

Findings and Conditions of Approval

**FINDINGS AND CONDITIONS OF APPROVAL FOR ATRI MACHERLA (APPLICANT)
AND SILICON VALLEY HOME BUILDERS, LLC. (OWNER) COUNTY FILES #GP15-
0002, RZ16-3231, SD16-9432, DP16-3018**

I. FINDINGS

A. General Plan Amendment

1. The subject site is located inside the County's Urban Limit Line (ULL), and therefore may be developed with "urban" or "non-urban" uses, as defined in the County General Plan. The proposed land use designation, Single-Family Residential High-Density (SH), is urban. Furthermore, the project does not involve extension of urban services beyond the ULL boundary.
2. Adoption of the proposed General Plan Amendment (GPA) A will not conflict with the 65/35 Land Preservation Standard (the "65/35 Standard"), approved by County voters through adoption of Measure C-1990 and reaffirmed through adoption of Measure L-2006. Under the 65/35 Standard, no more than 35 percent of the land in the County may be developed with urban uses and at least 65 percent of the land must be preserved for non-urban uses such as agriculture, open space, parks, wetlands, etc. The existing land use designation for the subject site, Single-Family Residential Medium-Density (SM), is an urban land use designation. The site contains no non-urban land use designations. As the proposed SH land use designation is also an urban designation, there will be no change in the percentage of land devoted to urban and non-urban uses.
3. The project complies with the objectives and requirements of Measure C-1988 and Measure J-2004, the Contra Costa Growth Management Program and related Contra Costa Transportation Authority (CCTA) resolutions. Adoption of the proposed GPA would increase the subject site's maximum development potential from four single-family residential units to six single-family residential units. The two-unit increase is well below the Measure J threshold for studying the proposed GPA's potential impacts on Routes of Regional Significance.
4. The General Plan comprises an integrated, internally consistent, and compatible statement of policies for the County. The proposed GPA involves a slight increase in density at the subject site, but does not change the allowed uses or impact development in any other way. Adoption of the

proposed GPA will not cause the General Plan to become internally inconsistent.

5. Pursuant to Government Code Section 65358(a), the General Plan may be amended if such amendment is deemed to be "in the public interest." The 2005-2020 Contra Costa County General Plan contains policies related to providing an adequate supply of housing and encouraging infill development on under-utilized sites within urbanized areas where necessary utilities already are installed. It is in the public interest to adopt the proposed GPA because the project as a whole furthers these policies.

B. Growth Management Findings

1. **Traffic:** Policy 4-c under the Growth Management Program (GMP) of the County's General Plan requires a traffic impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The project would allow a five residential lot subdivision and two parcels for a private road and guest parking, and construction of a residence on each lot for a total of five residences. The project would not generate more than 100 peak-hour trips, AM or PM. Further, compliance with the requirements of the Bridge/Thoroughfare Fee Ordinance, as adopted by the Board of Supervisors is required.
2. **Water:** The project is located at a suburban in-fill site that is currently serviced by public utility systems. Uses on-site would include five residences and irrigation of landscaped areas. East Bay Municipal Utility District provides water service to the site and has indicated that sufficient capacity is available for the project.
3. **Sanitary Sewer:** The project is within the service area of the Central Contra Sanitary District who provides wastewater services for the project. The District has indicated that service is available for the project.
4. **Fire Protection:** The project is located 0.67 miles north from Contra Costa Fire Protection District Station 3. The District provided comments requiring compliance with applicable fire codes and regulations. There is no significant increase in demand for fire services expected as a result of the project.
5. **Public Protection:** As the project will add to the County's population, Condition of Approval (COA) #12, requires that prior to the recording of the

final map, the owner of the property shall participate in establishing a special tax for the parcels created by this subdivision. The collected tax money will be used to augment existing police services to accommodate for the incremental increase in population as a result of the subdivision.

6. **Parks and Recreation:** As the project will add to the County's population, COA #9 and 10 requires the project proponent to pay applicable Park fees per unit. The Park Impact fee collected will be used for acquisition of parkland and development of parks and recreational facilities. The Park Dedication requirement allows the developer of land for residential use to dedicate land, pay an in-lieu fee, or a combination of both for neighborhood and community park or recreational purposes.
7. **Flood Control and Drainage:** The project lies within the 0.02% Zone X flood boundary as designated on the Federal Emergency Flood Rate Maps. No special requirements per the Federal Flood Insurance Program or the County Flood Plain Management Ordinance (Ordinance No. 2000-33) are applicable to future construction of any structures on this property.

There are existing drainage facilities near the southeast corner of the subject property that are part of the Drainage Area 15A infrastructure. These intercept the runoff from the site and convey it to Las Trampas Creek. Compliance with the requirements of the Contra Costa County Flood Control and Water Conservation District Drainage Area 15A Fee Ordinance, as adopted by the Board of Supervisors is required. Overall, all rainwater runoff generated as a result of the project would be accommodated.

C. Rezoning Findings

1. **Required Finding:** The change proposed will substantially comply with the general plan.

Project Finding: The subject property has a General Plan land use designation of Single-Family Residential-Medium Density (SM). The project includes a General Plan amendment to allow the designation from SM to Single-Family Residential-High Density (SH). The five residential lot and two parcel subdivision is a permitted use in the SH General Plan land use designation. The SH General Plan land use designation provides a density range of 5.0 – 7.2 units per net acre. The subject property is 0.96 acres – gross (0.79 acres – net) and the density of the property would yield a range

of 4-6 units. The project is to allow five residential lots, which provides a density of 6.32 units/net acre. As proposed, the project would be within the SH density range and is consistent with the SH General Plan designation.

2. **Required Finding:** The uses authorized or proposed in the land use district are compatible within the district and to uses authorized in adjacent district.

Project Finding: The subject property is located within the established neighborhood of Saranap. The surrounding area primarily consists of single-family residences, but also consist of duplexes directly west of the property and commercial uses directly east and southeast of the property. The residential subdivision is a use consistent with the SH General Plan land use designation. Overall, the project is in harmony with the surrounding area and the uses established in the area.

3. **Required Finding:** Community need has been demonstrated for the use proposed, but this does not require demonstration of future financial success.

Project Finding: The subdivision is located within an area that is developed with residential and commercial uses. There were three residences on the subject property. Two of the residences have been demolished. The third residence will be demolished. The project to subdivide and build five residences will improve the current unimproved condition of the property. Further, the 2005-2020 Contra Costa County General Plan contains policies related to providing an adequate supply of housing and encouraging infill development on under-utilized sites within urbanized areas where necessary utilities already are installed. This project is consistent with the surrounding area consisting of residential development.

D. Tentative Map Findings

1. **Required Finding:** The advisory agency shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general plan required by law.

Project Finding: The project is located within the Saranap community, where surrounding uses include single-family residence, duplexes, and commercial. The project is to subdivide the 0.96-acre property into five residential lots

with two parcels for the private road and guest parking. The project is consistent with the General Plan land use designation of Single-Family Residential-High Density (SH), which allows 5.0 – 7.2 units per net acre. The 0.96-acre property - gross (0.79 acres – net) would allow for 4-6 units. The five residential lot subdivision would have a density of 6.32 units/net acre, which is within the SH density range. Thus, the project is consistent with the applicable policies for the SH land use designation.

2. **Required Finding:** The advisory agency shall not approve a tentative map unless it shall find that the proposed subdivision fulfills construction requirements.

Project Finding: The project will comply with the collect and convey regulations, storm drainage facilities, and design standards for private roads. Additionally, compliance with the California Building Code and all applicable County Ordinances is required for grading of the property and construction of residential buildings.

E. Findings of Approval of P-1 Zoning District and Final Development Plan

1. **Required Finding:** The applicant intends to start construction within two and one-half years from the effective date of the zoning change and plan approval.

Project Finding: The applicant has indicated that they intend to commence construction within 2 ½ years off the effective date of the zoning change and plan approval.

2. **Required Finding:** The proposed planned unit development is consistent with the County General Plan.

Project Finding: The subject property has a General Plan land use designation of Single-Family Residential-Medium Density (SM). The project includes a General Plan amendment to allow the designation from SM to Single-Family Residential-High Density (SH). The five residential lot and two parcel subdivision is a permitted use in the SH General Plan land use designation. The SH General Plan land use designation provides a density range of 5.0 – 7.2 units per net acre. The subject property is 0.96 acres – gross (0.79 acres – net), which allows a range of 4-6 units. The project of allowing five residential lots would have a density of 6.32 units/net acre,

which is within the SH density range. As proposed, the project is consistent with the County General Plan.

The County's General Plan also provides goals and policies that promote and encourage projects, such as this subdivision project within the Saranap area. Goal 6 of the County's Housing Element identifies the need to provide adequate sites with the appropriate land use and zoning designations to accommodate the County's share of regional housing. The project will be providing five residences on a property that is underutilized, adjacent to other properties with residences, and adjacent to commercial uses. Policy 7.3 of the County's Housing Element encourages P-1 zoning in areas with concentrations of variances sought. The project includes the rezoning of the property to P-1, which is consistent with the General Plan Land Use designation of SH. The variance to the lot area for P-1 (where a minimum of five acres is required) is also consistent with properties within the County, including the Saranap area (Westborough Condominium Project) that are less than five acres and have been rezoned to P-1. Policy 3-8 of the General Plan encourages infilling of already developed areas, where new development are preferred to vacant or under-used sites within urbanized areas, which have necessary utilities installed. Furthermore, the Housing Element identifies the removal of governmental constraints (i.e. eliminating the 5-acre minimum parcel size requirement for P-1).

The following Transportation Policies of the County's Transportation Element also supports the project. Policy 5-13 encourages the use of pedestrian and bicycle facilities. According to comments from the Transportation Planning Section, the County will be implementing bicycle and pedestrian improvements along Olympic Boulevard, as identified in the Olympic Corridor Trail Connector Study, near the subject property. Frontage improvements to the subject property along Olympic Boulevard are required to conform to the standards identified in the study. Policy 5-24 encourages the use of alternative forms of transportation, such as transit, bike, and pedestrian modes. According to Figure 5-3 of the Transportation and Circulation Element, the subject property is located within a Transit Network Plan and within Local Transit Service Area. Alternative modes of transportation are within close proximity to the property and are accessible for the housing provided. As proposed, the project is consistent with the County's General Plan, especially the goal to reduce greenhouse gas emissions by establishing housing within an area that provides multimodal access.

3. **Required Finding:** In the case of residential development, it will constitute a residential environment of sustained desirability and stability, and will be in harmony with the character of the surrounding neighborhood and community.

Project Finding: The surrounding area consists of one-story ranch style residences constructed in 1948 and two-story traditional style residences constructed in 1948. The duplexes adjacent west of the subject property was constructed circa 1970 and the small neighborhood shopping directly east of the property was constructed in 1987. Residences in the area range from 2,100 - 3,600 square feet of living area. The residences for the five lots will be two stories and range from 1,677 - 2,419 square feet of living area. The subdivision is located within an established neighborhood that provides a transition from commercial uses to the south and east to residential uses to the north and west of the property. The subject property is located within an area that is accessible to different modes of transportation (e.g. bicycle, transit; etc.). Overall, the proposed development will be in harmony with the surrounding area.

4. **Required Finding:** The development of a harmonious integrated plan justifies exceptions from the normal application of this code.

Project Finding: The subject property is 0.96-acre in size on a property currently zoned Single-Family Residential (R-10). The current SM General Plan land use designation, as well as the proposed SH designation permits single-family residences. Applying the required setbacks for R-10 Zoning District would not be feasible, as the property is long and narrow, and a creek is located at the rear of the property. Therefore, the project includes a rezoning of the property to a Planned Unit District, P-1 to allow the construction of single-family residences on a property that is under-utilized and is an infill project. Overall, the subdivision will remain for residential use consistent with surrounding area.

F. Findings for Granting an Exception to the Subdivision Ordinance (Title 9) Requirements

1. **Required Finding:** That there are unusual circumstances or conditions affecting the property.

Project Finding: The exception to the Subdivision Ordinance is to allow development within the creek structure setback. The creek structure setback requirement is 30 feet from the top of the bank. The property is long and narrow with a remnant of Las Trampas Creek bordering the north property line. This remnant (ditch) is about 18 inches to 24 inches deep from the top of a slope to the toe of a slope and only conveys a small amount of local runoff. The properties immediately upstream are developed and do not contribute to the flows, and this "creek" only drains the property. The shape of the property limits the developable area of the parcel. Thus, given the shape of the property and the small amount of water it conveys, these unusual circumstances affect the property and therefore, the exception to allow development within the creek structure setback should be granted.

2. **Required Finding:** That the exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Project Finding: The subject property is long and narrow and is bounded by a shallow and wide creek bordered by mature trees along the northern property line. The developable area is limited due to the shape of the property and the location of the creek. A previous three-lot minor subdivision approved for the subject property requested an exception from the requirement and was granted the exception. Approval of the exception to allow development within the creek structure setback is necessary for the preservation and enjoyment of a substantial property right of the applicant.

3. **Required Finding:** That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which the property is situated.

Project Finding: The project includes a request to allow development of the property within the creek structure setback of 30 feet from the top of bank. The creek at one time used to be a regional creek (Las Trampas) that starts at the west end of the property and ends at the east end of the property into an existing drain inlet. Based on the a report prepared by Wayne Ting, Wayne Ting & Associates dated December 16, 2015, no water will flow in the ditch from the upstream to the subject property and no ground water was encountered in the ditch. The soils are medium dense and are not saturated by water. There is no visible evidence of existing erosion along the creek bank suggesting structures would be in jeopardy. A geotechnical evaluation

has been provided to substantiate the field conditions and stability of the banks. An updated geotechnical report is also required to confirm preliminary opinions regarding liquefaction and corrosivity of soil (COA #30).

G. Variance Findings

1. **Required Finding:** That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.

Project Finding: The project requires a variance to allow the rezoning of a 0.96-acre property from R-10, Single-Family Residential Zoning to Planned Unit District, P-1. Under the P-1 Zoning District, a minimum of five acres is required. As found on Table 3-5 of the County's Land Use Element, the proposal to rezone the property to P-1 will be consistent with the SH General Plan land use designation.

Additionally, Table 6-39 of the County's Housing Element identifies the removal of the five-acre minimum lot requirement for the P-1 zoning. This would allow the development of small infill and under-utilized properties. Other properties in the County that are less than the required five acres have been rezoned to P-1. In 2015, the Board of Supervisors approved the rezoning of a 1.12-acre property identified as the Westborough Condominium project located off Tice Valley in Walnut Creek to P-1.

2. **Required Finding:** That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.

Project Finding: The proposal to rezone the property to P-1 on a 0.96-acre property would allow the construction of five residences located on an under-utilized property. The project is compatible with the surrounding development in the area consisting of single-family residences, duplexes, and commercial uses. Properties less than five acres have been rezoned to P-1 since 1978, including the 2015 approval to rezone a 1.12-acre property less than five acres to P-1. The County's Housing Element identifies the removal of the minimum five-acre requirement to encourage development of infill properties. Thus, implementing the current zoning standards would deprive

the subject property of rights enjoyed by other properties developed as multiple-family development.

3. **Required Finding:** That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.

Project Finding: The proposal to rezone a property for residential use less than five acres will meet the intent of the P-1 Zoning District and the goal of the County's Housing Element to encourage small infill properties. The P-1 Zoning District provides an opportunity for a cohesive design with flexible regulations. The proposal is to rezone the property will allow the construction of five residences is determined to be compatible with the development in the surrounding area of single-family residences, duplexes, and commercial uses.

H. Tree Permit Findings

Required Finding: The County Planning Commission is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied:

1. Reasonable development of the property will require the removal of 11 trees and work within the dripline of 20 other trees will be necessary to construct the project. All feasible efforts have been made to retain the maximum number of trees, as well as, to preserve those trees, which are exceptional due to their visual prominence on the site.
2. Development of this project cannot be reasonably accommodated on other parts of the property due to the existing creek at the rear of the property and the narrowness of the property.

II. CONDITIONS OF APPROVAL FOR COUNTY FILES #GP15-0002, RZ16-3231, SD16-9432, DP16-3018

1. The Vesting Tentative Map and Final Development Plan for the Five Residential-Lot and Two Parcel Subdivision is APPROVED, as generally shown and based on the following documents:

- Application and materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on March 28, 2016;
- Revised Vesting Tentative Map and Final Development Plan for Subdivision 9432, received on October 5, 2017;
- Geotechnical Investigation Report, prepared by Tri Nguyen, Wayne Ting and Associates, dated May 24, 2016 and August 24, 2016;
- Stormwater Control Plan, prepared by Dilip Kishnani, Sterling Consultants. dated October 2, 2017;
- Arborist Report, prepared by Traverso Tree Service dated October 1, 2017.

Approval is granted to allow for the following variances that meet the requirements of Section 26-2.2006 of the County Ordinance Code:

- *0.96 acres for the rezoning of the property to P-1*
(where five acres is required for residential use)

Approval Contingent on Consistent Approval of Related General Plan Amendment and Rezoning Application

2. This subdivision is approved contingent upon approval of a general plan amendment request, County File #GP15-0002 from Single-Family Residential-Medium Density (SM) to Single-Family Residential-High Density (SH) and a rezoning request, County File #RZ16-3231 from Single-Family Residential (R-10) to Planned Unit District (P-1). If either, the general plan amendment or the rezoning application is not approved, then this approval shall be null and void.

Application Fees

3. This application is subject to an initial application deposit of \$15,215, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed 100% of the initial deposit. Any additional costs due must be paid within 60 days of the permit effective date or prior to use of the permit, whichever occurs first. The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance.

Indemnification

4. 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 in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate full in the defense.

Compliance Report

5. **At least 45 days prior to recordation of the Final Map or issuance of a grading or building permit, whichever occurs first**, the applicant shall provide a permit compliance report to the Department of Conservation and Development, Community Development Division (CDD) for review and approval. The report shall identify all conditions of approval that are administered by the CDD. The report shall document the measures taken by the applicant to satisfy all relevant conditions. Copies of the permit conditions may be obtained from the CDD. Unless otherwise indicated, the applicant will be required to demonstrate compliance with the applicable conditions of this report prior to filing the Final Map.

The permit compliance review is subject to staff time and materials charges, with an initial deposit of \$1,500, which shall be paid at the time of submittal of the compliance report.

6. This Final Development Plan Permit includes approval of the design for the residences on Lots 1-5. The maximum height of the residences shall not exceed 28 feet. Any changes to the approved plans stated above must be submitted for review and approval of CDD, and may require the submittal of an application, if deemed necessary.

Inclusionary Housing/In-Lieu Fee

7. **Prior to the recordation of the Final Map**, the applicant shall pay to the County the full amount of the Inclusionary Housing Ordinance in-lieu fee of \$19,374 for the project. This in-lieu fee is non-refundable.
8. Should the applicant choose not to satisfy the Inclusionary Housing Ordinance via the full payment of the in-lieu fee prior to the recordation of the Final Map, the applicant shall comply with the County Ordinance Code Chapter 822-4 and construct the required number of inclusionary units on-site, off-site, or a combination of both on-site and off-site. Any fraction of an inclusionary unit shall be subject to the payment of the in-lieu fee as established in Department of Conservation and Development's fee schedule at the time.

Park Impact Fee

9. **Prior to submittal of a building permit for a new residence**, the applicant shall pay the applicable park impact fee as established by the Board of Supervisors.

Park Dedication Fee

10. **Prior to submittal of a building permit for a new residence**, the applicant shall pay the applicable park dedication fee as established by the Board of Supervisors.

Child Care

11. **Prior to submittal of a building permit for a new residence**, the applicant shall pay a fee of \$400.00 toward childcare facility needs in the area, as established by the Board of Supervisors.

Police Services District

12. **Election for Establishment of a Police Services District to Augment Police Services: Prior to the recordation of the Final Map**, 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 parcels created by this subdivision approval. The tax shall be per parcel annual amount (with appropriate future CPI adjustment) 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.

CC&R's

13. Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review with the final map, and shall be subject to review and approval by the CDD. This document shall provide for establishment, ownership and maintenance of the common open spaces, parking, fire protection, fencing, private streets, drainage maintenance, and establishment of signs. Additionally, CC&R's shall require occupants to maintain garage spaces in a manner, which makes them available for off-street parking.

Signs/Walls

14. All signs shall be subject to the review and approval of CDD.
15. The design, color and location of any project sign at the entrance to the property shall be reviewed and approved by CDD.
16. **At least 30 days prior to submittal of a building permit**, the details of the design, location, color and type of materials for masonry walls shall be submitted for the review and approval of CDD.

Lighting

17. **At least 30 days prior to submittal of a building permit**, a lighting plan for proposed exterior lighting shall be submitted to the Department of Conservation and Development, Community Development Division (CDD) for review and approval. The proposed exterior lighting shall be directed down so that lights shine onto the subject property and away from adjacent properties and away from Olympic Blvd. **(MM AES-1)**

Biological

18. Prior to commencement of construction activities, including tree removal, a qualified biologist shall conduct a site evaluation of the trees for bat

roosting/breeding habitat as well as an evaluation of site conditions for potential presence of special status species. Following the determination of the evaluation, a pre-construction survey shall be conducted by a qualified biologist to determine if special-status species are located on-site. The survey report and site evaluation shall be submitted at least 14 days prior to the initiation of grading, site preparation, commencement of construction activities, or tree removal.

If there are no special status species observed after completion of the site evaluation and preconstruction survey, site preparation, grading, construction, or tree removal could proceed. However, if special status species are found, then all work shall cease and the U.S. Fish and Wildlife Service and/or the California Department of Fish Game (CDFG) shall be contacted within 12 hours of the discovery. **(MM BIO-1)**

19. If any earth-moving activities or construction would occur on-site during the nesting season (March 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist to determine if special-status birds are nesting in or near trees within the grading zone or within trees proposed for removal. This survey shall be conducted no more than 15 days prior to initiation of grading, site preparation, or commencement of construction activities. If there are no nesting activities observed after completion of the preconstruction survey, site preparation, grading or construction could proceed.

If a nesting activity is observed in the tree, the nest structure should be monitored for bird egg-incubation, including:

- Incubation behavior (e.g., regular periods of "disappearance" into the same location followed by short, secretive flights to forage).
- Extreme distress and alarm calls when in close vicinity of the nest tree.
- Observation of food carried in the beak or claws to the nest.

If the biologist observes incubation behavior, incorporating the following measures should protect the nest location:

- Establishment of a buffer using orange construction fencing around the tree in accordance with CDFG recommendations until the young have

fledged. A no- disturbance zone of a width needed to adequately protect nests during construction shall protect all active nests. For most songbirds, a 50-foot zone is recommended; for raptors, a 200-foot zone is recommended.

- The nesting tree should be monitored a minimum of once per week to confirm that the young have fledged and that no new nesting pairs are present before the buffer is removed. After the biologist has determined that all young have fledged, construction may proceed within the protected zone.

If it is not feasible to delay or modify construction activities around the tree, the biologist should contact the CDFG to discuss alternative buffer options. **(MM BIO-2)**

Restitution for Tree Removal

20. Required Restitution for Approved Tree Removal: The following measures are intended to provide restitution for the removal of 13 code-protected trees:

- A. Tree Restitution Planting and Irrigation Plan: **Prior to the removal of trees or submittal of building permits (e.g. demolition, grading or building) for each lot, whichever occurs first**, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of CDD. The plan shall provide for the planting of **five (5) California native species trees, 48-inch box tree**. Each lot shall consist of one (1) tree at the rear to provide screening from the adjacent rear properties. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County Ordinance, if one is adopted. The plan shall be accompanied by an estimate prepared by a licensed landscape architect or arborist of the materials and labor costs to complete the improvements on the plan. **The plan shall be implemented prior to final building inspection for each lot.**
- B. Required Security to Assure Completion of Plan Improvements: **Prior to removal of trees or submittal of building permits (e.g. demolition, grading or building) for each lot, whichever occurs first**, the applicant shall submit a security that is acceptable to the CDD. The bond shall

include the amount of the approved cost estimate, *plus* a 20% inflation surcharge.

- C. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs of staff for processing the landscape improvement security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.
- D. Duration of Security: The security for each lot shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of the security and from the time, the final inspection for the lot was approved. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. In the event that CDD determines that the tree(s) intended to be protected has been damaged, and CDD determines that the applicant has not been diligent in providing reasonable restitution, then CDD may require that all part of the security be used to provide for mitigation of the damaged tree(s). Should one security be submitted for all lots, the security may be released upon complying with the requirements stated above and upon approval of a final inspection for the last lot constructed.

Contingency Restitution Should Altered Trees Be Damaged

- 21. Trees to be Preserved but Altered – Pursuant to the conclusions of the arborist report, proposed improvements within the root zone of trees noted on the site plan to be preserved have been determined to be feasible and still allow for preservation provided that the recommendations of the arborist are followed. Pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance, to address the possibility that construction activity nevertheless damages these trees, the applicant shall provide the County with a security (e.g. bond, cash deposit) to be submitted **prior to submittal of a building permit or a grading permit for each lot**, whichever occurs first, to allow for replacement of trees intended to be preserved that are significantly damaged by construction activity. The security shall be based on:
 - A. Extent of Possible Restitution Improvements – The planting of **20 trees 24-inch box tree** in the vicinity of the affected trees, or equivalent planting contribution, and subject to prior review and approval of CDD.

- B. Determination of Security Amount: The security shall submitted for each lot and provide for all of the following costs:
- i. Preparation of landscape/irrigation plan by a licensed landscape architect or arborist, which shall comply with the State's Model Water Efficient Landscape Ordinance or the County Ordinance, if one is adopted;
 - ii. Labor and materials estimate for planting the potential number of trees and related irrigation improvements that may be required, prepared by a licensed landscape contractor; and
 - iii. An additional 20% of the total of the above amounts to address inflation costs.
- C. Initial Deposit for Processing of Security – The County Ordinance requires that the applicant cover all time and material costs of staff for processing a tree protection security. The Applicant shall pay an initial fee deposit of \$100 at time of submittal of a security.
- D. Duration of Security: The security for each lot shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of the security and from the time, the final inspection for the lot was approved. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. In the event that CDD determines that the tree intended to be protected has been damaged by development activity, and CDD determines that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then CDD may require that all part of the security be used to provide for mitigation of the damaged tree(s). Should one security be submitted for all lots, the security may be released upon complying with the requirements stated above and upon approval of a final inspection for the last lot constructed.

Tree Protection

22. The applicant shall adhere to all of the recommended tree preservation measures outlined within the arborist reports prepared by Traverso Tree Service dated October 1, 2017. All recommended tree protection measures shall be stated on the face of construction plans.

23. Prior to the start of any clearing, stockpiling, trenching, grading, compaction, paving or change in ground elevation on a site with trees to be preserved, the applicant shall install fencing at the dripline or other area as determined by an arborist report of all trees adjacent to or in the area to be altered. Prior to grading or issuance of any permits, the fences may be inspected and the location thereof approved by appropriate County staff.
24. No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the dripline unless indicated on the grading plans approved by the County and addressed in any required report prepared by an arborist. If grading or construction is approved within the dripline, an arborist may be required to be present during grading and construction, an involved arborist shall prepare a report outlining further methods required for tree protection if any are required. All arborist expense shall be borne by the developer and applicant.
25. No parking or storing vehicles, equipment, machinery or construction materials, construction trailers and no dumping of oils or chemicals shall be permitted within the dripline within the dripline of any tree to be saved.

Landscaping

26. There shall be landscaping to screen the residences from the adjacent properties to the north. **Prior to submittal of a building permit for each lot**, a landscaping and irrigation plan shall be submitted for the review and approval of CDD. The landscaping plan shall conform to the State's Model Water Efficient Landscape Ordinance or the County Ordinance, if one is adopted. **Prior to requesting a final inspection for each lot**, the approved landscaping shall be installed and evidence of the installation (i.e. photos) shall be provided for the review and approval of CDD.

Air Quality

27. The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans:
 - A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

The applicant shall post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. **(MM AIR-1)**

- 28. During construction, the project developer shall implement standard construction dust control measures recommended by the BAAQMD to include, which shall be stated on the face of all construction plans:
 - A. Watering active construction areas on the site at least twice daily.
 - B. Daily watering or covering stockpiles of debris, soils, sand, and other materials that can be blown by the wind.
 - C. Covering all trucks hauling soils, sand, and other loose material or require all material-hauling trucks to maintain at least two feet of freeboard.

- D. Paving, watering three times daily, or applying non-toxic soil stabilizers on all unpaved access roads, parking lots, and staging areas at construction site.
- E. Sweeping streets daily, preferably with water sweepers, if soil is carried onto adjacent streets.
- F. Seeding disturbed areas as quickly as possible or installation of cover vegetation over exposed soils. **(MM AIR-2)**

Cultural Resources

29. The following mitigation measure shall be implemented during project construction-related ground disturbance, and shall be stated on the face of all construction plans:

Should human remains be encountered during grading, trenching, or other on-site excavation(s), earthwork within 30 feet of the discovery should be stopped until the County Coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the human remains. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods. **(MM CUL-1)**

Geology

30. An updated geotechnical report shall be prepared by the project geotechnical engineer to confirm (or modify) the preliminary opinions on the hazard posed by liquefaction and corrosivity of soil indicated in the data provided by Wayne Ting & Associates. **Prior to the submittal of building permits**, the updated geotechnical report shall be submitted for the review by the County Geologist and review/approval by CDD. This report must be accompanied with a \$750.00 deposit.
31. **Prior to the submittal of building permits**, the project geotechnical engineer shall review grading, drainage, and foundation plans for consistency with

recommendations in the updated/approved geotechnical report. The letter issued by the project geotechnical engineer, along with comments on the building plans, shall include provisions for observation and testing services to ensure that all geotechnical recommendations are properly implemented during construction. This letter-report shall be subject to review by the County Geologist and review/approval by CDD.

32. The updated geotechnical report and grading, drainage, and foundation plans shall be subject to the review by the County Geologist and review and approval by CDD.

Noise

33. To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project, and shall be stated on the face of all construction plans:

- A. All construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are 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)
Lincoln's Birthday (State)
President's Day (State and Federal)
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)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual day the state and federal holidays occur, please visit the following websites:

Federal Holidays <http://www.opm.gov/fedhol>

California Holidays <http://www.edd.ca.gov/eddstholiday.htm>

- B. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
- C. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
(MM NOISE-1)

Construction

- 34. Contractor and/or developer shall comply with the following construction, noise, dust and litter control requirements.
 - A. A dust and litter control program shall be submitted for the review and approval of the Community Development Division staff. Any violation of the approved program or applicable ordinances shall require an immediate work stoppage. Construction work shall not be allowed to resume until, if necessary, an appropriate construction bond has been posted.
 - B. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

Debris Recovery

- 35. **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.

Transportation Demand Management

36. **At least 30 days prior to recording the Final Map**, the applicant shall submit a Transportation Demand Management (TDM) information program in accord with the requirements of Chapter 82-32 of the County Zoning Code for review and approval by CDD. The applicant shall also comply with the County Growth Management Program and Bay Area Air Quality Management District regulations regarding transportation.

Street Names

37. **Prior to the recordation of the Final Map**, proposed names shall be submitted for review by the Department of Conservation and Development, GIS/Mapping Section. Alternate street names should be submitted. The Final Map cannot be certified by CDD without the approved street names.

Deed Disclosure

38. **Prior to recordation of the Final Map**, a deed disclosure shall be submitted informing future property owners that the maximum height of the residences shall not exceed 28 feet. The language of the deed disclosure shall be submitted for the review and approval of CDD.

**PUBLIC WORKS CONDITIONS OF APPROVAL FOR
SUBDIVISION SD16-9432/DP16-3018**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exception(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the vesting tentative map submitted to the Department of Conservation and Development, Community Development Division, on February 13, 2017.

**UNLESS OTHERWISE SPECIFIED, COMPLY WITH THE FOLLOWING
CONDITIONS OF APPROVAL PRIOR TO FILING OF THE FINAL MAP.**

General Requirements

39. 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 Vesting Tentative Map received by the Department of Conservation and Development, Community Development Division, on February 13, 2017.
40. The applicant shall submit improvement plans prepared by a registered civil engineer to Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The below conditions of approval are subject to the review and approval of Public Works Department.

Roadway Improvements (Olympic Boulevard)

41. The applicant shall construct a 4-foot wide sidewalk (exclusive of curb width), curb ramps, street lighting, pavement markings and signage along the frontage of Olympic Boulevard.
42. Any cracked and displaced curb, gutter, and shall be removed and replaced along the project frontage of Olympic Boulevard. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doveled into existing improvements.

43. The applicant shall construct a street-type connection with 20-foot radii curb returns in lieu of standard driveway depressions at the private road intersections with Olympic Boulevard.
44. The applicant shall replace the striped transition island and left-turn channelization at the west leg of the Olympic Boulevard/Boulevard Way intersection with a raised median to prevent illegal left turn ingress/egress at the eastern private road intersection.

Access to Adjoining Property

Proof of Access

45. The applicant shall furnish proof to Public Works Department 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.
46. The applicant shall furnish proof to Public Works Department that legal access to the property is available from Olympic Boulevard.

Encroachment Permit

47. The applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the right of way of Olympic Boulevard.

Site Access

48. The applicant shall relinquish abutter's rights of access along the Olympic Boulevard frontage of this property, with the exception of the access points shown on the applicant's site plan, as specifically approved under these conditions of approval. Said abutter's rights shall be relinquished by the owner on the Final Map.

Road Alignment/Intersection Design/Sight Distance

Sight Distance

49. The applicant shall provide sight distance at the intersections of the private road with Olympic Boulevard in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

Private Roads

50. The applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 20 feet. The road shall be designed to allow through, uninterrupted access by a AASHTO Type-SU vehicle, or as otherwise specified by the Fire District, whichever case is the most restrictive.

Road Dedications

51. The Property Owner shall convey to the County, by Offer of Dedication, the easement necessary to encumber the meandering sidewalk along the frontage of Olympic Boulevard. The applicant shall dedicate said easement to the County on behalf of the Public on the Final Map.

Street Lights

52. The applicant shall annex to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Bicycle - Pedestrian Facilities

Pedestrian Access

53. Curb ramps and driveways shall be designed and constructed in accordance with Title 24 (Handicap Access), the Americans with Disabilities Act and 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; accommodate a minimum 4-foot landing on top of any curb ramp proposed.

Parking

54. "No Parking" signs shall be installed along Olympic Boulevard subject to the review of Public Works Department and the review and approval of the Board of Supervisors.
55. Parking shall be prohibited on the on-site roadways. "Fire Lane" signs and markings shall be installed along this road in accordance with Contra Costa County Fire Protection District Requirements.

Utilities/Undergrounding

56. The applicant shall underground all new and existing utility distribution facilities, including those along the frontage of Olympic Boulevard. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Drainage Improvements

Collect and Convey

57. The applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to *an adequate* natural watercourse having 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.

58. The nearest public drainage facility is the storm drain located near the southwest corner of the subject property. The applicant shall verify its adequacy prior to discharging run-off.

Miscellaneous Drainage Requirements

59. The applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
60. The applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
61. A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be reserved for dedication to the homeowners of the subject subdivision over proposed storm drain lines traversing the site.
62. A private storm drain easement shall be reserved for dedication to the homeowners of the subject subdivision over the existing watercourse along the north property line as well as stormwater treatment basins as shown on the vesting tentative map.

Creek Structure Setbacks

63. The applicant shall relinquish "development rights" over that portion of the site that is within the structure setback area of the watercourse traversing the north portion of the subdivision. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks," of the Subdivision Ordinance. "Development rights" shall be conveyed to the County by grant deed.

Exception

The structure setback area may be reduced, subject to the review of Public Works Department, based on a hydrology and hydraulic study and geotechnical analysis of the soil showing that the creek banks will be stable and non-erosive with the anticipated creek flows. The hydrology and hydraulic study shall be based upon the ultimate development of the watershed.

Hold Harmless

64. The property owner shall be aware that the creek banks on the site are potentially unstable. The property owner shall execute a recordable agreement with the County which states that the developer and the property owner and the future property owner(s) will hold harmless Contra Costa County and the Contra Costa County Flood Control and Water Conservation District in the event of damage to the on-site and off-site improvements as a result of creek-bank failure or erosion.

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 System (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).

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

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention basins) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES permits.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by Public Works Department.

Stormwater Management and Discharge Control Ordinance

66. The applicant shall submit a FINAL Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the final map. To the extent required by the NPDES Permit, the Final Stormwater Control Plan and the O+M Plan will be required to comply with NPDES Permit requirements that have recently become effective that may not be reflected in the preliminary SWCP and O+M Plan. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.
67. Improvement Plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
68. Storm water management facilities shall be subject to inspection by Public Works Department staff; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
69. Prior to filing of the final map, the property owner(s) shall enter into a standard Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
70. Prior to filing of the final map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
71. 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.

ADVISORY NOTES

ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED IN ORDER TO INFORM THE APPLICANT OF ADDITIONAL REGULATIONS, ORDINANCES, AND REQUIREMENTS THAT MAY BE APPLICABLE TO THE PROPOSED PROJECT.

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 Department of Conservation and Development within 90 days of the approval date of this permit.

- B. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South Walnut Creek Area of Benefit as adopted by the Board of Supervisors.
- C. The applicant shall be required to comply with the drainage fee requirements for Drainage Area 15A as adopted by the Board of Supervisors.
- D. This project may be subject to the requirements of the Department of Fish and Wildlife. It is the applicant's responsibility to notify the Department of Fish and Wildlife, 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 Wildlife Code.
- E. 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.

- F. This project is subject to the development fees in effect under County Ordinance as of March 16, 2017, the date the vesting tentative map application was accepted as complete by the Department of Conservation and Development. These fees are in addition to any other development fees, which may specified in the conditions of approval.
- G. The applicant shall comply with the requirements of the following agencies:
 - Department of Conservation and Development, Building Inspection Division
 - Contra Costa County Fire Protection District
 - Central Contra Costa Sanitary District
 - East Bay Municipal Utility District