

PERMIT BINDER

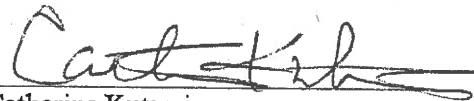
CONTRA COSTA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED PERMIT

APPLICANT:	Mary Dunne 78 Grandview Place Walnut Creek, CA 94595	APPLICATION NO.	MS060037
		ASSESSOR'S PARCEL NO.	184-462-008
		ZONING DISTRICT:	R-10
OWNER:	Same as above	APPROVED DATE:	December 14, 2006
		EFFECTIVE DATE:	December 25, 2006

This matter not having been appealed within the time prescribed by law, A PERMIT TO SUBDIVIDE .48 ACRES INTO TWO LOTS in the WALNUT CREEK area is hereby GRANTED, subject to the attached conditions.

DENNIS M. BARRY, AICP
Community Development Director

By:


Catherine Kutsuris
Deputy Zoning Administrator

Unless otherwise provided, THIS PERMIT WILL EXPIRE THREE (3) YEARS from the effective date if the use allowed by this permit is not established within that time.

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

**FINDINGS AND CONDITIONS OF APPROVAL FOR TENTATIVE MAP
COUNTY FILE #MS060037 IN THE SARANAP AREA OF WALNUT CREEK AS
APPROVED BY THE ZONING ADMINISTRATOR ON DECEMBER 14, 2006**

A. Growth Management Performance Standards

1. **Traffic:** The project will generate an estimated one additional AM and one PM peak hour trips. Therefore, the applicant is not required to prepare a traffic report pursuant to the 1988 Measure C requirements.
2. **Drainage and Flood Control:** Condition #53 requires that the applicant collect and convey all storm waters entering or originating within the project to an adequate natural water course having definable bed and banks, or to an existing adequate public storm drainage facility which conveys to storm waters to an adequate natural watercourse, in accordance with Division 914 of the Ordinance. The parcel map may not be filed until the collect and convey requirements and improvements have been met.
3. **Water and Waste Disposal:** According to Russell Leavitt, Engineering Assistant III, of Contra Costa County Central Sanitary, per phone conversation on October 31, 2006, the project site is within service area and will serve the new parcel. The property is in the EBMUD service area and will serve the new parcel.
4. **Fire Protection:** Prior to the approval of a Parcel Map, the applicant is required to demonstrate that all of the proposed development is located within one and one-half miles of a fire station, or that development within the project that is more than one and one-half miles from a fire station shall be required to provide automatic fire sprinkler systems. The nearest station is Station 3 located at 1520 Rossmore Parkway, Walnut Creek.
5. **Public Protection:** The Growth Management Element Standard is 155 square feet of Sheriff facility station per 1,000 population. The small population increase associated with this project is not significant. Prior to approval of the Parcel Map, the applicant is required to establish a police service tax district to mitigate the impacts of the development on police services.
6. **Parks and Recreation:** The proposed project will have a minor cumulative effect on demand for park and recreation facilities, and is subject to payment of park dedication fees in the amount of \$2,000.00 per residential parcel to mitigate impacts.

B. Variance Findings

1. That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located.

Project Finding: The shape of the parcel is almost triangle, narrow at the east end and wide at the west end. The location of the residence is towards the middle of the property. Therefore, in order for the applicant to create a 10,000 square foot lot, the configuration of proposed Parcel B is in the shape of an L causing a 74 foot average width variance (80 feet required) on proposed Parcel A.

2. 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: As stated above, the shape of the original parcel is almost triangle. The extreme steepness of the lot and location of the existing house dictates the location of a second homesite.

3. That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located.

Project Finding: The approval of this variance of an average width for Lot A of 74 feet (80 feet required) shall substantially meet the intent and purpose of the respective land use district by providing one additional residence compatible and consistent with the surrounding neighborhood..

C. Finding for Approval of a Tentative Map

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

Project Finding: The project is consistent with the various elements of the General Plan. The land use designation is SFR-SM, which allows for single- family medium density development for one lot with a remainder

based on net area minus roadway (3.0-4.9 units per net acre) on a .48 acre parcel, which complies with the density requirement.

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: *In lieu of constructing on-site drainage facilities to meet collect and convey requirement, the County will require that development.*

CONDITIONS OF APPROVAL

General:

1. _____ This approval is based upon the exhibits received by the Community Development Department listed as follows:
 - A. Approved per plans as generally shown on the Vesting Tentative Map:

Indemnification:

2. _____ 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 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 claim, action, or proceeding and cooperate fully in the defense.

Variance:

3. _____ Approval is granted to allow for an average lot variance for Parcel A of 74 feet (80 feet required)

Compliance Report:

4. _____ At least 45 days prior to filing a final map or issuance of grading permit, which ever occurs first, the applicant shall submit a report on compliance with the conditions of approval with this permit for the review and approval of the Zoning Administrator. The fee for this application is a deposit of \$500.00 that is subject to time and materials

costs. Should staff costs exceed the deposit, additional fees will be required.

- A. Except for those conditions administered by the Public Works Department, the report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. The report shall also indicate whether the applicant believes that he has done all the applicant is in a position to do to comply with the applicable condition. (A copy of the computer file containing the conditions of approval may be available; to try to obtain a copy, contact the project planner at 335-1216.)

Design and Size Restriction on Parcel B:

5. _____ At least 30 days prior to the issuance of the building permit for Parcel B, the applicant shall submit building elevations with colors and material samples for the review and approval of the Zoning Administrator. The materials shall be compatible with the surrounding area and with general wooded environment. The residence shall be limited to 2500 square feet and 28 feet high. In addition, the applicant shall provide fencing or other appropriate screening plan for the eastern lot boundary, excluding the portion outside the scenic easement area. The purpose of the fence is to provide privacy to the surrounding neighbors as agreed upon by the applicant.
6. _____ The applicant shall record a statement to run with the deeds to the property that ensures that the future property owners of proposed parcel "B" are aware of all the conditions that may apply for the life of the project, including design, size of the residence, fencing, tree protection, and landscaping.

Archaeology:

7. _____ Should archaeological materials be uncovered during grading, trenching or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
8. _____ If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the Community Development Department shall be notified within 24-hours and a qualified archaeologist contacted and retained for further recommendations.

Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, shell, bone, and historic features such as privies or building foundations.

9. _____ In the event of discovery or recognition of any human remains on the site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Contra Costa County has been contacted, per Section 7050.5 of the California Health and Safety Code.

Child Care Conditions:

10. _____ The developer shall pay a fee of \$400.00 per lot/unit toward child care facility needs in the area as established by the Board of Supervisors.

Grading:

11. _____ The grading plan shall provide for balanced cut and fill on-site (i.e., no import or export of fill material).

Trees and Tree Preservation:

12. _____ The applicant is limited to the removal of four (4) trees on proposed parcel "B" as identified on the vesting tentative map. If grading is proposed to be in close proximity to the protected trees on the site the applicant shall submit at least 30 days prior to issuance of a grading permit, a grading/tree preservation plan for the review and approval of the Zoning Administrator. The plan shall identify all trees with a trunk circumference of 10 inches or more, 4 ½ feet above the ground. The trunk size, species and approximate drip line of each qualifying tree shall be identified on the plan, and whether the tree is proposed to be removed or preserved. The plan shall be accompanied by a report from a qualified arborist on the proposed development recommending measures to protect trees as appropriate during the construction and post-construction stages. The recommended measures from the arborist shall be integrated into or otherwise attached to the proposed grading plan.

- A. Prior to grading applicant shall provide fencing or other appropriate barriers at least five (5) feet outside of the drip line of all trees to be retained on the site in order to give grading contractors proper visual notification to keep equipment out of the area surrounding these trees. (During grading operations a qualified arborist shall be on site to approve any needed exceptions to these requirements).

13. _____ To assure protection and/or reasonable replacement of existing trees to be preserved which are in proximity to project improvements, the applicant shall post a bond (or cash deposit or other surety) for the required work with the Community Development Department. The term of the bond shall extend at least 24 months beyond the completion of construction. Prior to posting the bond or deposit, a licensed arborist shall assess the value of the trees and reasonable compensatory terms in the event that a tree to be preserved is destroyed or otherwise damaged by construction-related activity. The tree-bonding program shall be subject to the review and approval of the Zoning Administrator.
14. _____ This permit authorizes the removal of the four (4) trees as identified on the vesting tentative map. No additional trees shall be removed prior to approval of the grading/tree preservation plan without the prior approval of the Zoning Administrator.
15. _____ The developer and applicant shall adhere to the following tree preservation standards required by Section 816-6.1202 of the County Code:
- A. 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.
 - B. 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 operations. The arborist shall have the authority to require protective measures to protect the roots. Upon completion of grading and construction, an involved arborist shall prepare a report outlining further methods for tree protection if any are required. All arborist expense shall be borne by the developer and applicant.
 - C. 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 of any tree to be saved.

16. _____ If no trees are located within 40 feet of the proposed development, the construction plans shall be noted.

Landscaping:

17. _____ Prior to the submittal of the landscape plan to the Zoning Administrator, the applicant shall submit to those contiguous neighbors, the three (3) directly to the east, to the south and to the southwest. The landscape plans shall be submitted to the neighbors at least ten (10) days prior to the review and approval of the Zoning Administrator. All comments received from the contiguous neighbors shall be submitted to the Zoning Administrator with the landscape plans. A landscaping plan and irrigation plan for Parcel B shall be submitted for review and approval of the Zoning Administrator at least 30 days prior to issuance of building permits. A cost estimate shall be submitted with the landscaping program plan. Landscaping shall conform to the County Water Conservation Landscape Ordinance 82-26 and shall be installed prior to approval of final building permit. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with County Water Conservation Ordinance.
18. _____ California native drought tolerant plants or trees shall be used as much as possible. All trees shall be a minimum five-gallon size planted throughout the project site.
- A. Extent of Possible Restitution Improvements- At least 30 days prior to the issuance of a building permit, the applicant shall provide evidence that the planting of up to 12 trees, minimum 5-gallons in size outside the building envelope on both parcels has been completed, or equivalent planting contribution, subject to the review and approval of the Zoning Administrator.

Lighting:

19. _____ Exterior lights shall be deflected so that lights shine onto applicant's property and not toward adjacent properties.

Construction Conditions:

20. _____ Contractor and/or developer shall comply with the following construction, noise, dust and litter control requirements.
21. _____ All construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
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/2006.asp>

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

22. _____ The project sponsor shall require their contractor 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 and concrete pumpers as far away from existing residences as possible.
23. _____ At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and areas of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of individuals responsible for noise and litter control, tree protection, construction traffic and vehicles, erosion control, and the 24-hour emergency number, shall be expressly identified in the notice. The notice shall be re-issued with each phase of major grading and construction activity.
- A. A copy of the notice shall be concurrently transmitted to the Community Development Department. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

24. _____ A dust and litter control program shall be submitted for the review and approval of the Zoning Administrator. 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.
25. _____ The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows. Prior to issuance of building permits, the proposed roads serving this development shall be constructed to provide access to each lot. This shall include provision for an on-site area in which to park earth moving equipment.
26. _____ Transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
27. _____ The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
28. _____ The project shall comply with the dust control requirements of the Grading Ordinance including provisions pertaining to water conservation.
29. _____ Construction-related vehicle access to the site shall be limited to two vehicles.
30. _____ Haul routes shall be generally limited to those areas of the site which are proposed to be graded to avoid unnecessary scarring of the hillside. Hauling of material through an approved scenic easement shall be precluded.

Sanitary Sewer:

31. _____ At least 30 days prior to recording the parcel map, the applicant shall provide proof that adequate sanitary sewer quantity and quality can be provided.

Water:

32. _____ At least 30 days prior to recording the Parcel Map, the applicant shall provide proof that adequate water facilities can be provided.
33. _____ The applicant shall comply with the Contra Costa County Ordinance pertaining to water conservation. Compliance with the Water

Conservation Ordinance shall be designed to encourage low-flow water devices and other interior and exterior water conservation techniques.

34. _____ All toilets shall be low-flow units in accordance with Section 17921.3 of the Health and Safety Code; sinks and showers shall be water conserving units, in accordance with the California Energy Commission Standards for new residential buildings.

Police Service / Crime Prevention:

35. _____ Police Service District to Augment Police Services – The following requirements shall be met prior to filing a Parcel Map or issuance of a 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 the Zoning Administrator. The approved statement shall be used to notify prospective buyers of parcels which are not occupied by existing legally-established residences at time of filing the tentative map application. The disclosure statement shall advise prospective buyers of affected parcels that prior to issuance of a building permit, they will be required to contribute to the County \$1,000.00 for police services mitigation. The fee may be paid to the Contra Costa County Application & Permit Center.
- B. Prior to issuance of a building permit on any parcel that is not occupied by a legal residence, the applicant shall contribute \$1,000.00 to the County for police services mitigation. The fee shall be paid to the Contra Costa County Application & Permit Center.

Fire Protection District:

36. _____ Prior to the approval of a parcel map, the applicant is required to demonstrate that all of the proposed development is located within one and one-half miles of a fire station, or that development within the project that is more than one and one-half miles from a fire station shall be required to provide automatic fire sprinkler systems.
- A. IF the project requires fire sprinkler systems then a deed disclosure for each new residential lot shall be recorded with the Final Map. This disclosure shall indicate that the proposed structure has been designed with automatic interior fire-suppression sprinkler system that meets the design standards of the Consolidated Fire Protection District. This provision is required at least in part so as to allow a plan consistency determination associated with the approval of County File # MS060037.

Scenic Easement:

37. _____ A recorded scenic easement shall be granted to the County from the 92 contour line as shown on the tentative map titled Staff Study dated November 21, 2006 . The erection of structures, including but not limited to buildings, obscure fences, swimming pools, tennis courts, and sports courts, is prohibited in sports courts, is prohibited in scenic easement areas. Scenic easements shall be dedicated to the County using the scenic easement instrument approved by the Zoning Administrator. The easement instrument shall provide that no grading, other development activity or removal of trees may occur in that area without the prior approval of the Zoning Administrator.

Payment of Any Supplemental Application Fees that are Due:

38. _____ This application is subject to an initial application fee of \$5,513.00 which was paid with the application submittal, plus time and material costs if the application review expenses exceed 100% of the initial fee. Any additional fee due must be paid within 60 days of the permit effective date or prior to use of the permit whichever occurs first. The fees include costs through permit issuance plus five working days for file preparation. The applicant may obtain current costs by contacting the project planner. If additional fees are owed, a bill will be sent to the applicant shortly after permit issuance.

CONDITIONS OF APPROVAL ADMINISTERED BY THE PUBLIC WORKS DEPARTMENT FOR SUBDIVISION MS 06-0037

Applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the County Ordinance Code. Any exceptions must be stipulated in these conditions of approval. Conditions of Approval are based on the Vesting Tentative Map received by the Community Development Department on August 23, 2006.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO RECORDATION OF THE PARCEL MAP:

In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the Revised Vesting Tentative Map received by the Community Development Department on August 23, 2006.

39. Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the County Ordinance Code for the conditions of approval of this Subdivision. These plans shall include any necessary traffic signage and striping plans for review by the Transportation Engineering Division.

Frontage Improvements (Grandview Place & Panoramic Way):

40. Applicant shall construct curb, sidewalk, necessary longitudinal and transverse drainage, street lighting, and pavement widening and transitions along the frontage of Grandview Place.

Exception:

Applicant is permitted an exception from installation of frontage improvements and road widening along the project frontage of Grandview Place considering that these features are not characteristic of the area and existing right of way constraints, respectively.

41. Applicant shall construct curb, sidewalk, necessary longitudinal and transverse drainage, and street lighting along the frontage of Panoramic Way.

Exception:

Applicant is permitted an exception from installation of curb, sidewalk, necessary longitudinal and transverse drainage, and street lighting along the project frontage of Panoramic Way considering that these improvements are not characteristic of the area.

42. Applicant shall construct eight feet of pavement widening and transitions, necessary retaining walls, and necessary longitudinal and transverse drainage along the project frontage of Panoramic Way.

Exception:

Applicant is permitted an exception from constructing eight feet of pavement widening and transitions, necessary retaining walls, and longitudinal and transverse drainage along the project frontage of Panoramic Way at this time, provided that a deferred improvement agreement is executed for the following improvements:

43. Construction of eight feet of pavement widening and transitions, necessary retaining walls, and necessary longitudinal and transverse drainage along the frontage of Panoramic Way; and

44. At the time the deferred improvement agreement is called up, submit improvement plans, prepared by a registered civil engineer, to Public Works and pay appropriate fees in accordance with the County Ordinance Code and this deferred improvement agreement.

Access to Adjoining Property:

Proof of Access

45. Applicant shall furnish proof to the 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.

Encroachment Permit

46. Applicant shall obtain an encroachment permit, if necessary, from the Application and Permit Center for any work done within the right of way of Grandview Place and Panoramic Way.

Abutter's Rights:

47. Applicant shall relinquish abutter's rights of access along the project frontage of Panoramic Way.

Sight Distance:

48. Applicant shall provide adequate sight distance at all driveway intersections with Grandview Place for a through traffic design speed of 35 miles per hour. Landscaping, walls, fences, signs, or any other obstructions shall be placed to maintain adequate sight distance.

Road Dedications:

49. Applicant shall convey to the County, by Offer of Dedication, the right of way necessary for the planned future width of 52 feet along the project frontage of Grandview Place.

Exception

The applicant shall be permitted an exception from the County Ordinance Code requirement to dedicate additional right of way along the project frontage of

Grandview Place due to right of way constraints and considering that other minor streets in the vicinity of the project feature 40-foot right of way corridors.

50. Applicant shall convey to the County, by Offer of Dedication, five feet of right of way necessary for the planned future width of 50 feet along the project frontage of Panoramic Way.

Street Lights:

51. Property owner shall apply for annexation to County Service Area L-100 Lighting District by submitting: a letter of request; a metes and bounds description; and, pay the current LAFCO fees, or apply for annexation to another street light financing mechanism approved by the Public Works Department. Annexation shall occur prior to filing of the Parcel Map. The applicant shall be aware that the annexation process to CSA L-100 must comply with State Proposition 218 requirements, which state that the property owner must hold a special election to approve the annexation. This process may take approximately 4-6 months to complete. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Utilities/Undergrounding:

52. All new utility distribution facilities shall be installed underground.

Drainage Improvements:

Collect and Convey

53. Applicant shall collect and convey all storm water entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having a definable bed and banks, or to an existing adequate public storm drainage facility which conveys the storm waters to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.
54. Applicant shall verify that the existing downstream drainage facilities that receive storm water runoff from this project are adequate to convey the required design storm (based on the size and ultimate development within the contributing watershed). If the applicant intends to direct project runoff to the existing roadside ditch along Panoramic Way and it is found to be inadequate, the applicant shall construct improvements to guarantee adequacy. No concentrated flow of storm waters shall be discharged into this roadside ditch. The applicant shall obtain access rights to make any necessary improvements to off-site drainage facilities, including an encroachment permit to do any work within public road right of way.

Provision "C.3" of the NPDES Permit

55. In compliance with the County's Stormwater Management and Discharge Control Ordinance, it has been determined that this project does not require submittal of a Stormwater Control Plan (SWCP). The application proposes less than 10,000 square feet of impervious surface area, which is the threshold for submittal of a SWCP. However, the applicant shall incorporate storm water quality elements to the Maximum Extent Practicable (MEP). This must include efforts to limit new impervious surface area, limit directly connected impervious areas, provide for self retaining areas and include other Best Management Practices to the MEP.

National Pollutant Discharge Elimination System (NPDES):

56. The applicant shall be required to comply with all rules, regulations, and procedures of the National Pollutant Discharge Elimination Systems (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay Region or Central Valley Region).
57. Compliance will include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate, where feasible, some or all of the following long term BMP's in accordance with the Contra Costa County Clean Water Program for the site's storm water drainage:
- A. Minimize the amount of directly connected impervious surface area.
 - B. Stencil advisory warnings on all catch basins.
 - C. Slope pavements to direct runoff to landscaped/pervious areas, where feasible.
 - D. Shallow roadside and on-site swales
 - E. Distribute public information items regarding the Clean Water Program to buyers.
58. Other alternatives as approved by the Public Works Department.

ADVISORY NOTES

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

A. NOTIFY 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 part of this project approval. The opportunity to protest is limited to ad 90-day period after the project is approved.

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

- B. Comply with the requirements of the County Building Inspection Department
- C. Comply with the requirements of the Health Services Department – Environmental health .
- D. Comply with the requirements of the EBMUD.
- E. Comply with the requirements of the Contra Costa County Fire Protection District.
- F. Comply with the requirements of the Sheriff's Department.
- G. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) permit 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 – Regional II or Central Valley – Region V).
- H. The project is subject to the development fees in effect under County Ordinance as of May 31, 2006, the date the tentative map application was accepted as complete by the Community Development Department. These fees are in

addition to any other development fees which may be specified in the conditions of approval.

The fees include but are not limited to the following:

Park Dedication \$2,000.00 per residence

Child Care \$ 400.00 per residence

An estimate of the fee charges for each approved lot may be contacting the Building Inspection Department at 335-1196.

- I. Comply with the Bridge/Thoroughfare Fee Ordinance requirements for the South Walnut Creek Area of Benefit as adopted by the Board of Supervisors. This fee must be paid prior to issuance of a building permit.
- J. Applicant shall comply with the drainage fee requirements for Drainage Area 15A as adopted by the Board of Supervisors. This fee must be paid prior to filing the Parcel Map.

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