

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP23-02056,
LOUIS MIRAMONTES (APPLICANT) & LOUIS AND KRISTI MIRAMONTES (OWNERS)**

FINDINGS

A. Land Use Permit Findings

1. *The project shall not be detrimental to the health, safety and general welfare of the county.*

Project Finding: The project site is an agricultural property with a single family residence and a walnut orchard, and shall remain an agricultural property with the inclusion of the proposed second single-family residence. The second residence will be subject to applicable Building Code Requirements. The residence is also subject to the requirements of the San Ramon Valley Fire Protection District. Compliance with these regulations and standards will ensure that the project will not present health and safety risks to the public. Thus, as conditioned, the second residence will not lead to any activities that will be detrimental to the health, safety, and general welfare of the County.

2. *The project shall not adversely affect the orderly development within the County or the community.*

Project Finding: It is not anticipated that the second residence will detract from the existing agricultural nature of the project site or the surrounding area. The project is in conformance with the residential density of the AL Agricultural Lands General Plan Land Use Designation and complies with the development standards of the A-20 Exclusive Agricultural District. Thus, the project will not adversely affect the orderly development within the County or community.

3. *The project shall not adversely affect the preservation of property values and the protection of the tax base within the county.*

Project Finding: The project will add one additional single-family residence to the area. The project is expected to increase neighboring property values due to the high-quality design of the building and corresponding increase in property value. Moreover, the agricultural nature of the property and the vicinity will not be altered by the construction of the one additional residence. Thus, the project will not adversely affect the preservation of property values and protection of the tax base

within the County.

4. *The project shall not adversely affect the policies and goals as set by the General Plan.*

Project Finding: Although, the Contra Costa County Board of Supervisors adopted the 2045 General Plan on November 5, 2024, the CDLP23-02056 Land Use Permit application was deemed complete on June 26, 2024. Therefore, the goals, policies, and standards of the former General Plan 2005-2020 apply to this application. The project site is located within an AL Agricultural Lands General Plan Land Use designation. The purpose of the AL designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials, but it also allows residential development. The maximum allowable density in this category is one dwelling unit per 5 acres (or 0.2 units per net acre). The 16.87-acre project site is approximately 12.65 net acres, on which a total of 2.5 units is allowed. Therefore, a second residence is consistent with the AL designation for this site. The project will maintain the agricultural character of Johnston Road and will allow for one new single-family residence to be accessed from Johnston Road, and given the 1.4 mile distance to Camino Tassajara, the nearest County-designated arterial, the second residence will not have a substantial effect on the arterial. As conditioned to reduce construction noise, would limit disruptions to the neighborhood due to noise, in compliance with General Plan noise policies and restrictions for the agricultural area. Therefore, the second residence is consistent with the policies and goals of the General Plan.

5. *The project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The County has no record of any code enforcement problems at the project site. Also, the project will not change the current use of the property. Additionally, residential development, and more specifically a second residence, in agricultural zoned areas is allowed with the granting of a land use permit, and thereby limits nuisances or enforcement problems. As such, the project is not anticipated to create a nuisance and/or enforcement problem within the neighborhood or community.

6. *The project shall not encourage marginal development within the neighborhood.*

Project Finding: The project remains consistent with the existing agricultural use and character along Johnston Road. The project site is served by a water and septic system permitted by the Contra Costa Health Services Department, Environmental Health Division. Any future changes to the water and septic system will require approval by the Environmental Health Division. Therefore, the project will not encourage marginal development within the area.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: The property is located in a predominantly agricultural area east of Camino Tassajara. Lots in the surrounding area along Johnston Road are primarily agricultural in nature. Some lots include single-family residential development. A commercial equestrian facility is adjacent to the east. To the north, west and south, properties include some private residences and agricultural structures. As described, the overall condition of the area is heavily agricultural, interspersed with some residential uses. The site is currently developed with a single-family residence and a walnut orchard, both of which will remain after the construction of the second single-family residence. The second residence is located away from the road, and thereby its visibility from the road will be low. Therefore, the second residence will be compatible with the surrounding neighborhood and will not deviate from the existing nature of the vicinity. Therefore, the project is consistent with special conditions or unique characteristics of the project site and its location or surroundings.

B. Small Lot Design Review Findings

The proposed project must be found to be compatible with the surrounding neighborhood in terms of its location, size, height, and design in order to approve the Small Lot Design Review

1. Location: The project is a new 2,840 square-foot second single-family residence with an attached 536 square-foot garage. The second residence is located approximately 200 feet from the front of the property and from Johnston Road, and meets all the other yard requirements established in the A-20 Exclusive Agricultural District. The location of the second residence is sufficiently set back from the road such that visibility from the street is minimal, and construction of

the new residence will not significantly alter the overall character of the project site or the Johnston Road area. The rest of the parcel will maintain its agricultural feel and use, as a walnut orchard with it maintained mature trees. As typical for the vicinity, residences are not particularly close to the roads, and are set back from the roads. The new residence will follow the same location pattern. As a result, the project will be compatible with the surrounding neighborhood in terms of setbacks and design.

1. Size: Home sizes in this agricultural neighborhood along Johnston Road range between 2,000 square feet to 5,000 square feet on lots that range between 5 acres to over 42 acres. Strictly in terms of square footage, the residence is within the same range as most of the residences in the area, as most residences are close to 3,800 square feet. The existing residence on the project site is 4,325 square feet, and the new residence will be approximately $\frac{2}{3}$ this size. Given its location approximately 200 feet from the front of the property, the second residence will not significantly stand out, and will be compatible with the surrounding neighborhood as it will remain in line with other residences in the vicinity.
2. Height: The proposed second residence will be approximately 27 feet in height, which is below the 35-foot maximum height allowed for residential structures in the A-20 District. Surrounding properties have a wide variety of one and two-story residences, as well as additional accessory and agricultural structures that exceed the height of the proposed residence. The second residence is a one-story residence with a typical high ceiling for properties in the vicinity. Thus, in terms of height, the project will be compatible with the surrounding neighborhood.
3. Design: The surrounding agricultural neighborhood along Johnston Road is characterized by a combination of one-story and two-story homes with various agricultural buildings associated with the agricultural uses in the area. Styles are primarily ranch-style homes or variations of such. The new second residence will have a board and batten façade with a typical shingle roof and will be similar to other residences in the area, and thereby, will be consistent with the design of other houses in the neighborhood.

C. Exceptions Findings:

The applicant has requested an exception to County Code Section 914-2.004 (Offsite Collect and Convey) that requires that runoff from any subdivision be conveyed without diversion to an adequate storm drainage facility. Pursuant to Chapter 92-6 of

the County Code, the Advisory Agency (Zoning Administrator) may authorize exceptions to the requirements and regulations of County Code Section 914-2.004. Accordingly, following are the findings for granting the requested exception.

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

Project Finding: Presently, based on County elevation data, runoff that falls onto the project site flows west towards the bridge on Johnston Road over the tributary of Tassajara Creek, which bounds the site to the northwest. Runoff from the existing single-family residence is thus directed towards this point, and given the elevation of the new residence, the same can be inferred for the second residence. The second residence is in a low-density part of Johnston Road, located over one mile from the Johnston Road bridge. Thus, due to the distance between the residence and the creek as a collection point, the logistical constraints of designing and constructing off-site drainage infrastructure to accommodate development is an unusual circumstance which warrants granting the requested exception.

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

Project Finding: Construction of a second residence is not expected to significantly alter the drainage pattern and is consistent with the residential development in the immediate vicinity. A second residence is a use allowed with the issuance of a land use permit in the A-20 Exclusive Agricultural District. Given the property's topography and conditions, designing and constructing a water canal and associated infrastructure of over one mile to accommodate development will be disruptive to the surrounding properties and environment. Thus, given the logistical constraints of this work, the exception is necessary in order to allow reasonable development of the project site without the burden of unnecessary off-site storm drain improvements that are of limited public benefit.

3. *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 new second residence will be subject to permitting by the Department of Conservation and Development and by the Public Works Department. The Public Works Department has conditioned the project to abide by the drainage requirements of the County Ordinance Code, and to mitigate

storm water runoff so as to not drain across the sidewalks and in a concentrated manner, as well as for storm drainage to not be discharged onto adjacent properties. As conditioned, the granting of the exception will not be detrimental to the public welfare, or injurious to other property in the project vicinity.

D. Environmental Findings

Following are the findings required pursuant to the California Environmental Quality Act (CEQA) to adopt a Mitigated Negative Declaration/Initial Study for the project, prior to the approval of a project.

1. A draft Mitigated Negative Declaration/Initial Study (MND), State Clearinghouse Number (SCH) 2025041096, was prepared for Land Use Permit CDLP23-02056. The public review period for the draft MND started on April 21, 2025, and ended on May 12, 2025. No comments were received during the public review period for the draft MND.
2. As there were no comments received on the draft MND, preparation of a final MND that includes written comments received, responses to the comments received, and staff-initiated text changes is not necessary.
3. On the basis of the whole record before it, including the draft MND, the Zoning Administrator finds that:
 - There is no substantial evidence that the project with the proposed mitigation measures will have a significant effect on the environment;
 - MND SCH 2025041096, consisting of the draft MND, reflects the County's independent judgement and analysis;
 - The MND is adequate and complete; and
 - The MND has been prepared in compliance with the California Environmental Quality Act and the State and County CEQA guidelines.
4. A Mitigation Monitoring and Reporting Program has been prepared, based on the identified significant environmental impacts and mitigation measures in MND SCH 2025041096. The mitigation measures in the Mitigation Monitoring and Reporting Program are included in the project Conditions of Approval.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP23-02056

Project Approvals

1. The Land Use Permit and Small Lot Design Review to construct a 2,840 square-foot second single-family residence with an attached 536 square-foot garage and a new driveway on a substandard size lot, is APPROVED.
2. The project approvals described above is granted based on, or as generally shown on the following documents.
 - Application accepted by the Department of Conservation and Development, Community Development Division (CDD) on December 5, 2023.
 - Henry Justiniano & Associates, Geotechnical Engineering, May 30, 2023. *Geotechnical Update, Proposed Single Family Residence 6621 Johnston Rd. Pleasanton, California*, received on December 5, 2023
 - Henry Justiniano & Associates, Geotechnical Engineering, July 25, 1989. *Geotechnical Study for Single Family Residence, Johnston Road, Contra Costa, California*, received on December 5, 2023.
 - Revised project plans received January 11, 2024.
3. Any modification to the project approved under this permit that is not required by a Condition of Approval herein shall be subject to the review and approval of the CDD.

Application Costs

4. The Land Use Permit application is subject to an initial application deposit of \$5,500.00, which was paid with the application submittal, plus time, and material costs if the application review expenses exceed 100% of the initial deposit. Any additional fee due must be paid prior to an application for a grading or 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 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. 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 in the event that additional fees are due.

Grading and Building Permits

5. This approval does not constitute a grading or building permit. Please contact the Department of Conservation and Development, Building Inspection Division for information on how to apply for a grading or building permit.

Child Care

6. Prior to issuance of a grading or building permit for the second residence, whichever comes first, the applicant is required to pay a fee toward childcare facility needs in the area as established by the Board of Supervisors. The current childcare fee is \$400.00 per parcel. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance.

Park Impact / Park Dedication Fee

7. Prior to the issuance of building permits for the second residence, the applicant shall pay a Park Impact / Park Dedication fee for park and recreation improvements in the area as established by the Board of Supervisors. The current park dedication / park impact fee is \$9,584.00, however, the actual fee amount collected will be that which is applicable at the time of the building permit issuance.

MITIGATION MEASURES FROM THE MITIGATION MONITORING AND REPORTING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP23-02056

Air Quality

8. *Mitigation Measure Air Quality 1:* The following Bay Area Air Quality Management District, Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented during project construction and shall be included on 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 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.
 - 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. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - i. Publicly visible signs shall be posted with the telephone number and name of the 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 General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.
9. *Mitigation Measure Air Quality 2:* The following emissions measures, as recommended by the Bay Area Air Quality Management District, shall be included on the construction drawings for the proposed project and implemented during construction.
- a. Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance

with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- c. The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- d. All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Cultural Resources

10. *Mitigation Measure Cultural Resources 1:* The following Mitigation Measures shall be implemented during project construction.

- a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
- b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

11. *Mitigation Measure Cultural Resources 2:* Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall 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 remains. Pursuant to California Health and Safety Code Section

7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Geology and Soils

12. *Mitigation Measure Geology 1:* The applicant shall incorporate the recommendations of the geotechnical study (Geotechnical Study for Single Family Residence, Johnston Road, Contra Costa, California. Henry Justiniano & Associates, July 25, 1989) as modified by the geotechnical update report (Geotechnical Update, Proposed Single Family Residence 6621 Johnston Rd. Pleasanton, California. Henry Justiniano & Associates, May 30, 2023) in the construction documents submitted for the grading and building permit applications for the second single-family residence.
13. *Mitigation Measure Geology 2:* The applicant shall be responsible for documenting the adequacy of the existing leach field or identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County Health Services Department. If a suitable site is not identified on the site, the project sponsor will need to request that the Environment Health Division consider a specialized design.

Noise

14. *Mitigation Measure Noise 1:* The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.
 - a. The project sponsor 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 project sponsor 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. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, 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)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (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 date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov/federal-holidays/)

California Holidays: [State Holidays \(sos.ca.gov\)](https://sos.ca.gov/holidays/)

- 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.

PUBLIC WORKS CONDITIONS OF APPROVAL FOR SUBDIVISION CDLP23-02056

The applicant shall comply with the following conditions of approval prior to issuance of a building permit and/or prior to initiation of the use proposed under this permit.

General Requirements:

- 15. For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs relative to review and processing of these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.
- 16. 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 Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Access to Adjoining Property:

Proof of Access

- 17. The 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.
- 18. The applicant shall furnish proof to the Public Works Department that legal access to the property is available from the County-maintained portion of Johnston Road.

Road Alignment/Intersection Design/Sight Distance:

19. The applicant shall provide sight distance at the intersection of the private driveway with Johnston Road 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.

Countywide Street Light Financing:

20. The property owner(s) shall annex to the County 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.

Utilities/Undergrounding:

21. The applicant shall underground all new utility distribution facilities.

Drainage Improvements:

Collect and Convey

22. 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 stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code..

Exception, Subject to granting thereof by the "Advisory Agency"

The applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code provided that the existing drainage pattern is maintained and concentrated storm drainage is not discharged onto adjacent property.

Miscellaneous Drainage Requirements:

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

Creek Banks and Creek Structure Setbacks:

25. The applicant shall show the creek structure setback line on the site plan/Tentative Map in accordance with Section 914-14.012, "Structures Setback Lines for Unimproved Earth Channels" and observe this setback line as if this were a subdivision.

National Pollutant Discharge Elimination System (NPDES):

26. 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 stormwater 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 stormwater 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 area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- 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 the Public Works Department.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

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 ninety-day (90) period after the project is approved.

The 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 CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department
- Health Services Department, Environmental Health Division
- San Ramon Valley Fire Protection District
- Contra Costa Mosquito and Vector Control District

C. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

- D. Further development of the parcel may need to comply with the latest Stormwater Management and Discharge Control Ordinance (§1014) and Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This compliance may require a Stormwater Control Plan and an Operations and Maintenance Plan prepared in accordance with the latest edition of the Stormwater C.3 Guidebook. Compliance may also require annexation of the project site into the Community Facilities District 2007-1 (Stormwater Management Facilities) and entering into a standard Stormwater Management Facilities Operation and Maintenance Agreement with Contra Costa County.