State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

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RECEIPT NUMBER:
07-12/11/2025-367

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
DIABLO WATER DISTRICT		12/11/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
CONTRA COSTA COUNTY	2025-00366

PROJECT TITLE

KNIGHTSEN WELL SITE INVESTIGATION

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DIABLO WATER DISTRICT		(925) 625-3798

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
PO BOX 127	OAKLEY	CA	94561

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$
☒ Exempt from fee		
☒ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Lfallas	Leonardo Fallas Deputy Clerk

R#12 5445

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

NOTICES OF DETERMINATION, NOTICES OF AVAILABILITY AND NOTICES OF EXEMPTION

AFFIDAVIT OF POSTING

Pursuant to Public Resources Code §21152C, the following Notice of Determination, Notice of Availability and/or Notice of Exemption, was posted on December 11, 2025 at the:

CONTRA COSTA COUNTY CLERK'S OFFICE
555 ESCOBAR STREET, MARTINEZ, CA 94553

NOTICE OF EXEMPTION
for
KNIGHTSEN WELL SITE INVESTIGATION

I certify under penalty of perjury that the foregoing is true and correct.

FILED DATE: December 11, 2025

RETURNED TO: DIABLO WATER DISTRICT

RETURNED DATE: _____

KRISTIN B. CONNELLY , COUNTY CLERK

By: _____
Deputy

Print Form

Notice of Exemption Lead Agency - Diablo Water District

Appendix E

2025-00366

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Contra Costa
555 Escobar St
Martinez, CA 94553

From: (Public Agency): Diablo Water District
87 Carol Ln / PO Box 127
Oakley, CA 94561
925-625-3798 (Address)

FILED
December 11, 2025
KRISTIN B. CONNELLY
CLERK-RECORDER
By L. Fallas
L. Fallas
Deputy Clerk

Project Title: Knightsen Well Site Investigation

Project Applicant: Diablo Water District PO Box 127 Oakley, CA 94561
925-625-3798

Project Location - Specific:

No physical address. GPS Coordinates: 37.971101, -121.666985 Knightsen, CA

Project Location - City: Knightsen Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

Drilling of groundwater monitoring well to determine soil lithology and aquifer yield estimates.

Name of Public Agency Approving Project: Diablo Water District

Name of Person or Agency Carrying Out Project: Diablo Water District

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Title. 14, § 15304 (Class 4)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Site is flat with no wetlands and only minimal grading of drilling spoils will occur. No visual impacts or tree removal.

Lead Agency Contact Person: Dan Muelrath Area Code/Telephone/Extension: 925-625-3798

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Dan Muelrath Date: 12/3/2025 Title: General Manager

▪ Signed by Lead Agency ▪ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Board Of Directors:
Marilyn M. Tiernan – *President*
Jason Shaw – *Vice President*
Paul Seger | Joe Kovalick | Conan Moats

General Manager: Dan Muelrath
General Counsel: Wes Miliband
Board Secretary: Kait Knight

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DIABLO WATER DISTRICT HELD ON NOVEMBER 19, 2025

The Special Meeting of the Board of Directors of Diablo Water District was held on November 19, 2025, at 2:30 pm at the District's Corporation Yard, 3990 Main Street, Oakley, California and via conference call / web as noticed in the posted agenda.

1. Call to Order and Roll Call and Pledge of Allegiance.

The Special Meeting of the Board of Directors of Diablo Water District (District) was called to order by President Tiernan at 2:32 p.m. on November 19, 2025.

Directors Present:	Tiernan, Shaw, Seger, Kovalick, Moats
Staff Present:	Dan Muelrath, Kait Knight, Jennifer McCoy
General Counsel:	Wes Miliband (Miliband Water Law)
Others Present:	Bill Brick (CDM Smith), Andria Loutsch (CDM Smith), Dawn Morrow (Ironhouse Sanitary District), Juan Galvan (Anzel Galvan LLP), Wing-See Fox (Urban Futures, Inc.), additional District Staff, Members of the General Public

2. Public Input.

Anyone present may address the Board of Directors on any subject within the jurisdiction of Diablo Water District. If the subject item is on this Agenda, please hold public comment until the appropriate item.

Dawn Morrow, Ironhouse Sanitary District, commended Staff on the District's new website.

Action Items

3. Consent Calendar.

It is recommended by the General Manager that these items, which are expected to be routine in nature and without controversy, be received and acted upon by the Board without discussion. If any Board member or interested party requests that an item be removed from the Consent Calendar for discussion, it will be considered separately. *The consent calendar may be approved by a single motion to approve, followed by a second and then a call for a vote.*

A. Minutes of the Regular Meeting of October 22, 2025.
Staff Recommendation: Approve.

B. Update of District Regulations No. 112, 121, 124 and 128.

Staff Recommendation: Adopt Resolution No. 2025-17 amending Regulation Numbers 112, 121, 124 and 128.

It was moved by Vice President Shaw, seconded by President Tiernan, and approved by the following vote to approve the consent calendar.

AYES: Moats, Seger, Kovalick, Shaw, Tiernan
NOES: None
ABSENT: None

4. Financial Reports.

Staff Recommendation: Approve warrant register 2025-10, ACH and wire transactions for October 2025 and monthly financial report for September 2025.

It was moved by Director Seger, seconded by Vice President Shaw, and approved by the following vote to approve warrant register 2025-10, ACH and wire transactions for October 2025 and monthly financial report for September 2025.

AYES: Moats, Seger, Kovalick, Shaw, Tiernan
NOES: None
ABSENT: None

5. Knightsen Well Site Investigation Contract Award.

Staff Recommendation: Authorize the General Manager to:
1. Execute Task Order No. 1 with Luhdorff & Scalmanini, Consulting Engineers (LSCE) in the amount of $227,620, plus 10% to complete a groundwater site investigation, nested monitoring well, and preliminary well design for the District's Knightsen property.

2. File a CEQA Notice of Exemption for the monitoring well.

It was moved by President Tiernan, seconded by Director Moats, and approved by the following vote to authorize the General Manager to execute Task Order No. 1 with Luhdorff & Scalmanini, Consulting Engineers (LSCE) in the amount of $227,620, plus 10% to complete a groundwater site investigation, nested monitoring well, and preliminary

well design for the District's Knightsen property, and file a CEQA Notice of Exemption for the monitoring well.

AYES:	Moats, Seger, Kovalick, Shaw, Tiernan
NOES:	None
ABSENT:	None

6. Purchase of District Vehicles.

Staff Recommendation: Authorize the General Manager to execute a purchase order with Sonora Ford in the amount of $381,664.08 for the procurement of four vehicles as outlined.

It was moved by Director Kovalick, seconded by President Tiernan, and approved by the following vote to authorize the General Manager to execute a purchase order with Sonora Ford in the amount of $381,664.08 for the procurement of four vehicles as outlined.

AYES:	Moats, Seger, Kovalick, Shaw, Tiernan
NOES:	None
ABSENT:	None

7. District Officer and Committee Positions.

Staff Recommendation: Perform confirmations or reassignments.

The Board did not act on District officer positions and will bring it forward at a future meeting.

It was moved by Director Kovalick, seconded by President Tiernan, and approved by the following vote to appoint Director Moats as liaison for the Oakley Planning Commission.

AYES:	Moats, Seger, Kovalick, Shaw, Tiernan
NOES:	None
ABSENT:	None

Discussion Items

8. 2026 Bond Issuance Update.

The Board received an update from Juan Galvan (Anzel Galvan LLP) and Wing-See Fox (Urban Futures, Inc.) on the Bond Issuance to prepare for adoption at the December Meeting.

9. Urban Water Management Plan Overview.

The Board received an update from Bill Brick and Andria Loutsch (CDM Smith) on the timeline for the updated Urban Water Management Plan.

10. Regulation 125 Records Management Program Update.

The Board received an update from General Manager Muelrath on Regulation 125 and District records retention to be adopted at the December Meeting.

11. New Website Update.

The Board received an overview of the new District website and its accessibility features from Kait Knight, District & Community Relations Manager.

12. Future Agenda Items.

- Preliminary list of items for the next two months.
- Other items being tracked and awaiting a scheduled date.
- The following items were requested to be added to future agendas:
  - Regulation 101 update and officer/committee assignments
  - District cell phones for Directors
  - Monthly Service Charge Discount for non-profit commercial accounts
  - Task order for Urban Water Management Plan

13. Next Meetings of the Board of Directors.

- December 10, 2025 Special Meeting – 2:30 pm
- January 28, 2026 Regular Meeting – 6:30 pm
- February 25, 2026 Regular Meeting – 6:30 pm

Closed Session Items

14. Conference with Real Property Negotiations (Government Code § 54956.8)

Property Description: Jersey Island located in Contra Costa County
Negotiation: Diablo Water District General Manager Dan Muelrath and Jean-Marc Petit, Ironhouse/Reclamation District 830 Representative.
Under Negotiation: Terms and Price

It was moved by Vice President Shaw, seconded by President Tiernan, and approved by the following vote to approve the Jersey Island Purchase and Sale Agreement for $13.5

million subject to contingencies and terms and conditions as set forth in the Agreement.

AYES:	Moats, Seger, Shaw, Tiernan
NOES:	Kovalick
ABSENT:	None

It was moved by Director Moats, seconded by Director Seger, and approved by the following vote to form an Ad Hoc Committee for the Jersey Island transaction until that transaction is closed. Members of the committee were not nominated or approved by the Board, and it is an anticipated action for the December 10th meeting.

AYES:	Moats, Seger, Kovalick, Shaw, Tiernan
NOES:	None
ABSENT:	None

Conference with Real Property Negotiations
(Government Code § 54956.8)

Property: 3760 Neroly Road, Oakley CA 94561
Negotiation: Diablo Water District General Manager Dan Muelrath and Contra Costa Water District Representative (to be determined)
Under Negotiation: Terms and Price

No reportable action.

15. Adjournment.

President Tiernan adjourned the meeting at 6:01 pm.

Kait Knight

Kait Knight, Board Secretary