

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
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Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

July 10, 2026

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** 2-Lot Residential Subdivision
- 2. County File Number:** CDMS25-00003
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Dominique Vogelpohl, Project Planner
(925) 655-2880
- 5. Project Location:** 2485 Caballo Ranchero Drive, Diablo CA 94528
(APN: 195-352-014)
- 6. Project Sponsor:** Michael Milani
Principal Civil Engineer at Milani & Associates
2655 Stanwell Drive, Suite 105
Concord, CA 94520

7. Description of 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) and four exception requests to County's Subdivisions Ordinance (1. Section 96-10.004 – "Underground Utilities" to not be required to ground existing utilities, 2. Section 96-14.0002 – "Improvement of County Streets" to not be required to install frontage improvements, 3. Section 914-2.002 – "Collect and Convey" to be permitted to only maintain the existing drainage pattern, and Section 914-12.010 – "Detention Basins - Maintenance" to permit private maintenance of onsite detention structures instead of the required public maintenance). 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).

8. Surrounding Land Uses and Setting: The subject site is accessed from the north side of Caballo Ranchero Drive, in the Diablo area of unincorporated Contra Costa County. The site is bound by single-family residential properties on all sides.

The property features a flag-shaped configuration, beginning with an incline from the road and gradually rising in elevation. The land continues to slope upward until it reaches a levels at the top, where the house is situated. The residence is positioned approximately 400-feet from the road, providing a distinct separation between the entrance and the main living area.

9. Determination: The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: [California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#) or upon request by contacting the project planner. Any documents

referenced in the Mitigated Negative Declaration/Initial Study can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **5:00 PM, Monday, August 10, 2026**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Dominique Vogelpohl
30 Muir Road
Martinez, CA 94553

or via email to: Dominique.Vogelpohl@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

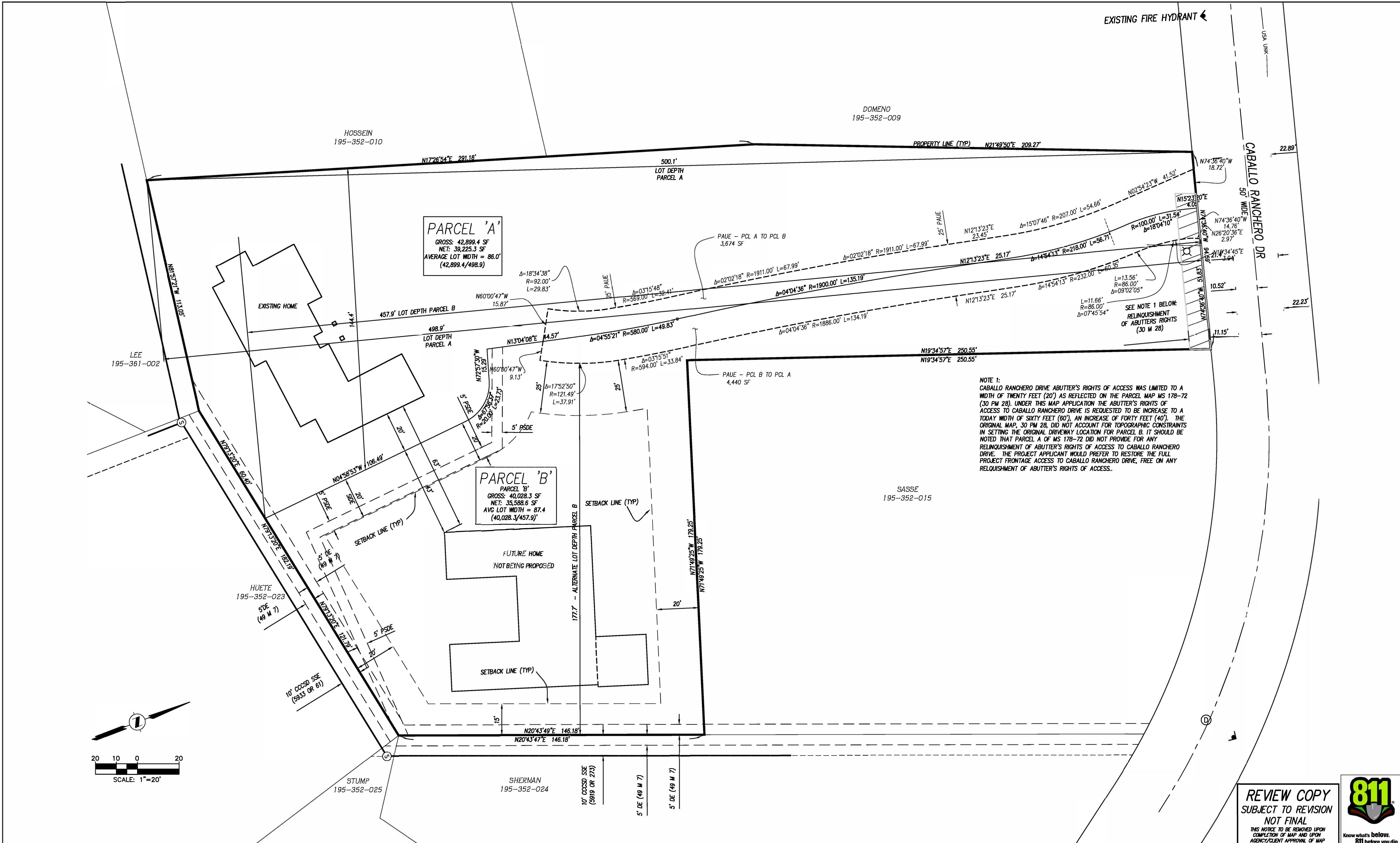
Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Dominique Vogelpohl by telephone at (925) 655-2880, or email at Dominique.Vogelpohl@dcd.cccounty.us

Sincerely,



Dominique Vogelpohl
Project Planner

attachment: tentative parcel map



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

MILANI

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

APN: 195-352-014

TENTATIVE PARCEL MAP - MS25-0003

LOTING AND SETBACKS

DIABLO CONTRA COSTA COUNTY CALIFORNIA

LANGON PROPERTY

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

DATE: MAY 2025

SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. MILANI
No. 35121
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL

THIS NOTICE TO BE REMOVED UPON
COMPLETION OF MAP AND UPON
AGENCY/CLIENT APPROVAL OF MAP

811

Know what's below.
811 before you dig.

SHEET 5

9 OF SHEETS

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