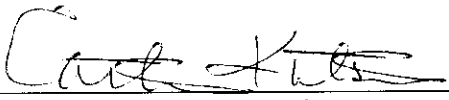


**CONTRA COSTA COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPROVED PERMIT**

APPLICANT	Camp & Camp Associates 2540 Camino Diablo, Ste. 201 Walnut Creek CA 94596	APPLICATION NO.	SD07-9174
		ASSESSOR'S PARCEL NO.	166-010-005
		ZONING DISTRICT:	R-10 and R-20
OWNER:	Park Development Group 1196 Boulevard Way Walnut Creek Ca 94595	APPROVED DATE:	April 21, 2008
		EFFECTIVE DATE:	May 2, 2008

This matter not having been appealed within the time prescribed by law, a VESTING TENTATIVE MAP APPROVAL TO SUBDIVIDE 5.92 ACRES INTO 9 LOTS in the LAFAYETTE area is hereby GRANTED, subject to the attached conditions.

DENNIS M. BARRY, AICP  
Community Development Director

By:   
CATHERINE KUTSURIS  
Deputy Zoning Administrator

Unless otherwise provided, YOU HAVE 36 MONTHS FROM THE EFFECTIVE DATE OF THIS PERMIT TO FILE THE FINAL MAP.

PLEASE NOTE THE EFFECTIVE DATE, as no further notification will be sent by this office.

**FINDINGS, GROWTH MANAGEMENT AND CONDITIONS OF APPROVAL FOR VESTING TENTATIVE MAP-COUNTY FILE #SD079174 AS APPROVED BY THE ZONING ADMINISTRATOR ON APRIL 21, 2008**

A. Growth Management Performance Standards

1. Traffic: The project will generate an estimated 32-40 additional AM and PM peak hour trips. Therefore, the applicant is not required to prepare a traffic report pursuant to the 1988 Measure C requirements as the threshold is 100 or more peak hour trips.
2. Drainage and Flood Control: The conditions of approval for this permit requires that the applicant to collect and convey all stormwaters entering or originating within the project to an adequate storm drainage system, to an adequate natural or manmade water course. The Final Map may not be filed until the collect and convey requirements and improvements have been met. The site lies within Flood Zone "C".
3. Water and Waste Disposal: The project site is within the East Bay Municipal Utility District and Contra Costa County Central Sanitation District service areas. The Sanitary district has indicated that capacity exists to support the development, however the project proponent must comply with the regulations and requirements of the Districts prior to construction permit approvals. Conditions of approval will ensure the project has water service.
4. Fire Protection: Prior to the approval of a final map, the applicant is required to demonstrate that all of the proposed development is in compliance with the ordinances and regulations of the Fire District and obtain approval by the Contra Costa County Fire Protection District prior to the commencement of construction permits.
5. Public Protection: The Growth Management Element Standard is 155 square feet of Sheriff facility station per 1,000 population. The small population increase associated with this project is not significant. Prior to approval of the Final Map, the applicant is required to establish a police services tax district to mitigate the impacts of the development on police services.
6. Parks & Recreation: The proposed project will have a minor cumulative effect on demand for park and recreation facilities, and is subject to payment of park dedication fees in the amount of \$7,238 per residential parcel to mitigate impacts.

B. Approval of Tentative Map

- Required Finding: The County Planning Agency shall not approve a tentative map unless it shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general and specific plans required by law.

*Project Finding. The project is consistent with the various elements of the General Plan. The land use designation is SL, which allows for low density single family residential development. The tentative map provides for 9 new residential lots on a 5.92-acre parcel, which complies with the mid to high range density requirement.*

- Required Finding: The County Planning Agency shall not approve a tentative map unless it shall find that the proposed subdivision fulfills construction requirements.

*Project Finding: Public Works requires that the project comply with collect and convey regulations and design standards for construction of private roads. (Improvements that include Reliez Valley Road) The County Geologist stated that the site is feasible for construction from a geologic standpoint with the implementation of the geologic mitigation measures and conditions of approval that is included below. Buildings must comply with the requirements of the Uniform Building Code.*

## CONDITIONS OF APPROVAL

### **General**

1. \_\_\_\_\_ This approval is based upon the exhibits received by the Community Development Department as shown on the revised Vesting Tentative Map and Site Development dated July 16, 2007 and as generally shown on the revised Stormwater Control Plan dated September 4, 2007 and Civil Plans dated June 23, 2006.

The approval is also based upon the following reports:

- A. Final Tree Report prepared by Ed Brennan, Consulting Arborist dated January 16, 2006 and Tree inventory and removal sheet L-2 submitted on July 16, 2007.
- B. Revised Stormwater Control Report prepared by Terra Firma, Inc. dated September 4, 2007.
- C. Slope Density Map prepared by Terra Firma, dated received on July 16, 2007.
- D. Darwin Myers Associates, Geologic Peer Review and Recommendation third review letter dated August 2, 2007.
- E. Preliminary Geotechnical and Geology Investigation on Residential development by Neil O. Anderson and Associates, dated February 5, 2006.

F. Design Guidelines prepared for “Summer Hills Park” subdivision as amended on April 21, 2008.

2. \_\_\_\_\_ Applicant Indemnification of County – Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the Agency (the County) or its agents, officers, or employees to attack, set aside, void, or annul, the Agency's approval concerning this subdivision map application, which action is brought within the time period provided for in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense.
3. \_\_\_\_\_ Compliance Report – At least 30 days prior to filing a final map or issuance of grading permit, which ever occurs first, the applicant shall submit a report on compliance with the conditions of approval with this permit for the review and approval of the Zoning Administrator. The fee for this application is a deposit of \$1,000 that is subject to time and materials costs. Should staff costs exceed the deposit, additional fees will be required.
  - A. Except for those conditions administered by the Public Works Department, the report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition.
  - B. Unless otherwise indicated, the applicant will be required to demonstrate compliance with the condition of this report prior to filing the final map.

### **Residential Design**

4. \_\_\_\_\_
  - a. Prior to the issuance of building permits the applicant shall provide for the review the review and approval of the Zoning Administrator a color and materials sample including building roof materials accompanied with architectural drawings showing detailed floor plans, Sections, and elevations with finish. The materials and colors submitted shall provide sufficient variations and contrast of colors to enhance the residential design of the home within the subdivision. The color and materials chosen shall also serve to limit the visual impacts of the new subdivision on neighboring residences. A fee may be administered for this review.

The guide for development shall be the Single family Residential Districts of (R-10 and R-20), subject to the Zoning Administrator's review and approval at the time of issuance of building permits. All residential structures shall be submitted to the Zoning Administrator for

review and approval to ensure consistency with this permit and the Design Guidelines.

- b. Design Guidelines applicable to the subdivision shall be recorded concurrently with the Final Map. The guidelines as recorded shall be detailed and specify all language as provided within the design guideline document submitted to the County on May 14, 2007 and as amended by the Zoning Administrator on April 21, 2008 . **(Mitigation Measure AES Ib)**

- Three off street guest parking spaces shall be provided for all lots. Providing four spaces shall be encouraged.
- Architectural building plans shall be subject to the review and approval of the Zoning Administrator prior to any building permits.
- The homes proposed on lots 1-3 shall not exceed 3,900 square feet, plus a maximum of 600 square feet for a three car garage
- Lots 4 and 9 shall be stepped/tiered homes with grade
- Avoid two story high vertical walls on the down slope lots
- No 3-story structures are allowed.

The residential design for homes on lots 1-3 shall provide additional design considerations to improve the view of the residence from Reliez Valley Road.

#### **Creation of Homeowners Association and CC&R's**

5. \_\_\_\_\_ Creation of a Home Owners Association (HOA) – Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approval of the Zoning Administrator prior to filing the Final Map. This document shall provide for the creation of a homeowners association that is responsible for maintenance of the private streets, scenic development areas with required storm water control measures, special road paving, drainage, and retaining walls, landscaping/common areas.

During long term operation of the storm drain system and maintaining the storm water control measure implemented, the HOA shall be responsible for hiring a contractor to complete regular maintenance activities, such as de-silting culverts and removing vegetation and debris from the storm drain inlet, to assure that facilities are operating at their design capacities and to prevent on-site and downstream flooding problems.

The CC&R's and Design Guidelines shall be recorded concurrently with the Final Map.

**Alternative Street Names**

6. \_\_\_\_\_ Submittal of Alternative Street Names – At least 30 days prior to filing a Final map, three alternative street names for the proposed private road shall be submitted for the review and approval of the Community Development Department, Graphics Section (335-1270). The Final Map cannot be certified by the Community Development Department without the approved street names.

**Deed Disclosures**

7. \_\_\_\_\_ Prior to the filing of the Final Map the applicant shall provide the following deed disclosures for review and approval of the Zoning Administrator:
- Reference and Details describing the Covenants, Conditions and Restrictions (CC&R's); establishment for the Homeowners Association and responsibilities;
  - The deed disclosure shall incorporate a disclosure to future home buyers disclosing the scenic/restricted development easements and its limits (limits shall include no development of any structures, buildings, grading, fencing or removal of trees and landscaping) and ownership, maintenance of the storm water control measures, and maintenance of any entrance signs or perimeter fences; **(Mitigation Measure Geo/Soils VI a4)**
  - Language shall also be included detailing the Design Guidelines applicable to the lots within this subdivision;
  - Language shall be provided notifying future property owners acknowledging the geotechnical report, title and firm, calling attention to approved recommendations and remediation/corrective grading and noting that the report is available from the seller.

**East Bay Municipal Utility District**

8. \_\_\_\_\_ Prior to recordation of the final map the applicant shall provide evidence, for review and approval of the Zoning Administrator, that water service is available to all residential lots proposed (i.e. EBMUD will serve letter or water main extension agreement).

**Perimeter Fencing**

9. \_\_\_\_\_ Prior to the issuance of any building permit the developer shall provide the design, color and location of any project sign and picket fence with columns or other entrance features for the review and approval of the

Zoning Administrator. Fence design shall mitigate, to the greatest extent possible, any visual impacts (including headlights from cars on the onsite private road) and noise impacts (including traffic noise from the private road) of the subdivision on the neighboring property of Mr. Kevin Lewis, at 1960 Reliez Valley Road, Lafayette, CA 94549. At least ten days prior to Zoning Administrator approval of the fence design, the applicant shall provide a copy of the fence plans to Mr. Lewis and provide an opportunity for Mr. Lewis to submit comments on the plan (as it affects the Lewis property) to the Zoning Administrator. No variances have been granted, therefore, the maximum height of a fence-retaining wall combination is limited to 6-feet maximum.

### **Debris Recovery Program**

10. \_\_\_\_\_ At least 15 days prior to the issuance of a grading permit or building permit the developer shall demonstrate compliance with the debris recovery program, which requires at least 50 percent of the jobsite debris generated by construction projects of 5,000 square feet or greater to be recycled or otherwise diverted from landfill disposal.

### **Phasing**

11. \_\_\_\_\_ The applicant may submit a phasing plan for review and approval of the Zoning Administrator and the Public Works Department, if desired.

### **Affordable Housing**

12. \_\_\_\_\_ Prior to the issuance of a building or grading permit, the developer shall pay an in-lieu fee of \$25,555.29 for each parcel for a total amount of \$230,000 for all nine parcels pursuant to the Inclusionary Housing Ordinance.

### **Payment of Any Supplemental Application Fees that is due**

13. \_\_\_\_\_ This application is subject to an initial application fee of (\$7,663.00), which was paid with the application submittal, plus time and material costs if the application review expenses exceed 100% of the initial fee. Any additional fee due must be paid within 60 days of the permit effective date or prior to use of the permit whichever occurs first. The fees include costs through permit issuance plus five working days for file preparation. The applicant may obtain current costs by contacting the project planner. If additional fees are owed, a bill will be sent to the applicant shortly after permit issuance.

**Police Service District**

14. \_\_\_\_\_ **Election for Establishment of a Police Services District to Augment Police Services –** The owner of the property shall participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the 9 residential parcels created by this subdivision approval. The tax shall be per parcel annual amount (with appropriate future CPI adjustment) then established at the time of voting by the Board of Supervisors. The election to provide for the tax shall be completed prior to filing the Final Map. The property owner shall be responsible for paying the cost of holding the election, payable at the time the election is requested by the owner. Allow a minimum of three to four months for processing.

**Fire Protection District**

15. \_\_\_\_\_ Prior to the approval of a final map, the applicant is required to demonstrate that all of the proposed development is located within one and one-half miles of a fire station, or that development within the project that is more than one and one-half miles from a fire station shall be required to provide automatic fire sprinkler systems.

**IF** the project requires fire sprinkler system then a deed disclosure for each new residential lot shall be recorded with the Final Map. This disclosure shall indicate that

“The proposed structure has been designed with automatic interior fire-suppression sprinkler system that meets the design standards of the Consolidated Fire Protection District.

**Restrictions on Development of Sales Model Units If Implemented**

16. \_\_\_\_\_ Prior to the issuance of building permits for construction of sale model units, the applicant shall provide documentation evidencing compliance with the requirements of the Water Conservation in New Developments Ordinance (Chapter 82-26). However, all sales model units shall be required to comply with the improvement standards and reporting requirements of the Water Conservation in New Developments Ordinance.

**Final Landscape Plan**

17. \_\_\_\_\_ a. Prior to issuance of grading permits or building permits for residential development of each lot, whichever occurs first, a Final Landscape Plan that has been prepared by a licensed landscape architect shall be submitted for the review and approval of the Zoning Administrator and shall be in compliance with the County Water Conservation Landscape



Ordinance 82-26 and shall be installed prior to occupancy of the building permit for that lot.

At least ten days prior to Zoning Administrator approval of the Final Landscape Plan, the applicant shall provide a copy of the proposed landscaping plan to Mr. Lewis and provide an opportunity for Mr. Lewis to submit comments on the plan (as it affects the Lewis Property) to the Zoning Administrator. The plan shall include landscape/irrigation plans that are full sized and in color that will include plant colors, locations of signs, and retaining walls. Trees to be provided along the Lewis property line within the scenic restricted development area shall be a minimum of 26 gallons in size and placed to provide additional screening of the private road from the Lewis property. The landscape plan shall provide for the protection in place, to the extent possible, of the trees located within the Scenic Restricted Development Area on Lot 9 (including Tree Numbers 106-114 & 124-139), as identified on the Tree Removal and Preservation Plan (Sheet L-2). Included with the final landscape plan shall be colors and elevations of any and all signage associated with the project.

- b. The landscaped area between the entry roadway and the Lewis property to the east (APN # 166-010-032) shall be moved from Lot 9 to the common area and maintained through the homeowner's association.
- c. Landscaping between the entry road and the Lewis property should occur directly following completion of the construction of the roadway.

## Air Quality

18. \_\_\_\_\_

Prior to the issuance of a grading or building the applicant shall show under the "General Notes" on all plans the dust control measures and construction equipment stated below for the review and approval of the Zoning Administrator to ensure these measures have been incorporated into the construction plans:

- Water the active construction site at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials *or* require all trucks to maintain at least two feet (2ft.) of freeboard.
- Water or cover stockpiles of debris, soils, sand and other materials that can be blown by the wind daily
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily with water sweepers all paved access roads, parking areas and staging areas at construction sites.

- Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent streets.
- Hydroseed disturbed areas as quickly as possible or apply (non-toxic) soil stabilizers to inactive construction areas.
- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Install temporary “No Construction Parking or Stopping” signs along the Reliez Valley Road frontage of the adjacent parcel to the north (the Lewis Property). No construction staging operations shall take place within the public Reliez Valley Road right of way.

**(Mitigation Measure – Air IIIb)**

- Construction equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications
- All diesel engines shall use ultra-low sulfur diesel fuel
- Unnecessary idling of construction equipment and trucks shall be prohibited. Equipment and trucks shall not be allowed to sit idling for more than five (5) minutes, except at initial startup.
- All diesel engines used in connection with the project’s construction shall be post 1996 models.
- On site power shall be used in order to minimize use of portable generators.
- A line for loading and unloading shall be designated on site not on Reliez Valley Road. If the line is established on Reliez Valley Road the location will be require the approval of the Public Works Department and Community Development Department.
- Trucks being unloaded or loaded, except under necessary conditions to operate vehicles, shall turn off their engines.

**(Mitigation Measure- Air IIIc)**

**Biology**

19. \_\_\_\_\_ Prior to issuance of grading, demolition, or building permits including the removal of trees the developer shall perform pre-construction bird surveys and take follow up action. If land or brush clearing activities are performed outside of the nesting season (i.e., between August 15 and January 31), no

surveys for nesting migratory birds is warranted; no significant adverse impact would occur. If land clearing activities are to commence during the nesting season (i.e., between February 1 and August 15), a pre-construction survey for nesting migratory birds should be conducted prior to the destruction of any suitable nesting habitat. The survey area should include all structures, trees, bushes and ruderal habitat on site and immediately adjacent to the property. The purpose of the preconstruction surveys is to determine if occupied nest are present within the zone of influence of the project. The pre construction surveys shall be performed by someone who is licensed and/or a certified biologist. Depending on the time of year and results of the preconstruction surveys, it might be necessary that construction activities commence within one week of the survey or at a maximum within 30 days as recommended by a qualified biologist. **(Mitigation Measure- Biological IV-d)**

If any occupied passerine nests are found within the zone of influence, grading and construction shall be prohibited within an adequate setback. Typical setbacks around occupied nests are 300 feet for raptors and 100 feet for passerines, depending on lines of site. The actual dimensions of each buffer zone shall be determined by a qualified biologist in consultation with the California Department of Fish and Game. Work within the setback would have to be delayed until after the young have fledged, as determined during surveys by a qualified biologist, or until after the nesting season as described above. **(Mitigation Measure – Biological IV-d)**

## Trees

20. \_\_\_\_\_ Prior to issuance of grading, tree removal or building permits the developer shall address the possibility that construction activity may damage those trees to be preserved, the developer shall provide the County with a security (e.g. surety bond or cash deposit) to allow for replacement of trees intended to be preserved that are damaged by construction activity. The planning would involve up to (25) minimum 26 gallons in size in the vicinity of the affected trees or equivalent planting contribution subject to the review and approval of the Zoning Administrator. **(Mitigation Measure BIO IVe)**

The bond amount is based on the following terms:

- The security shall provided shall be prepared by a licensed arborist or landscape architect or landscape contractor
- A labor and materials cost estimate for planting the twenty five (25) 26-gallon size trees and related irrigation improvements
- An additional 20% inflation cost of the total amount
- A \$100 initial processing fee

The security amount shall be retained for 36 months. At least 6 months prior to the the applicant's request for the return of the security, the applicant's arborist shall inspect the trees for any significant damage from construction activity and submit a report on the conclusions on the health to the Community Development Department.

21. \_\_\_\_\_ Prior to the issuance of a grading or building permit, whichever occurs first, the developer or property owner shall submit a surety bond or cash deposit for the tree planting and irrigation of at least nine (9) trees, minimum 26-gallons in size. The plan shall be prepared by a licensed arborist or landscape architect for the review and approval of the Zoning Administrator. The amount of the surety bond or cash deposit is the same as described under condition of approval number 22. **(Mitigation Measure BIO IVe)**
22. \_\_\_\_\_ At least 15 days prior to the issuance of grading, digging, building permits or tree removal the developer shall hire a consulting arborist to discuss work procedures and verify the protection of trees as recommended in the Final Arborist Report prepared by Ed Brennan and dated received by the Community Development Department on February 5, 2007 and as required in these conditions of approval. Submittal of evidence shall include a copy of the contract with the qualified arborist on site, the schedule and contact information accompanied with any photographs and/or site plans demonstrating compliance. **(Mitigation Measure BIO IVe)**

### Cultural

23. \_\_\_\_\_ If deposits of prehistoric or historical archaeological materials are encountered during project construction activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist shall be contracted to evaluate the discoveries and make recommendations regarding their potential significance and extent throughout the site. If such deposits cannot be avoided, they shall be evaluated for their California and National Register eligibility. If the deposits are not eligible, additional mitigation is not necessary. If the deposits are eligible, they shall be avoided or adverse project effects shall be mitigated. Upon completion of the archaeologist's evaluation, a report shall be prepared documenting the methods and results of the research, and recommendations for additional mitigation. The report should be submitted to the Contra Costa County Community Development Department.
24. \_\_\_\_\_ If paleontological resources are encountered during subsurface construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist/paleontologist can evaluate the finds and make recommendations. If the paleontological resources are found to be significant, they shall be avoided by project construction activities and recovered by a qualified paleontologist. Upon completion of the recovery, a

paleontological assessment shall be conducted by a qualified paleontologist to determine if further monitoring for paleontological resources is required. The assessment shall include: 1) the results of any geotechnical investigation prepared for the project site; 2) specific details of the construction plans for the project site; 3) background research; and 4) limited subsurface investigation within the project site.

25. \_\_\_\_\_ If human remains are encountered at any point during project construction, work shall halt and the Contra Costa County Coroner shall be notified immediately. In addition, the archaeological monitor shall be contacted to examine the situation. If human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of this identification. Pursuant to Public Resources Code Section 5097.98, the Native American Heritage Commission shall identify a Native American Most Likely Descendent to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

#### **Geology and Soils and Scenic Easement**

26. \_\_\_\_\_ Prior to the filing of the Final Map the developer shall record a restrictive development easement for each lot. The easement shall be extended to cover additional land and must encompass the proposed 8" Bench with V-Ditch. The scenic easement shall be re-established by submittal of a revised Vesting Tentative Map and deed disclosure prior to the filing of the map however recorded concurrently with the final map and pursuant to the review and approval of the Zoning Administrator. **(Mitigation Measure Geo/Soils VI A4)**
27. \_\_\_\_\_ Prior to the issuance of a grading or building permit the developer's geotechnical engineer shall be required to provide a corrective grading plan that also address cut/fill pads, differential thickness lots, retaining or perimeter walls, design of C.3 (Storm water Control) vegetated swales and the specifics of the proposed project. The corrective grading plan shall protect in place, to the extent possible, the trees located within the Scenic Restricted Development Area on Lot 9 (including Tree Numbers 106-114 & 124-139), as identified on the Tree Removal and Preservation Plan (Sheet L-2). **(Mitigation Measure Geo/Soils VI A4)**
28. \_\_\_\_\_ At least 30 days prior to the issuance of a grading or building permit for each prospective lot, the developer shall submit a) cut/fill map b) detailed grading and drainage plan, and c) update letter from the geotechnical engineer providing comments on the consistency of the grading and drainage plans with the recommendations in the geotechnical report, and provide specific foundation design criteria and standards. The geotechnical report should give consideration to special foundation recommendations for

cut/fill transitions within buildings and expansive clay stone/non expansive sandstone contacts beneath buildings, and address corrosivity of soils and weathered bedrock. In addition, the developer shall also provide a map showing the qualified consultant's interpretation of the distribution of fill on the site for the review and approval of the County Geologist and Zoning Administrator. **(Mitigation Measure Geo/Soils VI A4)**

A fee of \$750 must be accompanied with the submittal of all geotechnical documents requested for review and approval. **(Mitigation Measure Geo/Soils VI A4)**

29. \_\_\_\_\_ A deed disclosure shall be recorded concurrently with the filing of the Final Map notifying future buyers of the detailed Geology and Soils report and fees as indicated in the above mitigation. **(Mitigation Measure Geo/Soils VI A4)**

### Hydrology

30. \_\_\_\_\_ During long term operation of the storm drain system, the project developer shall be responsible for hiring a contractor to complete regular maintenance activities, such as desilting culverts and removing vegetation and debris to assure the facilities are operating at their design capacities and to prevent on-site and downstream flooding problems. **(Mitigation Measure VIII f-2)**

31. \_\_\_\_\_ At least 30 days prior to the issuance of grading permits an erosion control plan shall be submitted for the review and approval of the Grading Section of the Building Inspection Department and the review and approval of the Zoning Administrator. The erosion control plan shall provide for the following measures: **(Mitigation Measure – Hydrology VIII f)**

- All grading excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and;
- All areas of exposed soils shall be replanted to minimize erosion and subsequent sedimentation;
- After October 15, the grading permit shall allow only erosion control work. Any modification to the above schedule shall be subject to the review by the Grading Section of the Building Inspection Department and the review and approval of the Zoning Administrator.

### Child Care

32. \_\_\_\_\_ Prior to issuance of building permits, the developer shall pay a fee of \$400.00 per lot/unit toward childcare facility needs in the area as established by the Board of Supervisors.

**Park Dedication**

33. \_\_\_\_\_ Prior to issuance of building permits, the developer shall pay a park dedication fee in the amount of \$7,238 per residential unit.

**Haul Routes**

34. \_\_\_\_\_ Haul routes shall be generally limited to those areas of the site which are proposed to be graded to avoid unnecessary scarring of hillsides. Hauling of material through an approved scenic easement shall be precluded.

**Construction and Noise**

35. \_\_\_\_\_ Construction Period Development Activity Restrictions – Contractor and/or developer shall comply with the following construction noise, dust, litter, and traffic control requirements: **(Mitigation Measures – Noise XI d)**

Noise generating construction activities including such things as power generators shall be limited to the hours of 8:00 A.M. to 5:00 P.M. Monday through Friday and prohibited on the state and federal Holidays as listed below.

- A. All other construction activities 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 on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)  
Birthday of Martin Luther King, Jr. (State and Federal)  
Washington's Birthday (Federal)  
President's Day (State)  
Cesar Chavez Day (State)  
Memorial Day (State and Federal)  
Independence Day (State and Federal)  
Labor Day (State and Federal)  
Columbus Day (State and Federal)  
Veterans Day (State and Federal)  
Thanks Giving Day (State and Federal)  
Day after Thanksgiving (State)  
Christmas Day (State and Federal)

For specific details on what day the State and Federal Holidays fall on, please visit these web url's:

<http://www.opm.gov/fedhol/2006.asp>  
<http://www.edd.ca.gov/eddstholiday.htm>

- B. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers that are in good condition and shall locate stationary noise-generation equipment such as air compressors and concrete pumpers as far away from existing residences as possible.
- C. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows.
- D. Transporting of heavy equipment and trucks shall be limited to the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday, and is prohibited on state and federal holidays.
- E. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
- F. At least one week prior to commencement of grading, the applicant shall post at the site and mail to the owners of property within 300 feet of the exterior boundary of the project site, notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall also be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of individuals responsible for noise and litter control, tree protection, construction traffic and vehicles and the 24-hour emergency number shall be expressly identified on the notice.

A copy of the notice shall be concurrently transmitted to the Community Development Department. The notice shall be accompanied by a list of names and addresses of the property owners noticed, and a map identifying the area noticed.

- G. ***Prior to approval of plans for a building or issuance of a grading permit,*** the applicant shall provide a letter to the Community Development Department indicating that he has fully disclosed these requirements to all contractors and subcontractors within this project.
- H. A dust and litter control program shall be submitted for review and approval of the Zoning Administrator. Any violations of the approved program or applicable ordinances, the developer shall not be allowed to continue until an appropriate construction bond has been posted.



**PUBLIC WORKS CONDITIONS OF APPROVAL FOR SUBDIVISION 07-9174**

**The Applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the County Ordinance Code. Any exceptions must be stipulated in these conditions of approval. Conditions of Approval are based on the Vesting Tentative Map received by the Community Development Department on July 16, 2007 and Revised Storm Water Control Plan dated September 4, 2007.**

**COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO  
RECORDATION OF THE FINAL MAP****General Requirements:**

36. \_\_\_\_\_ 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 revised Vesting Tentative Map received by the Community Development Department on July 16, 2007.
37. \_\_\_\_\_ Improvement plans prepared by a registered civil engineer shall be submitted to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the County Ordinance Code for the conditions of approval of this Subdivision. These plans shall include any necessary traffic signage and striping plans for review by the Transportation Engineering Division.

**Frontage Improvements (Reliez Valley Road):**

38. \_\_\_\_\_ Applicant shall construct concrete curb, gutter, 5 foot wide sidewalk (width measured from face of curb), necessary longitudinal and traverse drainage, street lighting, and pavement widening and transitions along the frontage of Reliez Valley Road. Applicant shall construct face of curb 10 feet from the ultimate right of way line.
39. \_\_\_\_\_ Applicant shall construct a street-type connection with minimum 20-foot radii curb returns in lieu of a standard driveway depression at the proposed intersection of the on-site private road and Reliez Valley Road. Curb ramps shall also be constructed at the returns and be constructed in accordance with the current County Standard Plans.

**Private Roads (On-Site):**

40. \_\_\_\_\_ The applicant shall construct an on-site roadway system to meet current County private road standards, with a minimum pavement width of 20 feet (measured from curb to curb). A minimum pavement width of 30 feet shall be constructed at the project entrance and minimum of 24 feet at all curves, as shown on the Vesting Tentative Map. An adequate turnaround shall be constructed at the terminus of the on-site private road that will accommodate passenger vehicles, delivery trucks, and any emergency vehicles that may require access to the lots at the end of the roadway.
41. \_\_\_\_\_ Applicant shall demonstrate to the satisfaction of the Public Works Department that the Fire District has reviewed and approved the on-site roadway system and proposed turnaround.
42. \_\_\_\_\_ Applicant shall align the on-site private road with the existing intersection of Stagecoach Drive and Reliez Valley Road. The final alignment and lane configuration at the proposed intersection of the private road and Reliez Valley Road shall be subject to the review and approval of the Traffic Engineer of the Public Works Department.

**Access to Adjoining Property:**Proof of Access

43. \_\_\_\_\_ Applicant shall furnish proof to Public Works 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

44. \_\_\_\_\_ Applicant shall obtain an encroachment permit from the County's Application and Permit Center for construction of driveways, frontage improvements, or other improvements within the right of way of Reliez Valley Road.

Abutter's Rights of Access

45. \_\_\_\_\_ Applicant shall relinquish abutter's rights of access along Reliez Valley Road with the exception of the proposed private road intersection.

**Sight Distance:**

46. \_\_\_\_\_ Applicant shall provide adequate sight distance at the private on-site road intersection with Reliez Valley Road for a through traffic design speed of

45 miles per hour. The applicant shall trim vegetation, as necessary, and any new landscaping, walls, fences, signs, or any other obstructions must be placed to maintain adequate sight distance.

**Parking**

47. \_\_\_\_\_ Parking shall be prohibited on both sides of the on-site private road where the curb to curb width is less than 28 feet. Parking shall also be prohibited along horizontal curves. "No Parking" signs and pavement markings shall be installed along these portions of the on-site roadway system, subject to the review and approval of Public Works.

**Pedestrian Facilities:**

48. \_\_\_\_\_ Curb ramps and driveways shall be designed and constructed in accordance with current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right of way shall be dedicated at the curb returns to accommodate the returns and curb ramps.
49. \_\_\_\_\_ The applicant shall design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.

**Underground Utilities:**

50. \_\_\_\_\_ All new and existing utility distribution facilities shall be installed underground.

**Maintenance of Facilities:**

51. \_\_\_\_\_ A Homeowner's Association (HOA) or other acceptable entity other than the County shall be formed to insure maintenance of all common areas, the on-site private roadway system, any private street lights, public and private landscaped areas, private drainage facilities, clean water facilities, retaining walls, fences, etc. The County will not accept these facilities for maintenance.
52. \_\_\_\_\_ Property Owner(s) shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the private facilities, and develop and enter into a maintenance plan of operation agreement that will insure that all common areas, the on-site private roadway system, any private street lights, public and private landscaped areas, private drainage facilities, clean water facilities, retaining walls, and fences throughout the site will be

maintained, for the review and approval of the Public Works and Community Development Departments.

**Drainage Improvements:**

Collect and Convey

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

**Miscellaneous Drainage Requirements:**

54. \_\_\_\_\_ Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Design Standards.
55. \_\_\_\_\_ Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
56. \_\_\_\_\_ 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 proposed storm drain line traversing the site.

**Provision "C.3" of the NPDES Permit:**

57. \_\_\_\_\_ This project shall fully comply with the County's Stormwater Management and Discharge Control Ordinance, the Stormwater C.3 Guidebook, and the requirements of the Regional Water Quality Control Board. As part of these requirements, the applicant shall incorporate Integrated Management Practices (IMPs) or Best Management Practices (BMPs) to the maximum extent practicable into the design of this project, implement them, and provide for perpetual operation and maintenance for all treatment IMP/BMPs..
58. \_\_\_\_\_ A Stormwater Control Plan received on September 4, 2007 by the Community Development Department was reviewed and determined to be preliminarily complete. Although Stormwater Control Plan has been determined to be preliminarily complete, it is subject to revision during the preparation of improvement plans, as necessary, to bring it into full compliance with C.3 stormwater requirements. The applicant shall submit to the Public Works Department a *final* Stormwater Control Plan that has been certified and stamped by a licensed Civil Engineer, Architect, or

Landscape Architect for the review and approval of the Public Works Department.

59. \_\_\_\_\_ All construction plans (including, but not limited to, site, improvement, structural, mechanical, architectural, building, grading and landscaping plans) shall comply with the preliminarily approved Stormwater Control Plan (SWCP) or any subsequently revised SWCP, the County's Stormwater Management and Discharge Control Ordinance, the "C.3 Guidebook" and the requirements of the Regional Water Quality Control Board. All construction plans shall include details and specifications necessary to implement all measures of the SWCP, subject to the review and approval of the County. To insure conformance with the SWCP, the applicant shall submit a completed "Construction Plan C.3 Checklist" indicating the location on the construction plans of all elements of the SWCP as described in the "C.3 Guidebook".
60. \_\_\_\_\_ 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.
61. \_\_\_\_\_ Applicant shall collect and treat all storm water runoff from the required frontage improvements in a treatment facility (IMP/BMP) located on-site.
62. \_\_\_\_\_ The applicant shall provide an Operation and Maintenance (O&M) Plan for the review of the Public Works Department, and record an Operation and Maintenance Agreement prior to the filing of the Final Map.
63. \_\_\_\_\_ The applicant shall annex into any financing mechanisms (e.g. Community Facilities District) formed to insure that all cost associated with the perpetual Operation & Maintenance, administration and reporting of these water quality features (including cost associated with all required County administration and reporting) are paid for by the property owner(s) that are or will be benefiting from this development.

### **Street Lights**

64. \_\_\_\_\_ Property owner shall apply for annexation to County Service Area L-100 Lighting District by submitting: a letter of request; a metes and bounds description; and pay the current LAFCO fees, or apply for annexation to another street light financing mechanism approved by the Public Works Department. Annexation shall occur prior to filing of the Final Map. The applicant shall be aware that this annexation process must comply with State Proposition 218 requirements, which state that the property owner must hold a special election to approve the annexation. This process may take approximately 4-6 months to complete. Annexation into a street light

service area does not include the transfer of ownership and maintenance of street lighting on private roads.

**National Pollutant Discharge Elimination System (NPDES):**

65. \_\_\_\_\_ The applicant shall be required to comply with all rules, regulations, and procedures of the National Pollutant Discharge Elimination Systems (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 or Central Valley Region).

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

- Minimize the amount of directly connected impervious surface area.
- Stencil advisory warnings on all catch basins and storm drains.
- Construct concrete driveway weakened plane joints at angles to assist in directing runoff to landscaped/pervious areas prior to entering the street curb and gutter.
- Shared trash bins shall be sealed to prevent leakage, OR, shall be located within a covered enclosure.
- Prohibit or discourage direct connection of roof and area drains to storm drain systems or through-curb drains.
- Shallow roadside and on-site grassy swales.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives, equivalent to the above, as approved by the Public Works Department.

**ADVISORY NOTES**

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

**A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a 90-day period after the project is approved.

The ninety (90) day period in which you may protest the amount of any fee or the imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the Community Development Department within 90 days of the approval date of this permit.

- B. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination Systems (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).
- C. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- D. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- E. Comply with the Bridge/Thoroughfare Fee Ordinance requirements for the Central County Area of Benefit as adopted by the Board of Supervisors. These fees must be paid prior to issuance of a building permit.
- F. Comply with the Drainage Fee Ordinance requirements for Drainage Area 62, as adopted by the Board of Supervisors. This fee must be paid prior to the filing of a Final Map.
- G. Comply with the requirements of the Contra Costa County Central Sanitary District.
- H. Comply with the requirements of the East Bay Municipal Utility District.
- I. Comply with the requirements of the Contra Costa Consolidated Fire Protection District.
- J. Comply with the requirements of the County Office of the Sheriff.
- K. Comply with the requirements of the Building Inspection Department. Permits are required prior to grading and construction.

The fees include but are not limited to the following:

Park Dedication	\$7,238 per residence.
Child Care	\$400 per residence.

An estimate of the fee charges for each approved lot may be obtained by contacting the Building Inspection Department.

- L. Police Service District Costs and Necessary Processing Time—The applicant is advised that the tax for the police services district is currently set by the Board of Supervisors at \$200 per parcel annually (with appropriate future Consumer Price Index (CPI) adjustments). The annual fee is subject to modification by the Board of Supervisors in the future. The current fee for holding the election is \$800 and is also subject to modification in the future. The applicable tax and fee amounts will be those established by the Board at the time of voting. *The applicant is advised that the election process takes from 3 to 4 months and must be completed prior to recording the Final Map.*
- M. Vesting Tentative Map Rights—The approval of this vesting tentative map confers a vested right to proceed with development in substantial compliance with ordinances, policies, and standards in effect as of October 9, 2007, the date the vesting tentative map application was accepted as complete by the Community Development Department. The vested rights also apply to development fees, which the County has adopted by ordinance. These fees are in addition to any other development fees, which may be specified in the conditions of approval.
- N. 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.

SD079174 -- 3/7/08

LCC





Contra  
Costa  
County

To: Board of Supervisors  
From: Catherine Kutsuris, Conservation and Development Director  
Date: May 14, 2013

Subject: Resolution of Intention to Form Zone 2903 of County Service Area P-6 in the Lafayette Area

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**RECOMMENDATION(S):**

1. ADOPT Resolution No. 2013/194, initiating proceedings for the formation of a new zone, Zone 2903, within County Service Area P-6, in the Lafayette area.
2. FIX a public hearing for June 4, 2013, at 9:30 a.m., on the formation of Zone 2903 within County Service Area P-6.
3. FIX a public hearing for June 4, 2013, at 9:30 a.m., to consider the adoption of Ordinance No. 2013-13, which would authorize the levy of a special tax to augment funding for police protection services in proposed Zone 2903, and to authorize submission of the ordinance to the voters for approval at the August 6, 2013 election.

**FISCAL IMPACT:**

The cost of establishing the proposed Police Services Special Tax District is paid for by the developer of the subdivision.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

---

Action of Board On: **05/14/2013** ☒ APPROVED AS  
RECOMMENDED

☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 14, 2013

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Christine Louie,  
925-674-7787

cc:

### BACKGROUND:

Per the conditions of approval for Subdivision 9174 (Arbor View Estates Subdivision, County File #SD07-9174), the developer of the property identified as 1964 Reliez Valley Road in the Lafayette area is required to establish a Special Police Services Tax District for the 9-lot subdivision prior to recording the final map for the subdivision. The proposed special tax district would fund an increase in the level of police protection services that is provided in the unincorporated area of Lafayette.

Adoption of a resolution of intent to form a new tax district (Resolution No. 2013/194) is required by Government Code Section 25217, subdivision (b), as the first step in forming the proposed zone, which will serve as the vehicle to collect special taxes within the proposed zone if the tax measure is approved by the voters at the August 6, 2013, ballot. The resolution includes information regarding the name and boundaries of the zone, the different level of services to be provided, and the method by which the increased level of service is to be funded. The resolution also directs the Clerk of the Board to publish and mail notice of a public hearing regarding the proposed zone formation. It is recommended that the Board set this hearing for 9:30 a.m. on June 4, 2013.

If at the conclusion of that public hearing the Board determines that more than 50% of the total number of voters residing within the proposed zone have filed written objections to the formation, Government Code section 25217.1, subdivision (b)(1), would require the Board to determine that a majority protest exists and to terminate the proceedings. The proposed police service district currently consist of a single 5.9-acre property owned by a single entity, Arbor View Estates, LLC, who per the conditions of approval for the subdivision is required to establish the police service district prior to recording the final map.

If there is no majority protest and the Board elects to proceed with the formation of the zone, a second public hearing would be required to consider the approval of Ordinance No. 2013-13, pertaining to the proposed levy of a special tax on the subject parcel within Zone 2903 for police protection services and submission of the measure to the voters, pursuant to Government Code section 50077, subdivision (a). It is recommended that this hearing be set at 9:30 a.m. on June 4, 2013, immediately following the hearing on the zone formation. If the Board thereafter adopts Ordinance No. 2013-13, the tax measure would be submitted for placement on the August 6, 2013, ballot.

### CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not approve this item, Ordinance No. 2013-13 will not be adopted and formation of Special Tax Zone 2903 will not occur, and the Special Tax District will not be established at the June 4, 2013 hearing.

### CHILDREN'S IMPACT STATEMENT:

None.

### ATTACHMENTS

Resolution No. 2013/194

Exhibit A, Legal Description

Exhibit B, Map

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA**  
**and for Special Districts, Agencies and Authorities Governed by the Board**

Adopted this Resolution on 05/14/2013 by the following vote:

**AYES:** ☐

**NOES:** ☐

**ABSENT:** ☐

**ABSTAIN:** ☐

**RECUSE:** ☐



**Resolution No. 2013/194**

**RESOLUTION OF INTENTION TO FORM ZONE 2903 OF COUNTY SERVICE AREA P-6 IN THE LAFAYETTE AREA**

The Board of Supervisors of Contra Costa County RESOLVES:

1. The Board of Supervisors of Contra Costa County proposes the formation of a new zone in the Lafayette area of County Service Area (CSA) P-6, pursuant to Article 8 of Chapter 2.3 of Part 2 of Division 2 of Title 3 of the California Government Code.
2. The boundaries of the territory to be included in the zone area are described in 'Exhibit A' and shown in 'Exhibit B', both of which are attached hereto and incorporated herein by this reference.
3. The formation of Zone 2903 is proposed to provide the County of Contra Costa with a method of financing an increased level of police protection services to the area within the zone.
4. The proposed zone would provide a level of police protection services that exceeds the level of service outside the zone, and if approved by the voter, the proposed zone would generate additional revenue in the form of special taxes to fund the increase in this level of service.
5. The increase in the level of service would be financed through the levy of a voter-approved special tax on all taxable parcels within the zone.
6. The name proposed for the zone is "Zone 2903" of CSA P-6.

At 9:30 a.m. on June 4, 2013, in the Chamber of the Board of Supervisors, County Administration Building, 651 Pine Street, Martinez, CA 94553, this Board will conduct a public hearing upon the proposed formation of Zone 2903 of CSA P-6.

The Clerk of the Board is hereby directed to give notice of the public hearing by (1) publishing a notice that complies with Government Code section 25217, subdivision (d)(1), pursuant to Government Code section 6061; (2) mailing the notice to all owners of property within the proposed zone; (3) mailing the notice to each city and special district that contains, or whose sphere of influence contains, the proposed zone; and (4) posting the notice in at least three public places within the territory of the proposed zone.

At 9:30 a.m. on June 4, 2013, in the Chamber of the Board of Supervisors, County Administration Building, 651 Pine Street, Martinez, CA 94553, this Board will conduct a public hearing upon the proposed formation of Zone 2903 of CSA P-6.

The Clerk of the Board is hereby directed to give notice of the public hearing by (1) publishing a notice that complies with Government Code section 25217, subdivision (d)(1), pursuant to Government Code section 6061; (2) mailing the notice to all owners of property within the proposed zone; (3) mailing the notice to each city and special district that contains, or whose sphere of influence contains, the proposed zone; and (4) posting the notice in at least three public places within the territory of the proposed zone.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

**ATTESTED: May 14, 2013**

David J. Twa, County Administrator and Clerk of the Board of Supervisors

**Contact: Christine Louie, 925-674-7787**

By: , Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Real property situated in an unincorporated area of the County of Contra Costa, State of California described as follows:

Being all of that certain parcel of land described in the deed from Carole M. Fette, trustee of the Carol M. Fette Charitable Remainder Unitrust, to Arbor View Estates, LLC, recorded October 28, 2011, Series No. 2011-0232944, Contra Costa County Records, more particularly described as follows:

**BEGINNING** at the most southwesterly corner of the above-mentioned parcel, said point being along the easterly right of way of Reliez Valley Road; (1) thence northerly along the easterly right of way of said road, North 32°28'01" West, 387.41 feet; (2) thence leaving the easterly right of way of said road, North 57°31'59" East, 151.37 feet; (3) thence North 28°05'01" West, 74.19 feet; (4) thence North 42°56'21" East, 442.80 feet; (5) thence South 33°00'40" East, 378.85 feet; (6) thence South 22°03'47" West, 347.62 feet; (7) thence South 58°57'23" West, 306.13 feet to the **POINT OF BEGINNING**.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Exhibit "B" attached hereto and made a part hereof.

Containing 5.9 acres more or less

APN 166-010-005  
1964 RELIEZ VALLEY ROAD  
LAFAYETTE, CA



*Izzat S. Nashashibi*

LOT 14 TR 6844  
446 M 33  
APN 166-010-039

LOT 15 TR 6844  
446 M 33  
APN 166-042-012

LOT 16 TR 6844  
446 M 33  
APN 166-042-013

SHERMAN  
2001-0048884  
APN 166-010-014

HEATH  
2008-0018360  
APN 166-010-041

ZAVALA  
2008-0018362  
APN 166-010-040

FRIOO  
2009-0041562  
APN 166-010-011

LOT 17 TR 6844  
446 M 33  
APN 166-042-014

LEWIS / ABRAMSON  
2002-0436858  
APN 166-010-032

ARBOR VIEW ESTATES, LLC  
2011-0232944  
APN 166-010-005  
1964 RELIEZ VALLEY ROAD  
LAFAYETTE, CALIFORNIA  
AREA = 258,801 S.F.  
5.94 ACRES ±



( IN FEET )  
1 inch = 100 ft.

BASIS OF BEARINGS

N32°28'01"W 387.41'

N32°28'04"W 525.83' (M-M)

RELIEZ VALLEY ROAD

N32°28'04"W  
43.81' (M-M)

STAGECOACH DRIVE

### BASIS OF BEARINGS

CALIFORNIA COORDINATE SYSTEM, ZONE 3. MONUMENT  
LINE ON RELIEZ VALLEY ROAD, SUBDIVISION 5062, TAKEN  
AS N32°28'04"W (224 M 1).

### EXHIBIT "B"

APN 166-010-005  
1964 RELIEZ VALLEY ROAD  
LAFAYETTE CALIFORNIA

SCALE	1"=100'
DATE	11/28/12
BY	PE
JOB NO.	12007

HUMANN COMPANY INC.

ENGINEERING - SURVEYING  
1021 BROWN AVE. LAFAYETTE, CA 94549  
PH (925)283-5000 FAX (925)283-3578



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Catherine Kutsuris, Conservation and Development Director  
Date: June 4, 2013

Subject: HEARING TO CONSIDER THE PROPOSED FORMATION OF ZONE 2903 IN COUNTY SERVICE AREA P-6  
IN THE UNINCORPORATED AREA OF LAFAYETTE (DISTRICT V)

---

**RECOMMENDATION(S):**

1. OPEN the hearing on the proposed formation of Zone 2903 within County Service Area P-6; CONSIDER all oral and written comments; and CLOSE the hearing.
2. DETERMINE whether a majority protest of the voters residing within the boundaries of proposed Zone 2903 exists pursuant to Government Code section 25217.1(b)(1). In the event that the Board determines a majority protest exists, TERMINATE the proceedings.
3. If the Board determines a majority protest does not exist, ADOPT Resolution No. 2013/230 attached hereto, establishing Zone 2903 of County Service Area P-6 subject to voter approval of a special tax to fund police protection services within the zone.

**FISCAL IMPACT:**

The cost of establishing the Police Service District and the election is paid for by the subdivider.

**BACKGROUND:**

Per the conditions of approval for Subdivision #9174 (County File #SD07-9174), prior to recording the final map for the subdivision, the subdivider is required to establish a special police services tax district for the subdivision in order to provide additional funding to augment police services in the area of the subdivision. The property

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

---

Action of Board On: **06/04/2013** ☒ APPROVED AS  
RECOMMENDED

☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: June 4, 2013

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Christine Louie,  
925-674-7787

cc:

#### BACKGROUND: (CONT'D)

to be placed within the special tax district consists of a vacant 5.9-acre site located at 1964 Reliez Valley Road in the unincorporated Lafayette area.

On May 14, 2013, the Board granted conceptual approval of an August 6, 2013, ballot measure seeking approval of a special tax to fund an increase in the level of police protection services that is provided in the unincorporated area of Lafayette.

On May 14, 2013, the Board approved Resolution No. 2013/194, as required by Government Code section 25217, subdivision (b), as the first step in forming a new zone within County Service Area (CSA) P-6. The proposed zone would serve as the vehicle to collect special taxes within the proposed zone if a special tax measure is approved by voters on August 6, 2013.

Pursuant to Government Code section 25217.1, subdivision (a), at the public hearing, the Board is required to hear and consider any protests to the formation of the zone. Pursuant to Government Code section 25217.1, subdivision (b)(1), in the case of inhabited territory, if at the conclusion of the public hearing, the Board determines that more than 50 percent of the total number of voters residing within the proposed zone have filed written objections to the formation, then the Board shall determine that a majority protest exists and terminate the proceedings.

If there is no majority protest, the Board may continue the proceedings to form the zone by adopting Resolution No. 2013/230, which would establish Zone 2903 subject to voter approval of the special tax. A separate hearing is also scheduled for June 4, 2013, to consider the adoption of an ordinance authorizing the levy of the tax.

#### CONSEQUENCE OF NEGATIVE ACTION:

Zone 2903 would not be formed and the subdivider would be unable to comply with the conditions of approval of the project. The subdivider would be unable to record the Final Map for the subdivision.

#### CHILDREN'S IMPACT STATEMENT:

None.

#### CLERK'S ADDENDUM

***CLOSED the hearing; DETERMINED that a majority protest of the voters residing within the boundaries of proposed Zone 2903 does not exist; ADOPTED Resolution No. 2013/230 establishing Zone 2903 of County Service Area P-6 subject to voter approval of a special tax to fund police protection services within the zone.***

#### ATTACHMENTS

Resolution No. 2013/230

Legal Description Zone 2903

Map Zone 2903

Board Resolution 2013/194

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA**  
**and for Special Districts, Agencies and Authorities Governed by the Board**

Adopted this Resolution on 06/04/2013 by the following vote:

**AYES:** ☐

**NOES:** ☐

**ABSENT:** ☐

**ABSTAIN:** ☐

**RECUSE:** ☐



**Resolution No. 2013/230**

**CREATING ZONE 2903 OF COUNTY SERVICE AREA P-6 IN THE LAFAYETTE AREA**

This Board recognizes the need for increased police protection services in the above subject zone and the difficulty of funding the current or an increased level of services. Establishing the subject zone is a necessary step for the Board of Supervisors to seek voter approval of a special tax for increased police protection services in the zone area. Government Code sections 25217 and 25217.1 establish procedures for the formation of a zone within a county service area.

1. It is in the public interest to provide an increased level of police protection services in the area of proposed Zone 2903 of County Service Area P-6.
2. A majority protest against the proposed formation of Zone 2903 does not exist, pursuant to Government Code section 25217.1, subdivision (b).
3. Subject to voter approval of Ordinance No. 2013-13 on August 6, 2013, authorizing the levy of a special tax within proposed Zone 2903, that portion of Contra Costa County Service Area P-6 described in Exhibit A attached hereto and shown in Exhibit B attached hereto is established as Zone 2903 of County Service Area P-6, effective upon this Board's adoption of a resolution declaring the results of the August 6, 2013, election ("Effective Date").
4. No affected properties located in Zone 2903 will be taxed for any existing bonded indebtedness or contractual obligations as a result of the formation of said zone.
5. On or after the Effective Date, the Clerk of this Board shall cause the filing of a statement of the creation of said zone to be made with the County Assessor and the State Board of Equalization (in Sacramento) pursuant to Government Code sections 54900-54902. The filing shall include a map or plat indicating the boundaries of said zone.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

**Contact: Christine Louie, 925-674-7787**

**ATTESTED: June 4, 2013**

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

**cc:**





Contra  
Costa  
County

To: Board of Supervisors  
From: Catherine Kutsuris, Conservation and Development Director  
Date: June 4, 2013

Subject: HEARING TO CONSIDER ADOPTION OF PROPOSED SPECIAL TAX ORDINANCE AND AUTHORIZE  
ELECTION TO OBTAIN VOTER APPROVAL (DISTRICT V)

**RECOMMENDATION(S):**

1. OPEN hearing to consider adoption of Ordinance No. 2013-13, authorizing the levy of a special tax for police protection services in Zone 2903 of County Service area P-6 in the unincorporated area of Lafayette; CONSIDER oral and written comments received; and CLOSE the public hearing.
2. ADOPT Ordinance No. 2013-13, attached hereto.
3. ADOPT Resolution 2013/233, attached hereto, authorizing an election in Zone 2903 of County Service Area P-6 to consider approval of Ordinance No. 2013-13.
4. DIRECT the County Clerk, Elections Division, to conduct the election required by Government Code sections 23027 and 53978. This election shall be held on August 6, 2013.

**FISCAL IMPACT:**

The cost of establishing the Police Service District and election is paid for by the subdivider.

**BACKGROUND:**

Per the conditions of approval for Subdivision No. 9174 (County File #SD07-9174), prior to recording the final map for the subdivision, the subdivider

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

Action of Board On: **06/04/2013**

☒ APPROVED AS  
RECOMMENDED

☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: June 4, 2013

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Christine Louie,  
925-674-7787

cc:

#### BACKGROUND: (CONT'D)

is required to establish a special Police Services tax district for the purposes of providing additional funding to augment police services in the area of the subdivision. The property to be subdivided and placed within the proposed special tax district consists of a vacant 5.9-acre site located in the unincorporated area of Lafayette.

On May 14, 2013, the Board approved Resolution No. 2013/194, as required by Government Code section 25217, subdivision (b), as the first step in forming a new zone within County Service Area (CSA) P-6 in the unincorporated area of Lafayette. The proposed zone would serve as the vehicle to collect special taxes within the boundaries of the zone if a special tax measure is approved by registered voters within the zone area at the August 6, 2013, election.

The Board is scheduled to conduct a separate hearing on June 4, 2013, on the formation of the proposed zone. If the Board determines there is no majority protest to the formation of this new zone, and if the Board adopts Resolution No. 2013/230, establishing CSA P-6, Zone 2903 subject to voter approval of the special tax, the next step in the process is the hearing on the adoption of a special tax ordinance, the adoption of that ordinance and adoption of a resolution submitting the tax measure to the voters.

In this action, the Board is asked to conduct the hearing on, and adopt, the special tax ordinance (Ordinance No. 2013-13), which would authorize the levy of a special tax for police protection services on all taxable parcels in the area of Zone 2903 if a special tax ballot measure is approved by a two-thirds majority of the registered voters in the zone area. Resolution No. 2013/233, the adoption of which is also recommended, sets forth appropriate ballot language, directs the County Clerk, Elections Division, to conduct the aforementioned election as part of the August 6, 2013 election, and supplies appropriate ballot language.

#### CONSEQUENCE OF NEGATIVE ACTION:

The project developer would be unable to comply with the conditions of approval for the project. The developer would be unable to record the Final Map for the subdivision.

#### CHILDREN'S IMPACT STATEMENT:

None.

#### CLERK'S ADDENDUM

***CLOSED the public hearing; ADOPTED Ordinance No. 2013-13; ADOPTED Resolution 2013/233 authorizing an election in Zone 2903 of County Service Area P-6 for Subdivision No. 9174 in the Lafayette area, to consider approval of Ordinance No. 2013-13; and DIRECT the County Clerk, Elections Division, to conduct the election required by Government Code sections 23027 and 53978 to be held on August 6, 2013.***

#### ATTACHMENTS

Resolution No. 2013/233

Legal Description Zone 2903

Map Zone 2903

Ordinance 2013-13

Board Resolution 2013/194

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 06/04/2013 by the following vote:

John Gioia  
Candace Andersen  
Mary N. Piepho  
Karen Mitchoff  
Federal D. Glover

AYES: ☒ 5

NOES: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution No. 2013/233

IN THE MATTER OF AUTHORIZING A SPECIAL TAX IN PROPOSED ZONE 2903 OF COUNTY SERVICE AREA P-6

WHEREAS, this Board recognizes the need for increased police protection services in the above subject zone and the difficulty of funding the current or an increased level of services. Government Code sections 50077 and 53978 establish procedures for voter authorization of a special tax in order to provide additional funding for police protection;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Ordinance No. 2013-13, adopted this date, is to be presented for approval of the voters of proposed Zone 2903 of County Service Area P-6 at the election to be held on August 6, 2013, according to the following ballot proposition:

*"Shall Ordinance No. 2013-13, to provide additional funding for police protection services, be approved to authorize a special tax on property located in Zone 2903 of County Service Area P-6 in the unincorporated area of Lafayette, at an initial annual amount of \$200 per parcel for single-family, residential parcels, with higher and lower amounts for properties in other use categories identified in the ordinance, commencing with the tax year beginning July 1, 2013?"*

2. The Contra Costa County Registrar of Voters is designated as the Election Official for this election, and the County Clerk, Elections Division, is hereby authorized and directed to provide all notices and take all other actions necessary to hold the election described in this resolution including, but not limited to, providing notices of times within which arguments for and against are to be submitted.

3. The County Administrator, or his designee, shall serve as the Eligible Filer for purposes of filing necessary documents with the Elections Official to facilitate listing of the above ballot proposition.

Contact: Christine Louie, 925-674-7787

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Christine Louie, 925-674-7787

ATTESTED: June 4, 2013

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

cc:

ORDINANCE NO. 2013-13  
(Uncodified)

(An Ordinance of the Board of Supervisors of Contra Costa County)  
Authorizing a Special Tax for Police Protection Services in Zone 2903  
of County Service Area P-6

The Contra Costa County Board of Supervisors ORDAINS as follows:

ARTICLE I. PURPOSE AND INTENT. It is the purpose and intent of this Ordinance to authorize the levy of a tax on parcels of real property on the secured property tax roll of Contra Costa County that are within Zone 2903 of Contra Costa County Service Area No. P-6 in order to augment funding for police protection services.

This tax is a special tax within the meaning of Section 4 of Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to *ad valorem* property taxes are intended to apply to the collection and administration of this tax (Article IV of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary.

ARTICLE II. DEFINITIONS. The following definitions shall apply throughout the Ordinance:

1. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Contra Costa County. For the purposes of the Ordinance, "parcel" does not include any land or improvements outside the boundaries of Zone 2903 of County Service Area P-6 nor any land or improvements owned by any governmental entity.
2. "Fiscal year" means the period of July 1 through the following June 30.
3. Contra Costa County Service Area P-6 Zone 2903 (hereinafter called "Zone") means that portion of unincorporated area of Contra Costa County located within the Zone's boundaries described and shown in Exhibits A and B attached hereto.
4. "Use Code" means the code number assigned by the Assessor of Contra Costa County in order to classify parcels according to use for *ad valorem* property tax purposes. A copy

of the Assessor's use code classifications chart is attached hereto as Exhibit C and incorporated herein.

5. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

6. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing power as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Article III 1A herein. The adjustment from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section III 1B herein.

### ARTICLE III. AMOUNT AND LEVEL OF TAXES

1. The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2014 through June 30, 2015) shall be the Amount of Tax per Parcel for the Property Use Code Category as set forth in Exhibit D incorporated herein.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year a tax is levied.

In July, the Board of Supervisors of Contra Costa County shall determine the amount of taxes to be levied upon the parcels in the Zone for the then current fiscal year as set forth below.

For each Property Use Category on Exhibit C, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{lcl} \text{Tax Per Parcel} & & \text{Tax Per Parcel} \\ \text{For Then Current} & = & \text{For Previous} \\ \text{Fiscal Year} & & \text{Fiscal Year} \end{array} \quad \times \quad \begin{array}{l} \text{(Consumer Price Index} \\ \text{for April of Immediately} \\ \text{Preceding Fiscal Year)} \\ \text{(Consumer Price Index} \\ \text{For the first Fiscal Year} \\ \text{Of Levy)} \end{array}$$

In no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

2. The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Article IV, below. A complete listing of the amount of taxes on each Zone shall be maintained by the Sheriff-Coroner of the County of Contra Costa at Martinez, California, and be available for public inspection during the remainder of the fiscal year for which such taxes are levied.

#### ARTICLE IV. COLLECTION AND ADMINISTRATION.

##### 1. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code section 2187, and shall have the same effect as an *ad valorem* real property tax lien until fully paid.

##### 2. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for *ad valorem* property taxes and shall be due the County of Contra Costa. Insofar as feasible and insofar as not inconsistent with this Ordinance, the taxes are to be collected in the same manner in which the County collects secured roll *ad valorem* property taxes. Insofar as feasible and insofar as not inconsistent with the Ordinance, the times and procedure regarding exemptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collection for secured roll *ad valorem* property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax: 1) the secured roll tax bills shall be the only notices required for this tax, and 2) the homeowner and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount value.

##### 3. Costs of Administration by the County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

#### ARTICLE V. ACCOUNTABILITY MEASURES.

##### 1. Account.

Upon the levy and collection of the tax authorized by this ordinance, an account shall be created into which the proceeds of the tax will be deposited. The proceeds of the tax authorized by this Ordinance shall be applied only to the specific purposes identified in this Ordinance.

2. Annual Report.

An annual report that complies with the requirements of Government Code section 50075.3 shall be filed with the Board of Supervisors of Contra Costa County no later than January 1 of each fiscal year in which the tax is levied.

ARTICLE V. SEVERABILITY CLAUSE

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the Zone hereby declare that they would have adopted the remainder of the Ordinance, including each article, section, subsection, sentence phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

ARTICLE VI. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within Zone 2903 in an election to be held on August 6, 2013, so that taxes shall first be collected hereunder for the tax year beginning July, 1, 2014. Within 15 days of passage, this Ordinance shall be published once, with the names of the Supervisors voting for and against it, in the Contra Costa Times, a newspaper of general circulation published in this County.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors, County of Contra Costa, State of California, on June 4, 2013, by the following vote:

AYES: Gioia, Andersen, Piepho, Mitchoff, Glover

NOES: *None*

ABSENT *None*

ABSTAIN: *None*

ATTEST: DAVID J. TWA, Clerk of the Board  
of Supervisors and County Administrator

By: *June McQueen*  
Deputy

*Fred P. [Signature]*  
Chair of the Board of Supervisors





# EXHIBIT 'C', ZONE 2903

REJECT AND CONFIRMATION CODES	USE CODES										RESPONSIBILITY CODES
	RESIDENTIAL	MULTIPLE	COMMERCIAL	COMMERCIAL	INDUSTRIAL	LAND	INSTITUTIONAL	MISCELLANEOUS			
<b>REJECT CODES</b>	10	20	30	40	50	60	70	80			
0 Normal Sale	Vacant, Unbuildable	Vacant	Vacant Land	Boat Harbors (-4)	Vacant Land	Unassigned	Intermediate Care Facil. (Rehab, Skilled Nursing) (-7)	Mineral Rights (productive/non- productive)	1	Residential	
1 Sold Part of a Split	11 Single Family 1 Res on 1 Site & Duets without Common Areas	21 Duplex	31 Commercial Stores (not Supermarkets)	41 Supermarkets (not in shopping centers)	51 Industrial Park (with structures)	Rural, Residential Improved 1A up to 10A	71 Churches	Private Roads	2	Multiple Residential	
3 Sales With Other Parcels	12 Single Family 1 Res on 2 or More Sites	22 Triplex	32 Small Grocery Stores (7-11, Mom & Pop, Quick-Stop)	42 Shopping Centers (all pds incl vac- for future shopping center)	52 Research and Development, with or without structures; flexible use	Rural, with or without Misc. Structures 1A up to 10A	72 Schools & Colleges (public or private, with or without improvements)	Pipelines and Canals	3	Commercial/ Industrial	
4 Hidden Stamps	13 Single Family 2 or More Res on 1 or More Sites	23 Fourplex	33 Office Buildings	43 Financial Bldgs. (Ins. & Title Companies, Banks, S & L)	53 Light Industrial	Urban Acreage 10A up to 40A	73 Acute Care Hospitals, with or without imps	State Board Assessed Parcels	4	Commercial/ Industrial	
5 Investigate Sale									5	Commercial/ Industrial	
7 Restricted Sale									6	Land	
8 Assumption									7	Commercial/ Industrial	
9 No Exemption Change									8	Residential (Unparcelized Condos)	
U Unrecorded Documents									88-8 = Floating Homes)	9	Unassigned
NOTE: Reject Codes 0 & 1 "Identify" sales. They do not reject them. Such sales are used in (when confirmed) statistics. Sales with other codes ARE rejected & do not enter into statistics.	14 Single Family On other than Single Family Land	24 Combinations; e.g., Single and a Double, etc.	34 Medical; Dental	44 Motels, Hotels (-4) & Mobile Home Parks (-7)	54 Heavy Industrial (-5) Alpha	Urban Acreage 40A and over	74 Cemeteries (-7) & Mortuaries (-3)	Utilities, with or without bldgs (not assessed by SBE)	84		
	15 Miscellaneous Improvements, 1 Site	25 Apartments, 5-12 units, inclusive	35 Service Stations; Car Washes; Bulk Plants, Mini Lube	45 Theaters	55 Mini Warehouse (Public Storage)	Orchards, Vineyards, Row Crops, Irrig. Past. 10A up to 40A	75 Fraternal and Service Organiza- tions; Group Homes, Shelters	Public and Private Parking	85		
	16 Misc. Imps. On 2 or More Sites; includes trees & vines	26 Apartments, 13-24 units, inclusive	36 Auto Repair	46 Drive-In Restaurants (Hamburger, Taco, etc)	56 Misc. Imps. Including T&V on Light or Heavy Industrial	Orchards, Vineyards, Row Crops, Irrig. Past. 40A & over	76 Residential Care Facil. (Congregate Housing, Assisted Living) (-7)	Taxable Municipally-Owned Property (Section 11)	86		
	17 Vacant, 1 Site (includes PUD sites)	27 Apartments, 25-59 units, inclusive	37 Community Facilities; Recreational; Swim Pool Assn.	47 Restaurants (not drive-in; inside service only)	57 Unassigned	Dry Farming, Farming, Grazing & Pasturing 10A up to 40A	77 Cultural Uses (Libraries, Museums)	Common Area pds in PUD's (Open Spaces, Rec. Facilities)	87		
<b>CONFIRMATION CODES</b>	18 Vacant, 2 or More Sites	28 Apartments, 60 units or more	38 Golf Courses	48 Multiple and Commercial; Miscellaneous Improved	58 Unassigned	Dry Farming, Farming, Grazing & Pasturing 40A & over	78 Parks and Playgrounds	Manufactured Hsg. (-4) Accessories, (-7) MH on local property tax	88		
Q = PCOR Received C = SQ Received A = ADJ R = SQ Requested X = SVP (Sales Verification Program)	19 Single Family Res. Detached, w/Common Area (normal subdiv. type PUD); Duets w/Common Area	29 Attached PUD's, Cluster Homes, Co-ops, Condos, Townhouses, etc. (-1, -2) Single Fam.	39 Bowling Alleys	49 Auto Agencies	59 Pipeline Rights-Of- Way	Agricultural Preserves	79 Government- owned, with or without bldgs (Fed, State, County, City, SFBART, EBRPD)	Other; Split parcels in different tax code areas	89		
								Floating Homes (-8)	90	Awaiting Assignment	



ORDINANCE NO. 2013-13    ZONE 2903

FOR FISCAL YEAR JULY 1, 2014, THROUGH JUNE 30, 2015

**EXHIBIT D**

<b><u>PROPERTY USE CODE CATEGORY</u></b>	<b><u>EXPLANATION</u></b>	<b><u>ANNUAL TAX PER PARCEL</u></b>
11	Single Family Residence – 1 residence, 1 site	\$200
12	Single Family Residence- 1 residence, 2 or more sites	\$200
13	Single Family Residence- 2 residences on 1 or more sites	\$200
14	Single Family Residence – other than single family land	\$200
15	Misc. Improvements – 1 site	\$200
16	Misc. Improvements – 2 or more sites	\$200
17	Vacant – 1 site	\$100
18	Vacant – 2 or more sites	\$100
19	Single Family Residence - Det. w/common area	\$200
20	Vacant – Multiple	\$100
21	Duplex	\$200
22	Triplex	\$200
23	Fourplex	\$200
24	Combination	\$200
25	Apartments (5-12 units)	\$400
26	Apartments (13-24 units)	\$400
27	Apartments (25-59 units)	\$600

28	Apartments (60+ units)	\$800
29	Attached PUDs:	\$200
	Cluster Homes, Condos, Etc.	
30	Vacant – Commercial	\$100
31	Commercial Stores –	\$600
	Not Supermarkets	
32	Small Grocery Stores	\$600
	(7-11, etc.)	
33	Office Buildings	\$400
34	Medical, Dental	\$400
35	Service Stations, Car Wash	\$400
36	Garages	\$400
37	Community Facilities	\$800
	(recreational, etc.)	
38	Golf Courses	\$400
39	Bowling Alleys	\$400
40	Boat Harbors	\$400
41	Supermarkets	\$600
	(not shopping centers)	
42	Shopping Centers	\$800
43	Financial Buildings	\$400
	(Ins., Title, Banks, S&L)	
44	Motels, Hotels & Mobile Home Parks	\$600
45	Theaters	\$600
46	Drive-In Theaters	\$400
47	Restaurants (not drive-in)	\$400
48	Multiple & Commercial	\$400

49	New Car Agencies	\$400
50	Vacant Land (not part of Ind. Park or P. & D.)	\$100
51	Industrial Park	\$800
52	Research & Development	\$400
53	Light Industrial	\$400
54	Heavy Industrial	\$400
55	Mini Warehouses (public storage)	\$600
56	Misc. Improvements	\$400
61	Rural, Res. Improvement 1A-10A	\$200
62	Rural, W/or w/o Structure 1A-10A	\$200
70	Convalescent Hospitals/Rest Homes	\$400
73	Hospitals	\$400
74	Cemeteries/Mortuaries	\$400
75	Fraternal & Service Organizations	\$400
76	Retirement Housing Complex	\$600
78	Parks & Playgrounds	\$800
85	Public & Private Parking	\$400
87	Common Area	\$400
88	Mobile Homes	\$200
89	Other (split parcels in different tax code areas)	\$200
99	Awaiting Assignment	\$200



Contra  
Costa  
County

To: Board of Supervisors  
From: Joseph E. Canciamilla, Clerk-Recorder  
Date: September 10, 2013

Subject: ACCEPT THE CANVASS OF VOTES FOR COUNTY SERVICE AREA P-6 ZONE 2903 LAFAYETTE AREA

---

**RECOMMENDATION(S):**

ACCEPT the canvass of votes for the August 6, 2013 Special Election, showing that the measure for police services in County Service Area P-6, Zone 2903, Supervisorial District 2, Lafayette area, passed as follows:

Total  
Landowners Votes Yes No  
1 1 6 0

**FISCAL IMPACT:**

None.

**BACKGROUND:**

The attached certificate of the County Clerk provides the results of the August 6, 2013 Special Election for County Service Area P-6, Zone 2903, Subdivision 9174, wherein each landowner of the affected area was allowed one vote for each acre or portion thereof on Resolution No. 2013/230 so as to authorize a special tax on said property located in Zone 2903 of County Service Area P-6 to maintain the present level of police protection services and provide additional funding for increased police protection services.

**CONSEQUENCE OF NEGATIVE ACTION:**

If the Board does not accept the canvass of votes, Zone 2903 will not be formed.

**CHILDREN'S IMPACT STATEMENT:**

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

---

Action of Board On: **09/10/2013** ☒ APPROVED AS  
RECOMMENDED

☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 10, 2013

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Rosa Mena, 925.335.7806

cc: Elections Division

None.

ATTACHMENTS

Election Certificate

Statement of Votes

**CERTIFICATE OF COUNTY CLERK AS TO THE RESULTS OF THE CANVASS OF  
THE POLICE SERVICE AREA P-6, ZONE 2903, SUBDIVISION 9174 SPECIAL  
ELECTION.**

**State of California            }**  
   **}**       **ss.**  
**County of Contra Costa    }**

I, JOSEPH E. CANCIAMILLA, County Clerk of Contra Costa County, State of California, do hereby certify that I did canvass the returns of the votes cast on August 6, 2013 Special Election. I further certify that the statement of the votes cast, to which this certificate is attached, shows the whole number of votes cast in said County, and the whole number of votes cast for and against the measure in said County and in each respective precinct therein, and that the totals of the respective columns and the totals as shown for and against the measure are full, true and correct.

WITNESS my hand and Official Seal this 6th day of August, 2013.

JOSEPH E. CANCIAMILLA, County Clerk

By \_\_\_\_\_  
Rosa M. Mena  
Elections Processing Supervisor

**STATEMENT OF VOTES CAST  
OFFICIAL CANVASS**

**CONTRA COSTA POLICE SERVICE AREA P-6,  
ZONE 2903, SUBDIVISION 9174**

The Election was conducted on August 6, 2013, by Landowners of the effected area. Each Landowner was allowed one vote for each acre or portion thereof.

<u>Total Landowners</u>	<u>Voted</u>	<u>Yes</u>	<u>No</u>
1	1	6	0





Contra  
Costa  
County

To: Board of Supervisors  
From: David O. Livingston, Sheriff-Coroner  
Date: July 29, 2014

Subject: Setting Special Tax Levy for County Service Areas P-6 Zones

---

**RECOMMENDATION(S):**

SET the special tax levy for police services Zones in County Service Area P-6 for Fiscal Year 2014-2015 as set forth in Exhibit A.

**FISCAL IMPACT:**

It is estimated the department will receive \$1.7 million cumulative revenue for all zones within County Service Area (CSA) P-6 in fiscal year 2014/15. This amount reflects a 2.8% increase from the fiscal year 2013/14 cumulative amount of approximately \$1.6 million. Revenue from the zones within CSA P-6 is adjusted annually based on the April Urban Area Consumer Price Index (CPI-U) for the San Francisco Bay Area.

**BACKGROUND:**

The above action fixes the tax rates per parcel in the P-6 Zones as outlined in their respective ordinances. In July of each calendar year, the Board of Supervisors sets the special tax levy for parcels in each CSA P-6 zone based on the April CPI-U indicator released by the Bureau of Labor Statistics (BLS) as discussed in the fiscal impact section.

**CONSEQUENCE OF NEGATIVE ACTION:**

The special tax levy will not be authorized by the Board of Supervisors, and the taxes will not be included on the 2014/2015 Property Tax Roll.

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

---

Action of Board On: **07/29/2014** ☒ APPROVED AS  
RECOMMENDED

☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 29, 2014

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Liz Arbuckle, (925)  
335-1529

CHILDREN'S IMPACT STATEMENT:

No impact.

ATTACHMENTS

Exhibit A

Attachment A

## Exhibit A

SET the special tax levy for police services in County Service Area P-6 for Fiscal Year 2014-2015 as follows:

### Zone 200

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 192.44
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 384.86
Apartments 5 to 24 units (Use Codes 25-26)	-	\$ 769.71
Apartments 25 to 59 units (Use Code 27)	-	\$1,154.56
Apartments 60+ units (Use Code 28)	-	\$1,539.41
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$769.71
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$1,154.56
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,539.41
Land (Use Codes 61-62)		\$384.86
Miscellaneous (Use Codes 88-89, 99)		\$384.86
Miscellaneous (Use Codes 85, 87)		\$769.71

This zone is in its 25th year of levy. Levy determined by the initial tax rates set in the County ordinance authorizing the special tax levy (see Attachment A), property use codes, and changes in the Consumer Price Index.

### Zones 201, 1000, 1600, 2700

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 169.94
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 339.87
Apartments up to 24 units (Use Codes 25-26)	-	\$ 679.74
Apartments 25 to 59 units (Use Code 27)	-	\$1,019.60
Apartments 60+ units (Use Code 28)	-	\$1,359.47
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 679.74

Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$1,019.60
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,359.47
Land (Use Codes 61-62)		\$ 339.87
Miscellaneous (Use Codes 88-89, 99)		\$ 339.87
Miscellaneous (Use Codes 85, 87)		\$ 679.74

These zones are in their 21st year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 500, 700, 1100, 1500, 1601, 1800, 2300, 2600, 2601, 2900**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 166.02
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 332.02
Apartments up to 24 units (Use Codes 25-26)	-	\$ 664.04
Apartments 25 to 59 units (Use Code 27)	-	\$ 996.05
Apartments 60+ units (Use Code 28)	-	\$1,328.06
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 664.04
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 996.05
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,328.06
Land (Use Codes 61-62)		\$ 332.02
Miscellaneous (Use Codes 88-89, 99)		\$ 332.02
Miscellaneous (Use Codes 85, 87)		\$ 664.04

These Zones are in their twentieth year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 202, 1501, 1602, 1603, 1604, 1801, 2701, 3000, 3100**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 163.43
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 326.85

Apartments up to 24 units (Use Codes 25-26)	-	\$ 653.68
Apartments 25 to 59 units (Use Code 27)	-	\$ 980.52
Apartments 60+ units (Use Code 28)	-	\$1,307.35
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 653.68
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 980.52
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,307.35
Land (Use Codes 61-62)		\$ 326.85
Miscellaneous (Use Codes 88-89, 99)		\$ 326.85
Miscellaneous (Use Codes 85, 87)		\$ 653.68

These zones are in their 19th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

#### **Zones 400, 701, 702, 1200, 1502, 2500, 2901**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 157.59
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 315.17
Apartments up to 24 units (Use Codes 25-26)	-	\$ 630.36
Apartments 25 to 59 units (Use Code 27)	-	\$ 945.54
Apartments 60+ units (Use Code 28)	-	\$1,260.72
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 630.36
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 945.54
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,260.72
Land (Use Codes 61-62)		\$ 315.17
Miscellaneous (Use Codes 88-89, 99)		\$ 315.17
Miscellaneous (Use Codes 85, 87)		\$ 630.36

These Zones are in their 18th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 1001, 1503, 1605, 1606**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 152.80
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 305.60
Apartments up to 24 units (Use Codes 25-26)	-	\$ 611.19
Apartments 25 to 59 units (Use Code 27)	-	\$ 916.78
Apartments 60+ units (Use Code 28)	-	\$1,222.37
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 611.19
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 916.78
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,222.37
Land (Use Codes 61-62)		\$ 305.60
Miscellaneous (Use Codes 88-89, 99)		\$ 305.60
Miscellaneous (Use Codes 85, 87)		\$ 611.19

These Zones are in their 17th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 1504, 1505, 1506, 1607, 1608, 1700, 1803, 2000, 2702**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 146.06
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 292.11
Apartments up to 24 units (Use Codes 25-26)	-	\$ 584.21
Apartments 25 to 59 units (Use Code 27)	-	\$ 876.32
Apartments 60+ units (Use Code 28)	-	\$1,168.42
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 584.21
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 876.32
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,168.42
Land (Use Codes 61-62)		\$ 292.11
Miscellaneous (Use Codes 88-89, 99)		\$ 292.11

Miscellaneous (Use Codes 85, 87)

\$ 584.21

These zones are in their 16th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 501, 1101, 1609, 1610, 1611, 1612, 2501, 2800**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 140.75
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 281.49
Apartments up to 24 units (Use Codes 25-26)	-	\$ 562.96
Apartments 25 to 59 units (Use Code 27)	-	\$ 844.44
Apartments 60+ units (Use Code 28)	-	\$1,125.92
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 562.96
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 844.44
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,125.92
Land (Use Codes 61-62)		\$ 281.49
Miscellaneous (Use Codes 88-89, 99)		\$ 281.49
Miscellaneous (Use Codes 85, 87)		\$ 562.96

These Zones are in their 15th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 1613, 2200, 2201, 2801**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 133.00
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 266.00
Apartments up to 24 units (Use Codes 25-26)	-	\$ 532.00
Apartments 25 to 59 units (Use Code 27)	-	\$ 798.00
Apartments 60+ units (Use Code 28)	-	\$1,064.00
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 532.00

Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 798.00
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,064.00
Land (Use Codes 61-62)		\$ 266.00
Miscellaneous (Use Codes 88-89, 99)		\$ 266.00
Miscellaneous (Use Codes 85, 87)		\$ 532.00

These Zones are in their 14th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 502, 1507, 1508, 1614, 1804, 2502, 2902**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 131.14
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 262.26
Apartments up to 24 units (Use Codes 25-26)	-	\$ 524.51
Apartments 25 to 59 units (Use Code 27)	-	\$ 786.77
Apartments 60+ units (Use Code 28)	-	\$1,049.02
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 524.51
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 786.77
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,049.02
Land (Use Codes 61-62)		\$ 262.26
Miscellaneous (Use Codes 88-89, 99)		\$ 262.26
Miscellaneous (Use Codes 85, 87)		\$ 524.51

These Zones are in their thirteenth year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 900, 1509, 1510, 1511, 1615, 3101, 3102**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 128.72
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 257.43



Apartments up to 24 units (Use Codes 25-26)	-	\$ 514.85
Apartments 25 to 59 units (Use Code 27)	-	\$ 772.27
Apartments 60+ units (Use Code 28)	-	\$1,029.69
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 514.85
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 772.27
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,029.69
Land (Use Codes 61-62)		\$ 257.43
Miscellaneous (Use Codes 88-89, 99)		\$ 257.43
Miscellaneous (Use Codes 85, 87)		\$ 514.85

These Zones are in their 12th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 203, 204, 503, 1002, 1004, 2602, 3103**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 127.55
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 255.08
Apartments up to 24 units (Use Codes 25-26)	-	\$ 510.15
Apartments 25 to 59 units (Use Code 27)	-	\$ 765.22
Apartments 60+ units (Use Code 28)	-	\$1,020.29
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 510.15
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 765.22
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$1,020.29
Land (Use Codes 61-62)		\$ 255.08
Miscellaneous (Use Codes 88-89, 99)		\$ 255.08
Miscellaneous (Use Codes 85, 87)		\$ 510.15

These Zones are in their 11th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 504, 1003, 1201, 2202, 2203, 3001, 3104**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 124.21
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 248.41
Apartments up to 24 units (Use Codes 25-26)	-	\$ 496.80
Apartments 25 to 59 units (Use Code 27)	-	\$ 745.20
Apartments 60+ units (Use Code 28)	-	\$ 993.59
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 496.80
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 745.20
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 993.59
Land (Use Codes 61-62)		\$ 248.41
Miscellaneous (Use Codes 88-89, 99)		\$ 248.41
Miscellaneous (Use Codes 85, 87)		\$ 496.80

These Zones are in their 10th year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 205, 301, 2603, 2703**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 120.29
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 240.56
Apartments up to 24 units (Use Codes 25-26)	-	\$ 481.12
Apartments 25 to 59 units (Use Code 27)	-	\$ 721.67
Apartments 60+ units (Use Code 28)	-	\$ 962.23
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 481.12
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 721.67
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 962.23
Land (Use Codes 61-62)		\$ 240.56
Miscellaneous (Use Codes 88-89, 99)		\$ 240.56

Miscellaneous (Use Codes 85, 87)	\$ 481.12
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These Zones are in their ninth year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 206, 207, 208, 209, 1005, 1006, 1512, 1616, 2704, 3002, 3105, 3106, 3107**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 116.38
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 232.75
Apartments up to 24 units (Use Codes 25-26)	-	\$ 465.49
Apartments 25 to 59 units (Use Code 27)	-	\$ 698.22
Apartments 60+ units (Use Code 28)	-	\$ 930.96
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 465.49
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 698.22
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 930.96
Land (Use Codes 61-62)		\$ 232.75
Miscellaneous (Use Codes 88-89, 99)		\$ 232.75
Miscellaneous (Use Codes 85, 87)		\$ 465.49

These Zones are in their eighth year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

**Zones 210, 1513, 2604, 2605, 3003, 3004, 3108, 3109, 3110**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 111.69
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 223.37
Apartments up to 24 units (Use Codes 25-26)	-	\$ 446.72
Apartments 25 to 59 units (Use Code 27)	-	\$ 670.08
Apartments 60+ units (Use Code 28)	-	\$ 893.44
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 446.72

Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 670.08
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 893.44
Land (Use Codes 61-62)		\$ 223.37
Miscellaneous (Use Codes 88-89, 99)		\$ 223.37
Miscellaneous (Use Codes 85, 87)		\$ 446.72

These Zones are in their seventh year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

### **Zones 211, 2503**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 111.44
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 222.87
Apartments up to 24 units (Use Codes 25-26)	-	\$ 445.73
Apartments 25 to 59 units (Use Code 27)	-	\$ 668.60
Apartments 60+ units (Use Code 28)	-	\$ 891.46
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 445.73
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 668.60
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 891.46
Land (Use Codes 61-62)		\$ 222.87
Miscellaneous (Use Codes 88-89, 99)		\$ 222.87
Miscellaneous (Use Codes 85, 87)		\$ 445.73

These Zones are in their sixth year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

### **Zone 3112**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 105.24
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 210.47

Apartments up to 24 units (Use Codes 25-26)	-	\$ 420.93
Apartments 25 to 59 units (Use Code 27)	-	\$ 631.39
Apartments 60+ units (Use Code 28)	-	\$ 841.85
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 420.93
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 631.39
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 841.85
Land (Use Codes 61-62)		\$ 210.47
Miscellaneous (Use Codes 88-89, 99)		\$ 210.47
Miscellaneous (Use Codes 85, 87)		\$ 420.93

This Zone is in its third year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

#### **Zone 1202**

Vacant Lot (Use Codes 17-18, 20, 30, 50)	-	\$ 102.78
Single, small or large multiple residential (Use Codes 11-16, 19, 21-24, 29)	-	\$ 205.56
Apartments up to 24 units (Use Codes 25-26)	-	\$ 411.12
Apartments 25 to 59 units (Use Code 27)	-	\$ 616.67
Apartments 60+ units (Use Code 28)	-	\$ 822.23
Commercial/Industrial/Institutional (Use Codes 33-36, 38-40, 43, 46-49, 52-54, 56, 70, 73-75)		\$ 411.12
Commercial/Industrial/Institutional (Use Codes 31-32, 41, 44-45, 55, 76)		\$ 616.67
Commercial/Industrial/Institutional (Use Codes 37, 42, 51, 78)	-	\$ 822.23
Land (Use Codes 61-62)		\$ 205.56
Miscellaneous (Use Codes 88-89, 99)		\$ 205.56
Miscellaneous (Use Codes 85, 87)		\$ 411.12

This Zone is in its second year of levy. Levy determined by the initial tax rates set in the County ordinances authorizing the special tax levies, the property use codes, and changes in the Consumer Price Index.

## Attachment A

### Office of the Sheriff-Coroner

### FY 2014/15 County Service Area P-6 Zones, Special Tax Levy

#### Zone Number and Involved Ordinance

Zone 200	Ord. No.	89-44	Zone 1504	Ord. No.	97-43	Zone 2501	Ord. No.	99-39
Zone 201	Ord. No.	93-46	Zone 1505	Ord. No.	98-37	Zone 2502	Ord. No.	00-37
Zone 202	Ord. No.	95-60	Zone 1506	Ord. No.	98-29	Zone 2503	Ord. No.	08-06
Zone 203	Ord. No.	03-29	Zone 1507	Ord. No.	01-15	Zone 2600	Ord. No.	95-12
Zone 204	Ord. No.	04-37	Zone 1508	Ord. No.	01-17	Zone 2601	Ord. No.	93-81
Zone 205	Ord. No.	04-12	Zone 1509	Ord. No.	01-22	Zone 2602	Ord. No.	03-25
Zone 206	Ord. No.	06-07	Zone 1510	Ord. No.	02-11	Zone 2603	Ord. No.	04-41
Zone 207	Ord. No.	06-23	Zone 1511	Ord. No.	02-14	Zone 2604	Ord. No.	06-68
Zone 208	Ord. No.	06-38	Zone 1512	Ord. No.	06-08	Zone 2605	Ord. No.	07-12
Zone 209	Ord. No.	06-67	Zone 1513	Ord. No.	07-03	Zone 2606	Ord. No.	11-16
Zone 210	Ord. No.	06-69	Zone 1600	Ord. No.	94-06	Zone 2700	Ord. No.	93-44
Zone 211	Ord. No.	08-21	Zone 1601	Ord. No.	92-25	Zone 2701	Ord. No.	95-04
Zone 300	Ord. No.	03-28	Zone 1602	Ord. No.	95-10	Zone 2702	Ord. No.	97-40
Zone 301	Ord. No.	04-42	Zone 1603	Ord. No.	95-40	Zone 2703	Ord. No.	05-13
Zone 400	Ord. No.	96-12	Zone 1604	Ord. No.	96-23	Zone 2704	Ord. No.	06-03
Zone 500	Ord. No.	95-60	Zone 1605	Ord. No.	97-20	Zone 2800	Ord. No.	99-41
Zone 501	Ord. No.	99-30	Zone 1606	Ord. No.	97-26	Zone 2801	Ord. No.	99-53
Zone 502	Ord. No.	01-12	Zone 1607	Ord. No.	98-12	Zone 2900	Ord. No.	94-50
Zone 503	Ord. No.	03-36	Zone 1608	Ord. No.	TBD	Zone 2901	Ord. No.	96-15
Zone 504	Ord. No.	04-21	Zone 1609	Ord. No.	99-38	Zone 2902	Ord. No.	01-01
Zone 700	Ord. No.	94-12	Zone 1610	Ord. No.	99-34	Zone 2903	Ord. No.	13-13
Zone 701	Ord. No.	96-16	Zone 1611	Ord. No.	99-33	Zone 3000	Ord. No.	95-26
Zone 702	Ord. No.	96-22	Zone 1612	Ord. No.	99-42	Zone 3001	Ord. No.	04-34
Zone 900	Ord. No.	02-18	Zone 1613	Ord. No.	00-28	Zone 3002	Ord. No.	06-41
Zone 1000	Ord. No.	94-19	Zone 1614	Ord. No.	01-14	Zone 3003	Ord. No.	07-04
Zone 1001	Ord. No.	98-17	Zone 1615	Ord. No.	02-10	Zone 3004	Ord. No.	07-05
Zone 1002	Ord. No.	03-27	Zone 1616	Ord. No.	06-02	Zone 3005	Ord. No.	08-01
Zone 1003	Ord. No.	04-02	Zone 1700	Ord. No.	98-20	Zone 3100	Ord. No.	96-17
Zone 1004	Ord. No.	05-11	Zone 1800	Ord. No.	95-11	Zone 3101	Ord. No.	01-24
Zone 1005	Ord. No.	06-15	Zone 1801	Ord. No.	95-50	Zone 3102	Ord. No.	02-21
Zone 1006	Ord. No.	06-42	Zone 1803	Ord. No.	98-47	Zone 3103	Ord. No.	03-07
Zone 1100	Ord. No.	94-07	Zone 1804	Ord. No.	01-08	Zone 3104	Ord. No.	04-29
Zone 1101	Ord. No.	99-21	Zone 2000	Ord. No.	98-30	Zone 3105	Ord. No.	06-01
Zone 1200	Ord. No.	TBD	Zone 2200	Ord. No.	99-53	Zone 3106	Ord. No.	06-24
Zone 1201	Ord. No.	03-35	Zone 2201	Ord. No.	00-02	Zone 3107	Ord. No.	06-27
Zone 1202	Ord. No.	12-14	Zone 2202	Ord. No.	TBD	Zone 3108	Ord. No.	07-13
Zone 1500	Ord. No.	95-24	Zone 2203	Ord. No.	04-35	Zone 3109	Ord. No.	07-38
Zone 1501	Ord. No.	95-49	Zone 2300	Ord. No.	94-69	Zone 3110	Ord. No.	07-39
Zone 1502	Ord. No.	96-29	Zone 2500	Ord. No.	96-14	Zone 3112	Ord. No.	10-05
Zone 1503	Ord. No.	98-04						