintain the character and the conveyance capabilities of existing downstream drainages, the drainage collection system within Parcel "B" will be designed to detain post development excess storm flows and meter post development flows to pre-development levels. The volume and character of pre-development storm discharge will be maintained. A determination can be made that the Historic Diablo neighborhood and the goals of the neighborhood to maintain their historic, residential, large lot, rural design element presents an "Unusual Circumstance."

2. Exception is necessary for the enjoyment of a substantial property right.

As indicated under item (1) above, only the proposed development of Parcel "B" introduces new improvements which contribute to increased excess storm related flows. As discussed above, given the historic and rural development characteristics of the Historic Diablo neighborhood the implementation of collect and convey requirements places an undue financial hardship associated with the potential need to construct/rehabilitate offsite, downstream drainage improvements. The construction/rehabilitation of offsite drainage improvements will also be extremely disruptive to downstream homeowners, will most likely require the acquisition/dedication of additional drainage easements and most especially changes the rural character of the Diablo neighborhood. The introduction of private, onsite detention facilities on proposed Parcel "B" to regulated post development excess storm flows to pre-development historic flows should be considered as an acceptable engineering alternative. A determination can be made that the implementation of the collect and convey requirement will create undue financial hardship for the owner and applicant since no offsite construction or enhancement/rehabilitation of downstream drainage improvements can be considered viable.

3. Granting an exception will not be materially detrimental to the public welfare or injurious to other property.

As indicated under items (1) and (2) above, the introduction of onsite private drainage facilities on proposed Parcel "B", will detain and meter post development flows to pre-development levels. The volume, discharge location and character of pre-development storm discharge will be maintained. With the application and implementation of onsite detention within proposed Parcel "B" any potential adverse impacts to existing downstream drainage facilities will be fully mitigated. A determination can be made that "no material detrimental impact to the public welfare or injurious to other property" since all new improvements within proposed Parcel "B" which contribute to increased excess storm water runoff will be fully mitigated through the use of onsite detention facilities.

In addition to the submitted findings, a Preliminary Hydrology and Hydraulic Report was prepared to demonstrate how the post development project flows will be mitigated to the pre-project conditions.

Based on the submitted findings and Hydrology and Hydraulic report, Public Works is not adverse to granting the applicant an exception to the collect and convey requirement. A final Hydrology and Hydraulic Report will be required to verify the ultimate design.

The applicant has requested an exemption from the detention basin maintenance requirement pursuant to County Code Ordinance 914-12.010 and have submitted the following findings in accordance with Chapter 92-6 of the County Code Ordinance:

1. That there are unusual circumstances or conditions affecting the property.

The minor subdivision application under consideration consists of a two-lot minor subdivision consisting of 1.9 acres within the Historic Diablo development. The new property line that creates the dividing line between proposed Parcels "A" and "B" has been set to preserve the existing occupied residential structure and adjoining upland vineyard. Future land development improvements which lead to increased excess storm water runoff are limited to the proposed new single family residential structure and related improvements within proposed Parcel "B." The Historic Diablo development is an older development characterized by ranch style residential homes on large rural parcels. Drainage within the Diablo development mainly relies upon the use of historic drainage patterns characterized by maintaining historic drainage swales encumbered by drainage reserves. These are typically located along the side yard and rear yard elements of adjoining lots. To maintain the character and the conveyance capabilities of existing downstream drainages, the drainage collection system within Parcel

"B" will be designed to detain post development excess storm flows and meter post development flows to pre-development levels. The volume and character of pre-development storm discharge will be maintained. This design technique is flow control design elements covered within Title 10 – Public Works, Division 1014. Stormwater Management and Discharge Control. Section 1014.2.002 Intent and Purpose, paragraph (c)(4) addresses the subject issue of "Reducing stormwater runoff rates and volumes and nonpoint source pollution whenever possible through stormwater management control and ensuring that these management controls are properly maintained and pose no threat to public safety." The proposed excess storm runoff retention cannot and should not be interpreted as a detention basin facility as defined under Section 914-12.010 but should be interpreted under the cited Title 10 – Public Works, Division 1014. Stormwater Management and Discharge Control. The applicant will accept a condition of approval placing all maintenance and operation costs of the proposed excess stormwater flow control facilities on the applicant/owner and any future homeowner of proposed Parcel "B." A determination can be made that the Historic Diablo neighborhood and the goals of the neighborhood to maintain their historic, residential, large lot, rural design element presents an "Unusual Circumstance."

2. Exception is necessary for the enjoyment of a substantial property right.

As indicated under item (1) above only the proposed development of Parcel "B" introduces new improvements which contribute to increased excess storm related flows. As discussed above, given the historic and rural development characteristics of the Historic Diablo neighborhood the implementation of collect and convey requirements places an undue financial hardship associated with the potential need to construct/rehabilitate offsite, downstream drainage improvements. The construction/rehabilitation of offsite drainage improvements will also be extremely disruptive to downstream homeowners and will most likely require the acquisition/dedication of additional drainage easements and most especially changes the rural character of the Diablo neighborhood. The introduction of private, onsite detention facilities on proposed Parcel "B" to regulated post development excess storm flows to pre-development historic flows should be considered as an acceptable engineering alternative and found to be compliant with Title 10 – Public Works, Division 1014. Stormwater Management and Discharge Control. A determination can be made that the implementation of the collect and convey requirement will create undue financial hardship for the owner and applicant since no offsite construction or enhancement/rehabilitation of downstream drainage improvements can be considered viable.

3. Granting an exception will not be materially detrimental to the public welfare or injurious to other property.

As indicated under items (1) and (2) above, the introduction of onsite private drainage facilities on proposed Parcel "B" will detain and meter post development flows to pre-development levels. The volume, discharge location and character of pre-development storm discharge will be maintained. With the application and implementation of onsite detention within proposed Parcel "B", any potential adverse impacts to existing downstream drainage facilities will be fully mitigated. The introduction of private, onsite detention facilities on proposed Parcel "B" to regulated post development excess storm flows to predevelopment historic flows should be considered as an acceptable engineering alternative and found to be compliant with Title 10 – Public Works, Division 1014. Stormwater Management and Discharge Control. The applicant will accept a condition of approval placing all maintenance and operation costs of the proposed excess stormwater flow control facilities on the applicant/owner and any future homeowner of proposed Parcel "B." A determination can be made that "no material detrimental impact to the public welfare or injurious to other property" since all new improvements within proposed Parcel "B" which contribute to increased excess storm water runoff will be fully mitigated through the use of onsite detention facilities.

Based on the submitted findings, Public Works is not adverse to granting the applicant an exception to requiring the detention basin be publicly maintained. Maintenance practices, procedures, and responsibilities shall be incorporated into the Stormwater Management Facilities Operation and Maintenance Plan and related Agreement prepared for compliance with the County's Stormwater Management and Discharge Control Ordinance.

Stormwater Management and Discharge Control

According to the Preliminary Stormwater Control Plan provided, this project will exceed the 5,000 square foot threshold requiring a Stormwater Control Plan (SWCP). Preliminary sizing calculations are included throughout the report and in the attached exhibit.

Should you have any questions, please contact Anthony DiSilvestre at (925) 313-2262 or anthony.disilvestre@pw.cccounty.us or Jesse Ma at (925) 313-2016 or jesse.ma@pw.cccounty.us.

JM:AD:cp

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c: J. LaRocque, Engineering Services Division
A. Vazquez, Engineering Services Division
J. Ma, Engineering Services Division
Lorelyn Carlos, *applicant*
2655 Stanwell Drive, Suite 105
Concord, CA 94520
Jeff & Sheila Langon, *owner*
P.O. Box 12
Diablo, CA 94528

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS25-0003**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the vesting tentative map submitted to the Department of Conservation and Development on May 19, 2025.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division, on **May 19, 2025**.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Caballo Ranchero Drive):

- Applicant shall construct pavement widening and transitions along the frontage of Caballo Ranchero Drive. Applicant shall construct face of curb 18 feet from the road centerline.

Exception (Subject to Advisory Agency findings and approval):

Applicant shall be permitted an exception from the pavement widening requirements of the County Ordinance Code because of the limited property frontage and challenging topography. The exception will maintain the rural character of Caballo Ranchero Drive.

- Applicant shall construct a street type connection with 20-foot radii curb returns in lieu of standard driveway depressions at Caballo Ranchero Drive.
- Applicant shall locate any vehicular entrance gates a minimum of 20 feet from the edge of pavement to allow vehicles to queue without obstructing through traffic. Sufficient area shall be provided outside any gate to allow a vehicle to turn around and re-enter Caballo Ranchero Drive in a forward direction.

Access to Adjoining Property:Proof of Access

- Applicant shall furnish proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Caballo Ranchero Drive.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Caballo Ranchero Drive with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with Caballo Ranchero Drive in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

Private Roads:

- Applicant shall construct a paved turnaround at the end of the proposed private road.
- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet, with 2 feet shoulders, within a minimum 25-foot access easement.
- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Countywide Street Light Financing:

- Prior to filing of the Parcel Map, property owner(s) shall establish a funding mechanism to cover the ongoing financial impact the Project will have on the ongoing maintenance and operations of public streetlighting. Compliance with this requirement shall be to the satisfaction of the Public Works Director and may be met through the formation of a new Community Facilities District or annexation into the existing the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership

and maintenance of street lighting on private roads. All costs associated with meeting this condition of approval shall be paid for by the applicant.

Parking:

- Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

Utilities/Undergrounding:

- Applicant shall underground all new and existing utility distribution facilities, including those along the frontage of Caballo Ranchero Drive. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Exceptions (Subject to Advisory Agency findings and approval)

Applicant shall be granted an exception from the requirement to underground existing utility distribution facilities of the Ordinance Code and is in character with other subdivisions in this area.

Drainage Improvements:

Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

Exception (Subject to Advisory Agency findings and approval):

Applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code provided that the existing drainage pattern is maintained, peak runoff rates are mitigated to or below existing runoff rates, and concentrated storm water is not discharged onto adjacent property.

Applicant shall be permitted an exception from requiring the proposed detention component to be maintained by a public maintenance entity. Maintenance practices, procedures, and responsibilities shall be incorporated into the Stormwater Management Facilities Operation and Maintenance Plan and related Agreement prepared for

compliance with the County's Stormwater Management and Discharge Control Ordinance.

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
- A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over any storm drain lines serving or traversing more than one parcel.
- To reduce the impact of additional stormwater runoff from this development on San Ramon Creek, one cubic yard of channel excavation material will be removed from the inadequate portion of San Ramon Creek for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of offsite by the developer, at his cost. The site selection, land rights, and construction staking will be by the Flood Control and Water Conservation District.

OR

Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from the creek. The cash payment will be calculated at the rate of \$0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the Flood Control District's standard impervious surface area ordinance. The Flood Control and Water Conservation District will use these funds to work on the creek annually.

National Pollutant Discharge Elimination System (NPDES):

- The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II).

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works

Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.

- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Shallow roadside and on-site swales.
- Offer pavers for household driveways and/or walkways as an option to buyers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program and lot specific IMPs to buyers.
- Other alternatives comparable to the above, as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.
- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
- Prior to filing of the Parcel Map, the property owner(s) shall establish a funding mechanism to cover the ongoing financial impact the Project will have on ongoing administration ensuring and demonstrating compliance with the NPDES. Compliance with this requirement shall be to the satisfaction of the Public Works Director and may be met through the formation of a new Community Facilities District or annexation into the existing Community Facilities District (CFD) 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners. All costs associated with meeting this condition of approval shall be paid for by the applicant.

- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Southern Contra Costa Regional and Tri-Valley Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- Although the Stormwater Control Plan has been determined to be preliminarily complete, it remains subject to future revision, as necessary, during preparation of improvement plans in order to bring it into full compliance with C.3 stormwater requirements. Failure to update the SWCP to match any revisions made in the improvement plans may result in a substantial change to the County approval, and the project may be subject to additional public hearings. Revisions to California Environmental Quality Act (CEQA) documents may also be required. This may significantly increase the time and applicant's costs associated with approval of the application.



AGENCY COMMENT REQUEST

Date 1/17/25

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 VLY FIRE

☒ San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District CENTRAL SANITARY

☒ Water District EAST BAY MUD

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 Dominique Vogelpohl
Phone # (925) 655-2880
E-mail Dominique.Vogelpohl@dcd.cccounty.
County File # CDMS24-00025
Prior to Feb. 14, 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 _____
Katharine Torru
Signature _____ DATE _____
Agency phone # _____



San Ramon Valley Fire Protection District
Community Risk Reduction Division
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583

phone: 925.838.6600

web: www.firedepartment.org

Monday, February 10, 2025

Hello Dominique Vogelpohl ,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT: CDMS24-00025
ADDRESS: 2485 CABALLO RANCHERO DR (195352014)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1607546

Roy Wendel
Fire Marshal
rwendel@srvfire.ca.gov
925.838.6687

Open Issues: 2

PLANNING

General Issues

1. Access

Roy Wendel 2/10/25 5:13 PM	Current requirements for water supply and Fire Department access will be applied to all new access portions at time of submittal for construction permit. Visit www.firedepartment.org/submitplans for the current Ordinance, Standards and Submittal Requirements.
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2. Submit Plans

Roy Wendel 2/10/25 5:14 PM	Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.
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CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

February 6, 2025

Dominique Vogelpohl
Project Planner
925-655-2880
Dominique.vogelpohl@dcd.cccounty.us

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centalsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 2485 Caballo Ranchero Drive, Diablo
APN: 195-352-014, Central San Response
Lot Split

Dear Mrs. Vogelpohl,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area.

Development Information: (Based on the information provided)

- **Existing Use:** Single-Family Residential
- **Planned 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.

Site-Specific Development Conditions:

- Per Central San District Code, each lot / parcel will need its own connection to Central San's public sewer main, and Central San permit(s) will be required for the side sewer work.
- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant

August 5, 2026

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Contra Costa County
30 Muir Road
Martinez, CA 94553

Re: Notice of Intent to Adopt a Proposed Mitigative Negative Declaration for the 2-Lot Residential Subdivision, Diablo (CDMS25-00003)

Dear Ms. Vogelpohl:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) for the 2-Lot Residential Subdivision Project, located at 2485 Caballo Ranchero Drive in the Diablo area of unincorporated Contra Costa County (County). EBMUD has the following comments.

WATER SERVICE

EBMUD's Scenic Pressure Zone, with a service elevation range between 650 and 850 feet, will serve the proposed development. Once the property is subdivided, separate meters for each lot will be required. A water main extension and off-site pipeline improvements, at the project sponsor's expense, may be required depending on fire flow requirements set by the local fire agency. Off-site pipeline improvements include, but are not limited to, replacement of existing pipelines to the development site. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed development. Engineering and installation of water mains, off-site pipeline improvements, and services require substantial lead time, which should be provided for in the Project sponsor's development schedule.

WATER CONSERVATION

The proposed development presents an opportunity to incorporate water conservation measures. EBMUD requests that the County include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

Dominique Vogelpohl, Project Planner
August 5, 2026
Page 2

If you have any questions concerning this response, please contact Sandra Mulhauser,
Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:MPS:kn
wdpd26_130 2-lot Residential Subdivision

cc: Michael Milani
Milani & Associates
2655 Stanwell Drive, Suite 105
Concord, CA 94520



2/12/2025

CC DCD

Attn: DOMINIQUE VOGELPOHL

30 MUIR RD

MARTINEZ, CA94553

RE: CDMS2400025
2485 CABALLO RANCHERO DR
APN: 195 352 014
Service Request #: SR0024097

Dear DOMINIQUE VOGELPOHL :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
- Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards(e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards(e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kristian Lucas", with a stylized, flowing script.

Kristian Lucas, REHS
Director of Environmental Health



January 23, 2025

Dominique Vogelpohl
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553-4601

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

Dear Ms. Vogelpohl,

Thank you for the opportunity to express the position of the Contra Costa Mosquito and Vector Control District (the District) regarding the proposed development at 2485 CABALLO RANCHERO DR, DIABLO, CA 94528.

As a bit of background, the District is tasked with reducing the risk of diseases spread by vectors in Contra Costa County by controlling them in a responsible, environmentally-conscious manner. A “vector” means any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, and rodents and other vertebrates. Under the California Health and Safety Code, property owners retain the responsibility to ensure that the structure(s), device(s), other project elements, and all additional facets of their property do not produce or harbor vectors, or otherwise create a nuisance. Owners are required to take measures to abate any nuisance caused by activities undertaken and/or by the structure(s), device(s), or other feature(s) on their property. Failure by the owner(s) to adequately address a nuisance may lead to abatement by the Contra Costa Mosquito and Vector Control District and civil penalties up to \$1,000 per day pursuant to California Health and Safety Code §2060 et seq.

All mosquitoes require water to complete their life cycle. Projects that construct impervious surfaces, alter water flow or drainage, introduce irrigation, contain water conveyance or treatment elements, etc. have the potential to produce standing water and vector breeding habitat, creating a potential health hazard for area citizens, pets, and wildlife. Vector species that may breed in such locales have the ability to not only affect nearby individuals, but potentially spread disease viruses to persons and other animals several miles away.

This project has a feature – stormwater treatment planter – that can become high-volume mosquito production sites. These sites can not only require significant District resources but also put the health of local residents at risk. Careful considerations for design and construction should be employed for all facets of the project in order to prevent creating suitable vector habitat. No feature of the project should create areas of stagnant water that remain in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

Addressing these concerns in the project planning phases can not only better protect public health and reduce the need for vector control efforts, but also avoid costly retrofits and fines for property owners in the future. Please don't hesitate to contact the District should you have any questions or need anything further.

Sincerely,

A handwritten signature in black ink that reads "Heidi Budge". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Heidi Budge

Vector Control Planner

925-525-7010

hbudge@contracostamosquito.com

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



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SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

February 12, 2025

File No.: 24-1094

Dominique Vogelpohl, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDMS24--00025 /2485 Caballo Ranchero Dr., Diablo/ 195352014 / Lorelyn Carlos

Dear Dominique Vogelpohl,

Records at this office were reviewed to determine if this project could adversely affect cultural resources.

Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

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.

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

XX Although the general vicinity has sensitivity for archaeological resources, the proposed project has a low potential for impacting any unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

Built Environment Recommendations:

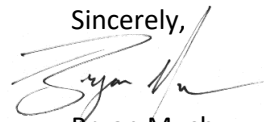
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a stylized flourish extending from the end.

Bryan Much
Coordinator



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 17, 2026

Dominique Vogelpohl
Senior Planner
Contra Costa County, Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Dominique.Vogelpohl@dcd.cccounty.us

RE: MITIGATED NEGATIVE DECLARATION FOR 2-LOT RESIDENTIAL
SUBDIVISION, COUNTY FILE #CDMS25-00003 DATED JULY 10, 2026, STATE
CLEARINGHOUSE NUMBER [2026070410](#)

Dear Dominique Vogelpohl,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 2-Lot Residential Subdivision, County File #CDMS25-00003 (Project). The applicant seeks approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 120-foot minimum required (Parcel A: 85-feet and Parcel B: 87-feet) The Project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill). DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the

presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

2. DTSC recommends all imported soil/fill material be tested to ensure all contaminants of concern (COCs) meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the MND for the 2-Lot Residential Subdivision, County File #CDMS25-00003 project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [the CEQA Review email](#) for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Dominique Vogelpohl

July 17, 2026

Page 3

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

state.clearinghouse@lci.ca.gov

Michael Milani

Principal Civil Engineer

Milani & Associates / Project Applicant

mmilani@milani-eng.com

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Analyst II

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov

From: [Lisjan Nation](#)
To: [Dominique Vogelpohl](#)
Subject: Re: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)
Date: Tuesday, May 5, 2026 5:59:46 PM
Attachments: [~WRD0000.jpg](#)
[image001.png](#)

Hi Dominique,

Unfortunately we need to cancel tomorrow's meeting due to urgent concerns. Upon further review, we do not feel that a follow up consultation meeting is necessary to discuss this project.

We respectfully request that the following mitigation measures be implemented and that Lisjan Nation be notified if any cultural resources of Native American origin are inadvertently discovered during the project.

TCR-1 Inadvertent discovery of Tribal Cultural Resources: If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, the entity shall retain a Tribal representative and, if applicable, a qualified archaeologist, at the applicant's expense, to prepare a mitigation plan, which shall be implemented in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

TCR-2 Inadvertent discovery of human remains: If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human, shall be treated as potential human remains and the appropriate protocols followed. The archaeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as the MLD's recommendations regarding the treatment of the human remains and any associated funerary objects. The report should be submitted to the lead government agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the entity, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

Please let us know if you have any questions or concerns.

'Uni (Respectfully),

Lucy Beyhan, Cultural Resource Manager II

Confederated Villages of Lisjan Nation

From: Dominique Vogelpohl
To: Cultural Preservation Department Inbox
Subject: RE: 2485 Caballo Ranchero #CDMS25-00003
Date: Thursday, December 4, 2025 5:21:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Hello Wilton Rancheria,

Thank you very much for reaching out.

If any changes to the project occur, I will be sure to let you know.

Kind regards,

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2880

From: Cultural Preservation Department Inbox
Sent: Thursday, December 4, 2025 2:35 PM
To: Dominique Vogelpohl
Subject: 2485 Caballo Ranchero #CDMS25-00003

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)



Dear Dominique Vogelpohl,

Thank you for your letter dated November 18, 2025, regarding the proposed project. Wilton Rancheria (“Tribe”) is a federally recognized Tribe as listed in the Federal Register, Vol. 74, No. 132, p. 33468-33469, as “Wilton Rancheria of Wilton, California”. The Tribe’s Service Delivery Area (“SDA”) as listed in the Federal Register, Vol. 78, No. 176, p. 55731, is Sacramento County. The Tribe’s Trust Lands are in Sacramento County however, the Tribe’s ancestral territory spans from Sacramento County to portions of the

surrounding Counties.

Although your project is within the ancestral territory of the Wilton Rancheria, we do not have any comments and do not wish to open consultation at this time. We appreciate your continued outreach and/ or consultation for future projects and respectfully request that you contact us if there are any project updates or changes.

Thank you,



Wilton Rancheria
*Department of Cultural
Preservation*

From: [Shelby Brown](#)
To: [Dominique Vogelpohl](#)
Subject: Re: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)
Date: Tuesday, June 2, 2026 1:17:21 PM
Attachments: [image001.png](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Sounds good, thank you.

On Thu, May 14, 2026 at 10:39 AM Dominique Vogelpohl wrote:

Hello Shelby,

I am going to be publishing the MND with the SCH shortly, so if we are not able to schedule a time to meet before then, I will inform you when it is published so the AMTB can review and comment from there.

Please let me know if you have any questions.

Thank you,

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2880

From: Dominique Vogelpohl

Sent: Wednesday, May 6, 2026 9:02 AM

To: 'Shelby Brown'

Subject: RE: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Hello Shelby,

Did you have a time in mind for tomorrow?

Our availability is currently open.

Thank you,

Dominique Vogelpohl, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road Martinez, CA 94553

(925) 655-2880

From: Dominique Vogelpohl

Sent: Thursday, April 30, 2026 1:01 PM

To: 'Shelby Brown'

Subject: RE: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Hello Shelby,

We have open availability for May 7th, so whatever time works best for you just let us know.

Thank you!

Dominique Vogelpohl, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road Martinez, CA 94553

(925) 655-2880

From: Dominique Vogelpohl

Sent: Wednesday, April 29, 2026 2:51 PM

To: 'Shelby Brown'

Subject: RE: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Thank you, Shelby.

I will reach out to the project proponent and ask what is their availability for May 7th then get back to you promptly.

Sincerely,

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2880

From: Shelby Brown

Sent: Wednesday, April 29, 2026 2:27 PM

To: Dominique Vogelpohl

Subject: Re: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Hello Dominique

My apologies for the late response, Yes we are still interested in consulting on this project. We have availabilities for Zoom and Teams meetings for next month starting on the 7th.

Thank you,

On Wed, Apr 29, 2026 at 12:33 PM Dominique Vogelpohl wrote:

Hello Shelby,

Good afternoon; Following up to confirm if the Amah Mutsun Tribal Band of Mission San Juan Bautista

is still interested in consultation.

Looking forward to hearing from you.

Sincerely,

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2880

From: Dominique Vogelpohl
Sent: Monday, April 20, 2026 9:06 PM
To: 'Shelby Brown'

Subject: RE: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Hello Shelby,

I hope all is well.

I wanted to follow up in coordinating a time to meet.

Please let me know what your availability is so I can coordinate with the applicant on picking a date.

Please let me know if there is anything I can do to further assist.

Thank you,

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2880

From: Dominique Vogelpohl

Sent: Thursday, April 2, 2026 10:37 AM

To: 'Shelby Brown'

Subject: RE: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Hello Shelby,

Apologies for the delay in response.

The project was put on pause but is now back in progress.

Please see attached SLF response letter and CHRIS comment letter.

Please let me know when you would be able to meet to further discuss, and please let me know if you have any questions.

Sincerely,

Dominique Vogelpohl, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road Martinez, CA 94553

(925) 655-2880

From: Shelby Brown

Sent: Wednesday, December 3, 2025 2:43 PM

To: Dominique Vogelpohl

Subject: Re: Notice of Opportunity to Request Consultation for Contra Costa County File #CDMS25-00003 (2-lot single-family residential subdivision at 2485 Caballo Ranchero, Diablo CA 94528)

Hello Dominique,

Thank you for your email. We are interested in discussing Tribal Monitoring in regards to the project located at 2485 Caballo Ranchero Drive, Diablo, CA 94528. Has there been a SLF database search been done or a CHRIS Database search? If so can we please have a copy of those reports. I can help schedule a meeting to discuss this project once I receive those to discuss this project further. If you have any questions please let me know.

Thank you,

Shelby Brown

AMTB LLC

Tribal Administrator and Tribal Secretary

Amah Mutsun Tribal Band of Mission San Juan Bautista

On Wed, Dec 3, 2025 at 10:27 AM Dominique Vogelpohl wrote:

Good morning,

I hope this email finds you well.

In accordance with Section 21080.3.1(d) of the PRC, a Notice of Opportunity to request a consultation was sent on November 10, 2025, via U.S. Certified mail to the addresses

provided to our department.

If you are receiving this email, I have not yet received the Return Receipt, so I am emailing the Notice to guarantee receipt.

If you have any questions, please feel free to contact me.

Respectfully,

Dominique Vogelpohl, Project Planner

Department of Conservation and Development

Community Development Division

30 Muir Road Martinez, CA 94553

(925) 655-2880

--

Shelby Brown

AMTB LLC

Tribal Administrator and Tribal Secretary

Amah Mutsun Tribal Band of Mission San Juan Bautista

--

Shelby Brown

AMTB LLC

Tribal Administrator and Tribal Secretary

Amah Mutsun Tribal Band of Mission San Juan Bautista