

Conditions of Approval

Police Service District (major subdivisions of 5 or more lots)

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.

Police Services Mitigation (minor subdivisions of 4 or fewer lots)

The following requirements shall be met prior to recording a Parcel Map OR issuance of a building permit as specified below:

- A. Prior to recording a Parcel Map, the applicant shall submit two copies of a proposed disclosure statement for the review and approval of the Zoning Administrator. The approved statement shall be used to notify prospective buyers of parcels, which are not occupied, by existing legally established residences at time of recording the tentative map application. The disclosure statement shall advise prospective buyers of affected parcels that prior to issuance of a building permit, they will be required to contribute to the County \$ 1,000.00 for police services mitigation. The fee may be paid to the Contra Costa County Application & Permit Center.
- B. Prior to issuance of a building permit on any parcel that is not occupied by a legal residence; the applicant shall contribute \$ 1,000.00 to the County for police services mitigation. The fee shall be paid to the Contra Costa County Application & Permit Center.