

**CONTRA COSTA COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPROVED PERMIT**

APPLICANT:	Charles M. Farr 18311 Bollinger Canyon Rd. San Ramon, CA 94583	APPLICATION NO.	MS90141
		ASSESSOR'S PARCEL NO.	199-030-040
OWNER:	Same as above	ZONING DISTRICT:	A-4
		APPROVED DATE:	9/9/97
		EFFECTIVE DATE:	9/9/97

This is to notify you that the Board of Supervisors has granted your request for a minor subdivision, subject to the attached conditions.

DENNIS M. BARRY, AICP  
Interim Community Development Director

By: Dennis M. Barry

PLEASE NOTE THE EFFECTIVE DATE, and be aware of the renewing requirements as no further notification will be sent by this office. The Clerk of the Board will provide you a copy of the Board Order with approved Conditions of Approval. This permit will expire THREE YEARS from the effective date of this permit.

EXCERPT

**FINDINGS AND CONDITIONS OF APPROVAL FOR MINOR SUBDIVISION  
FILE #MS900141 (Farr - Applicant & Owner) IN THE SAN  
RAMON/BOLLINGER CANYON AREA PER SEPTEMBER 9, 1997 BOARD OF  
SUPERVISORS APPROVAL.**

**FINDINGS**

**A. Growth Management Performance Standards**

1. Traffic - In view of the land use permit which has already been granted by the County (LP962029), this subdivision will not result in any additional development or traffic generated. The project will be required to contribute area-of-benefit fees at time of issuance of building permits for areawide traffic improvements.
2. Water - In view of the land use permit which has already been granted by the County (LP962029), this subdivision will not result in any additional development or demand on water supplies. Prior to recording a parcel map, the applicant will be required to demonstrate the availability of domestic water to serve each of the proposed parcels to the satisfaction of the Health Services Department.
3. Sanitary Sewer - In view of the land use permit which has already been granted by the County (LP962029), this subdivision will not result in any additional development. Prior to recording a parcel map, the applicant will be required to demonstrate the feasibility of sewage disposal capacity to serve each of the proposed parcels to the satisfaction of the Health Services Department.
4. Fire Protection - The site is not located within a designated urban or suburban area and is therefore not subject to fire protection improvements as otherwise required by the Growth Management Element policy.
5. Public Protection - The project will not exceed the threshold (added population of 1000 persons) for requiring a contribution to a sheriff facility. Therefore, no contribution has been required.
6. Parks and Recreation - This project is required to make a contribution of at least \$2000 per dwelling unit to satisfy the parks requirement for neighborhood parks. The fee will be paid at time of issuance of a building permit.
7. Flood Control and Drainage - The site is crossed at the northern end by San Ramon Creek. However, neither of the proposed building sites lie within a designated flood zone.

*(Ref. the Growth Management Element of the General Plan)*

then each tree shall be assigned a number for identification purposes. The site plan shall also indicate whether individual trees are proposed to be (1) removed, (2) altered, or (3) preserved.

If the proposed development requires approval of a tree permit, then prior to issuing a grading or building permit, the applicant shall comply with the restrictions of the Tree Protection and Preservation Ordinance including any tree permit application and processing requirements.  
(MM)

#### Fees

33. Parkland Dedication Fee Requirement - Prior to issuance of a building permit, the applicant shall comply with the parkland dedication fee requirement.
34. One-Time Police Services Mitigation Fee Payment - Prior to issuance of a residential building permit on any parcel that is not occupied by a legal residence, the applicant shall contribute a one-time fee of \$1000.00 to the County for police services mitigation. The fee shall be paid to the Contra Costa County Application & Permit Center.

#### CONSTRUCTION PERIOD RESTRICTIONS

35. All construction and construction related activities performed by a licensed contractor or subcontractor other than the owner shall be limited to the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday, and shall be prohibited on state and federal holidays. The applicant shall include this restriction in the contract for any construction contractors or subcontractors employed on the site.

#### CONDITIONS TO BE SATISFIED PRIOR TO OCCUPANCY OF A NEW RESIDENTIAL STRUCTURE ON PARCELS A OR C.

36. Elimination of Metal Fabrication Use - At least three weeks prior to seeking occupancy of a residence on the easternmost parcel, Parcel "C", the applicant shall convey a letter to the Community Development Department indicating that the metal fabrication business activities have been terminated and that the site may be inspected for the purpose of verifying code compliance. Occupancy of the residence shall not be permitted until the Zoning Administrator has determined that the site is in compliance with the zoning code requirements including any entitlements.