

FINDINGS AND CONDITIONS OF APPROVAL FOR CHELARU MINOR SUBDIVISION, KNIGHTSEN. PETER WOLLMAN (APPLICANT) / VALI AND MIHAELA CHELARU (OWNERS). COUNTY FILE #'s MS17-0001 / RZ17-3236

I. FINDINGS

A. Rezoning Findings

1. ***Required Finding:*** *The change proposed will substantially comply with the General Plan.*

Project Finding: The zone change has been found to be consistent with the General Plan designation of Agricultural Lands (AL). Approval of the rezoning from A-3 Heavy Agricultural District to A-2 General Agricultural District is consistent with the AL land use designation for the site, as the resulting density is within the allowable range (maximum two residential units).

The Agricultural Resources Policies of the General Plan's Conservation Element guide rural agricultural development, including the development of "ranchettes." Specifically, the policies state that ranchettes created by parcelization are inappropriate in prime agricultural areas where active cultivation such as row crops or orchards are present. Furthermore, the policies states ranchettes are to be discouraged within city spheres of influence. Though the project creates ranchette development, the zone change from the A-3 to the A-2 district, which would reduce the minimum lot size, is consistent with these policies, as the proposed project site is not considered prime agricultural land, and is not within any city sphere of influence.

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

Project Finding: The uses authorized subsequent to the zone change from A-3 Heavy Agricultural District to A-2 General Agricultural District would be the same as the existing authorized uses, except that the A-2 district allows livestock auction and sales yards. The subject property and surrounding parcels are predominantly developed with ranchette-like single-family developments, or are in agricultural production. There are thirty parcels accessed from Eagle Lane, twenty zoned A-2 General Agricultural District and ten zoned A-3 Heavy Agricultural District. Furthermore, as proposed in the minor subdivision tentative map, both resultant parcels comply with the use, lot size, average width and average depth requirements for the A-2 zoning district. Thus, the uses authorized or proposed are compatible within the district and to adjacent authorized uses.

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

Project Finding: Parcels along Eagle Lane are predominantly developed with ranchette-like single-family developments. Rezoning the subject site from A-3 to A-2, to be consistent with the surrounding zoning district designations and development pattern, will further fulfill the demonstrated need for ranchette development in the community. There are thirty parcels accessed from Eagle Lane, twenty zoned A-2 General Agricultural District and ten zoned A-3 Heavy Agricultural District. The current rural residential development pattern represents a demonstration of the continuing need for such a use in the area for the foreseeable future.

B. Tentative Map Findings

1. ***Required Finding:*** *The County Planning 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 has been found to be consistent with the General Plan designation of Agricultural Lands (AL). The AL designation has a maximum density of one unit per five net acres. Given this density, up to two units will be allowable on the 11.4 net acre site. Therefore, given that the project proposes a total of two agricultural lots, which is consistent with the AL designation, there is no reason to deny the minor subdivision application with respect to residential density.

The Agricultural Resources Policies of the General Plan's Conservation Element guide rural agricultural development, including the development of "ranchettes." The rural residential project will comply with the General Plan's Rural Residential Development ("Ranchette") policy. The policy states that ranchettes created by parcelization are inappropriate in prime agricultural areas where active cultivation such as row crops or orchards are present. Additionally, it provides that ranchettes are to be discouraged within cities' spheres of influence, and must be compliant with specified conditions of approval. The proposed subdivision, together with the provisions for its design and improvement, is not considered prime agricultural land, and is not within any city's sphere of influence. Furthermore, the project meets the guidelines and conditions regarding rural residential development that are outlined in the General Plan Conservation Element, Policy 8-v(4).

The County Planning Commission has also fully evaluated: the extent to which the project is consistent with General Plan policies pertaining to compatibility of land uses; compliance with principles of the Urban Limit Line and Measure C-1990, protection of open spaces; standards regarding geology, soils, and earthquake risks,

hazardous materials, flood hazards and drainage; protection of water quality; protection of biological resources; noise; protection of air quality; protection of visual resources; and protection of archeological and historical resources and found no evidence of inconsistencies. Additionally, the projected related traffic is not anticipated to negatively affect local traffic patterns or significantly diminish the Level of Service of key intersections in the area. The vesting tentative map for this subdivision is consistent with the applicable goals and policies as found in the County 2005-2020 General Plan.

Therefore, based on the entire record and as summarized herein, the tentative map is consistent with the County General Plan.

2. ***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: As required by the Conditions of Approval and Mitigation Monitoring and Reporting Program, the project does not pose any significant traffic impacts and must comply with the “collect and convey” requirements and design standards for construction of private roads. Prior to issuance of building permits, the applicant is required to contribute fees for parks and recreation, school districts, child care, and police services. Payment of these fees along with compliance with the applicable California Building Code will fulfill all obligations related to construction of the project. Therefore, based on the proposal, the Commission finds no physical circumstances that would restrict the developer from completing the project.

C. Growth Management Findings

1. **Traffic:** Eagle Lane provides access to and around the project site. Regional access to the project site is provided by Byron Highway and Highway 4.

Traffic engineers and planners use the concepts of Level of Service (LOS) and Vehicle Miles Traveled (VMT) to qualitatively describe traffic conditions. Additionally, the Contra Costa Transportation Authority (CCTA) Growth Management Plan, the West Contra Costa Transportation Advisory Committee (WCCTAC) Action Plan, and the County of Contra Costa (County) General Plan establish measures of effectiveness and requirements for the analysis and disclosure of circulation impacts associated with new land developments. Potential circulation impacts may be expected, and traffic impact analyses are required for projects that generate more than 100 net new peak-hour trips. A project generating less than 100 peak-hour trips generally will not create or exacerbate any current traffic patterns. Using standard Institute of Transportation Engineers (ITE) trip generation trip rates, the one additional housing unit project will generate one gross peak-hour trip. At this expected rate, the cumulative effect to local roadways is negligible.

2. **Water**: The proposed project is located at a rural site, currently serviced by a private well. Proposed uses on-site would include one new residence and irrigation of landscaped areas. The use of an onsite well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction. A Condition of Approval has been added, requiring the applicant to consult with the Contra Costa Environmental Health Division (EHD) regarding the water supply requirements prior to the issuance of a building permit (COA # 19).
3. **Sanitary Sewer**: The project site is currently served by an onsite septic system. As required by the County's Rural Residential Development policy, the land must be suitable for septic tank use according to the County Ordinance Code criteria and Health Services Department Regulations, and percolation tests must be passed on all lots prior to the filing of the Parcel or Final Map. (COA #20)
4. **Fire Protection**: Fire protection and emergency medical response services for the project vicinity are provided by the East Contra Costa County Fire Protection District (ECCCFPD). Compliance with all applicable fire codes and regulations suggests that the project will not increase fire related risks beyond any acceptable levels.
5. **Public Protection**: As the project will add to the County's population, COA #8 requires that prior to the recording of the parcel 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 this minor subdivision project.
6. **Parks and Recreation**: As the project will add to the County's population, COA #6 requires the project proponent to pay applicable Park Dedication in-lieu fees per unit. These fees, in conjunction with all other Park Dedication fees collected for development within the County, will be used in part to purchase new park land and upgrade existing community parks as determined appropriate by the Board of Supervisors.
7. **Flood Control and Drainage**: The project is required to meet collect and convey requirements of the County Subdivision Ordinance Title 9, by constructing the necessary flood control improvements. The applicant must also comply with the County's National Pollutant Discharge Elimination System (NPDES) Permit and Stormwater Management and Discharge Control Ordinance, Title 10, for stormwater treatment. Therefore, compliance with all applicable codes and regulations suggests that the new drainage improvements will be able to accommodate all rainwater runoff generated by the project.

II. CONDITIONS OF APPROVAL

1. Approval of the vesting tentative map for the two-lot minor subdivision; is generally based on the following document:
 - Revised Vesting Tentative Map for minor subdivision MS17-0001, received September 11, 2017.
2. This permit authorizes the development of two (2) lots on the subject property as identified in the MS17-0001 vesting tentative map and documents referenced above.
3. Approval of the tentative map is contingent upon the approval of the rezoning, County File #RZ17-3236, by the Board of Supervisors. If the rezoning application is not approved, then this approval shall be null and void.

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 and 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.

Application Fees

5. This application is subject to an initial application deposit of \$5,400.00, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2013/340, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

Park Dedication Fees

6. At least 30 days prior to the filing of the Parcel Map, the project sponsor shall demonstrate to the satisfaction of Community Development Division (CDD) that all Park Dedication fees have been paid for the subdivision.

Child Care Fees

7. At least 30 days prior to the filing of the Parcel Map, the project sponsor shall demonstrate to the satisfaction of CDD that all child care facility fees have been paid for the subdivision.

Police Services Fees

8. The following requirements shall be met prior to filing of the Parcel Map or issuance of grading/building permit as specified below:
 - A. Prior to filing a Parcel Map, the applicant shall submit two copies of a proposed disclosure statement for the review and approval of CDD staff. The approved statement shall be used to notify the prospective buyer of Parcel B. The disclosure statement shall advise the prospective buyer of Parcel B 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 and 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 CDD.

Compliance Report Prior to Filing the Parcel Map

9. At least 45 days prior to filing of the Parcel 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 \$1,000 which shall be paid at the time of submittal of the compliance report.

Water Efficient Landscape Ordinance

10. The applicant shall comply with California Model Water Efficient Landscape Ordinance (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495) and/or any applicable State mandated landscape/water related requirements applicable at the time of landscaping installation for the project. To the maximum extent feasible, the project proponent shall use drought tolerant vegetation for the development.

Aesthetics/Lighting

11. All new residences shall be consistent with the rural character (muted earth tone colors, design, and materials) of existing residences in the area. At least 30 days prior to applying for a building permit for a new residence, the applicant/property owner shall submit for review and approval from the Department of Conservation and Development, Community Development Division (CDD) staff, construction drawings (e.g., site plan, floor plans, elevations, and grading plans) to verify compliance with this mitigation. The submittal shall include sample materials to be used for the residence, along with a sample color palette, for review and approval by CDD. **(Mitigation Monitoring (MM) Aesthetics 1)**
12. Thirty days prior to applying for a building permit for subdivision improvements, the applicant shall submit a Lighting Plan for review and approval by the CDD. At a minimum, the plan shall include the following measures:
 - A. All outdoor lighting, including façade, yard, security, and street lights, shall be oriented down, onto the subject property or road.
 - B. Back shields or functionally similar design elements shall be installed on every lighting pole to reduce lighting from spilling off site, and to ensure that lighting remains within the subject property. **(MM Aesthetics 2)**

Air Quality

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

- All haul trucks transporting soil, sand, or other loose material to and from the site shall be covered.
- All visible mud or dirt tracked-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.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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.
- 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]).
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
- A publicly visible sign shall be posted with the telephone number and contact information for the designated on-site construction manager available to receive and respond to dust complaints. This person shall report all complaints to Contra Costa County and take immediate corrective action as soon as practical but not more than 48 hours after the complaint is received. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. **(MM Air Quality 1)**

Cultural Resources

14. The following mitigation measures shall be implemented during project-related ground disturbance, and shall be included on all construction plans:
 - A. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical Resources.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided or impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

- B. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. 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.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies. **(MM Cultural Resources 1)**

Geology

15. Prior to issuance of a grading or building permit for a new residence on Parcel A or B, the project sponsor shall perform a geotechnical evaluation that conforms to the guidelines adopted by the California State Mining and Geology Board, and submit a geotechnical report for approval by the Department of Conservation and Development, Peer Review Geologist.

Prior to the issuance of building permits, the project geotechnical engineer shall certify that lot preparation work is in compliance with recommendations in the approved geotechnical report. **(MM Geology 1)**

16. Prior to recordation of the Parcel Map the applicant shall submit a draft deed disclosure statement advising prospective buyers and owners of both parcels of the risk of liquefaction, and of the requirement for a geotechnical investigation prior to issuance of a building permit for a residence. After CDD approval, the deed disclosure statement shall be recorded against the deed of each parcel. **(MM Geology 2)**

Construction

17. The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.
- A. 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.
 - B. 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.
 - C. Noise attenuating shields, shrouds, portable barriers, enclosures, or other noise insulating devices, shall be used to reduce construction noise, where feasible, as determined by the Community Development Division.
 - D. The applicant shall designate a contact person who will be responsible for monitoring noise control measures and responding to complaints throughout the project. This person's name and contact information shall be posted clearly around the project site and shall also be distributed to properties within 300 feet of the project site. The contact person shall maintain a log of complaints. The complaint log shall be available for review by County staff upon request.
 - E. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.
 - F. 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)
 - Presidents' 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/eddsth.htm>

Debris Recovery

18. 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

Rural Residential Development

19. Prior to the filing of the Parcel Map, an "on site" producing water well or install a "test well," having a minimum yield of three gallons per minute with bacterial and chemical quality in compliance with the State standards for a pure, wholesome, and potable water supply. If the chemical analysis exceeds the State standards for "maximum contaminant levels" for water potability, a statement must be attached and "run with the deed" advising of these levels; or

Verifiable water availability data from adjacent parcels, presented by the applicant, or knowledge of the same, known by the Health Services Department concerning water quality and quantity per (a) above; and, have a statement that "attaches and runs with the deed" indicating that a water well shall be installed on the subject parcel complying with the general requirements stated above prior to obtaining a Conservation and Development Department permit for construction.

20. Percolation tests must be passed on all lots prior to the filing of the Parcel or Final Map.
21. Prior to recordation of the Parcel Map the applicant shall submit to CDD a draft deed disclosure statement advising prospective buyers and owners of both parcels about allowed adjacent agricultural practices. After CDD approval, the deed disclosure statement shall be recorded against the deed of each parcel.

**PUBLIC WORKS
CONDITIONS OF APPROVAL FOR SUBDIVISION MS17-0001**

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 on September 11, 2017.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements

22. 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 September 11, 2017.
23. The Applicant shall submit improvement plans prepared by a registered civil engineer to the 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 the Public Works Department.

Roadway Improvements (Frontage)

24. The Applicant shall locate any vehicular entrance gates a minimum 20 feet from the edge of pavement to allow vehicles to queue without obstructing through traffic. Sufficient area shall be provided outside any gate to allow a vehicle to turn around and re-enter Eagle Lane in a forward direction.

Access to Adjoining Property

Proof of Access

25. 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.

Sight Distance

26. The Applicant shall provide sight distance at the intersection of the private driveway with Eagle Lane 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 Road/ Driveway

27. The Applicant shall construct an all-weather paved turnaround at the end of the proposed private road.
28. The Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet with 2 feet paved shoulders within a 25-foot access easement.
29. The Applicant shall pave the first 50 feet of the access drive to Parcel B, measured from the existing edge of pavement of Eagle Lane into the property, to allow vehicles to pull completely off the roadway and remain on a paved surface, and to prevent dust, gravel, and debris from spilling on to Eagle Lane.

Road Dedications

30. The Property owner shall convey to the County, by Offer of Dedication, 30 feet of right-of-way for the possible future improvement and acceptance of Eagle Lane along the west property line.

Utilities/Undergrounding

31. All new utility distribution services shall be installed underground.

Maintenance Facilities

32. The Property Owner 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 Eagle Lane; or

The Property Owner shall develop and enter into a maintenance agreement that will insure that Eagle Lane will be maintained, and that each parcel/lot in this subdivision that will use Eagle Lane will share in its maintenance.

Drainage Improvements

33. 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 County Ordinance Code.

The Applicant shall be permitted to convey stormwater to the existing drainage ditch traversing the east boundary of the property in accordance with a prior recorded easement and agreement between the property owner and East Contra Costa Irrigation District.

Miscellaneous Drainage Requirements

34. The Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
35. The Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

National Pollutant Discharge Elimination System (NPDES)

36. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System 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 (Central Valley - Region V).

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 bio-retention 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.
- Shallow roadside and on-site swales.

Stormwater Management and Discharge Control Ordinance

37. The applicant will not be subject to the requirements of Provision "C.3" of the County Stormwater Management and Discharge Control Ordinance, since the proposed project will not create or replace at least 10,000 square feet of impervious surface. However, this project shall be subject to all other provisions of the County Stormwater Management and Discharge Control Ordinance (Section 1014, Ordinance No. 2005-01) and future development applications on the subject parcel may be required to comply with Provision "C.3."

ADVISORY NOTES

- The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central County Area of Benefit as adopted by the Board of Supervisors.
- The applicant shall comply with the drainage fee requirements for Drainage Area 46, as adopted by the Board of Supervisors.
- 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.
- 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.
- The applicant shall comply with the requirements of the following agencies:
 - Department of Conservation and Development, Building Inspection Division and Grading Division
 - East Contra Costa County Fire Protection District
 - Contra Costa County, Public Health Department
 - Bay Area Air Quality Management District
 - Regional Water Quality Control Board, District V