

**SECTION VI
EXHIBITS**

DERC Construction Application..... Exhibit A

Fees Exhibit B

Sample Plot Plan Exhibit C

Sample Profile Plan Exhibit D

DERC Plan Approval Stamps Exhibit E

Sample Letter of Agreement Exhibit F

Map of Properties in D.B.P.O.A.'S Jurisdiction Exhibit G

An Application for Variance to CC&Rs Exhibit H

An Application for Condition(s) of Use Permit Exhibit I

Boat Slip Cover Form Exhibit J

Acceptable Dock Covering Structures Exhibit K

Discovery Bay
Design & Environmental Review Committee
P. O. Box 1977 • Discovery Bay, CA 94514 • (925) 634-5598

CONSTRUCTION APPLICATION

BUILDER/CONTRACTOR: _____ DATE SUBMITTED: _____

OWNER(S): _____

ADDRESS: _____ TRACT _____ LOT _____

DAYTIME PHONE: (____) _____

PLANS AND SPECIFICATIONS FOR:

- | | |
|---|--|
| <input type="checkbox"/> House _____ | <input type="checkbox"/> Concrete _____ |
| <input type="checkbox"/> Deck _____ | <input type="checkbox"/> Fence _____ |
| <input type="checkbox"/> Dock _____ | <input type="checkbox"/> Landscaping _____ |
| <input type="checkbox"/> As Built _____ | <input type="checkbox"/> Swimming Pool _____ |
| <input type="checkbox"/> Re-roof with change of material and/or color | <input type="checkbox"/> Trellis _____ |
| <input type="checkbox"/> Re-paint exterior with change of color(s) | <input type="checkbox"/> Other _____ |

DERC REVIEW

DATE : _____

PLANS AND SPECIFICATIONS HAVE BEEN:

- Approved
- Approved subject to notation(s) below
- Disapproved as noted below

NOTATIONS: _____

By: _____
Design and Environmental Review Committee

PROJECT TO BE COMPLETED BY:

EXHIBIT "A"

DERC FEE SCHEDULE

Fees are payable in accordance with the following schedule:

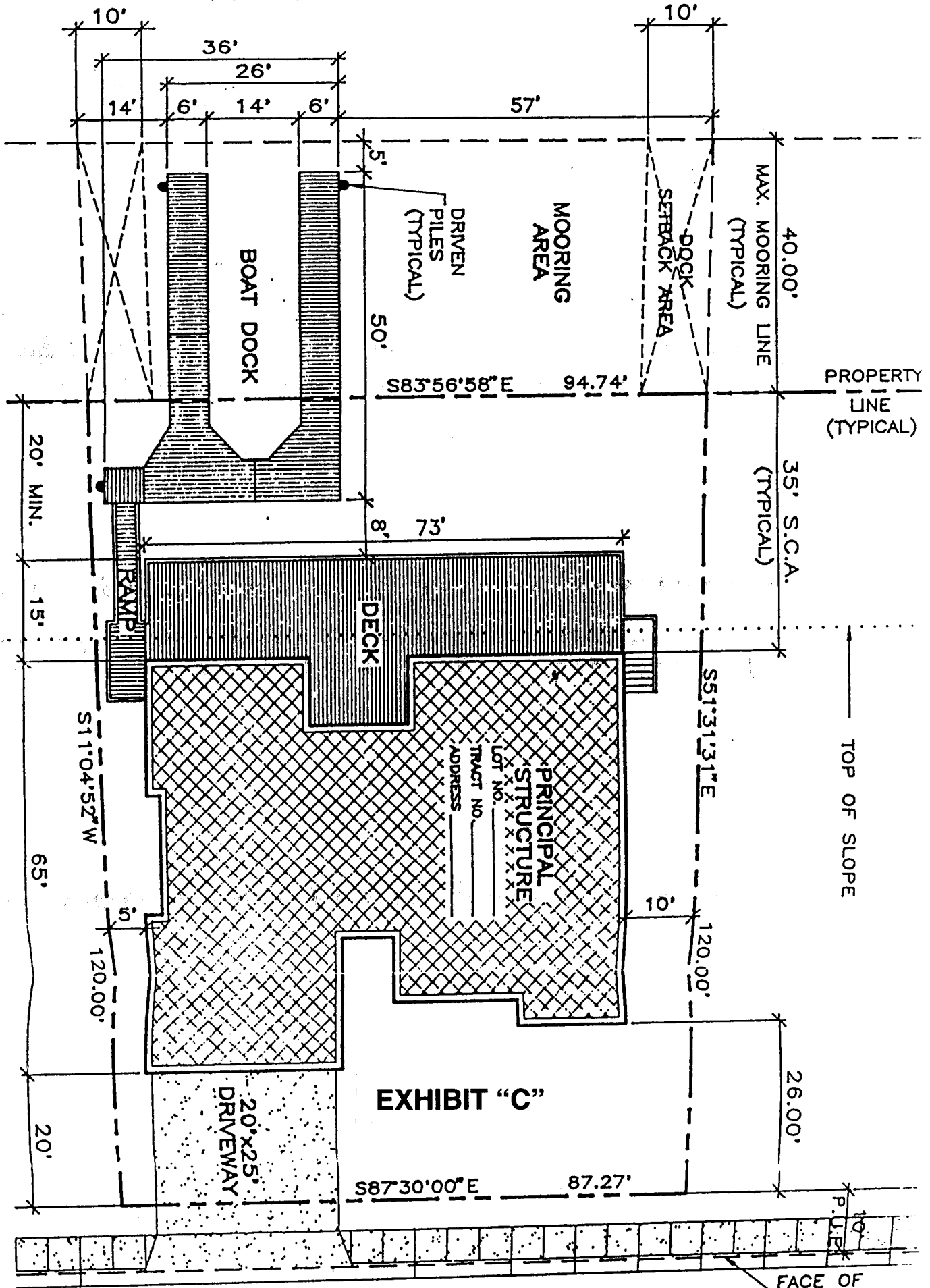
House and Dock (Submitted together) [1]	\$275.00
House [1]	\$250.00
Dock (new)	\$ 75.00
Home Additions (major modifications) [1]	\$275.00
Home Additions (minor) [2]	\$100.00
Concrete Slabs (flat work)	\$ 25.00
Dock and/or Deck Extensions and Trellis.....	\$ 50.00
Fence, and/or Landscaping, and/or Walkways, Sheds.....	\$ 25.00
Coverings for Berthing Areas.....	\$ 35.00
Swimming Pools	\$100.00
Permits for unapproved construction [1]	\$275.00
Permits for unapproved construction [2].....	\$125.00
Application for Variance	
Initial Processing Fee.....	\$50.00
Once DERC determines Application will be Accepted.....	\$150.00
Application for Condition(s) of Use Permit	\$100.00

There will be no charge for review of plans for re-roofing and re-painting.
A color sample must be submitted for all changes in color.

NOTE:

- [1] For new house or any remodel that exceeds or breaks the current volumetric envelope or creates some significant change in appearance.
- [2] Plans with no volumetric envelope changes.

INDIAN SLOUGH



SAMPLE LOT PLOT PLAN

NOT TO SCALE

EXHIBIT "C"

TRACT NO. _____
 LOT NO. _____
 ADDRESS _____

FACE OF CURB

SAMPLE PROFILE PLAN

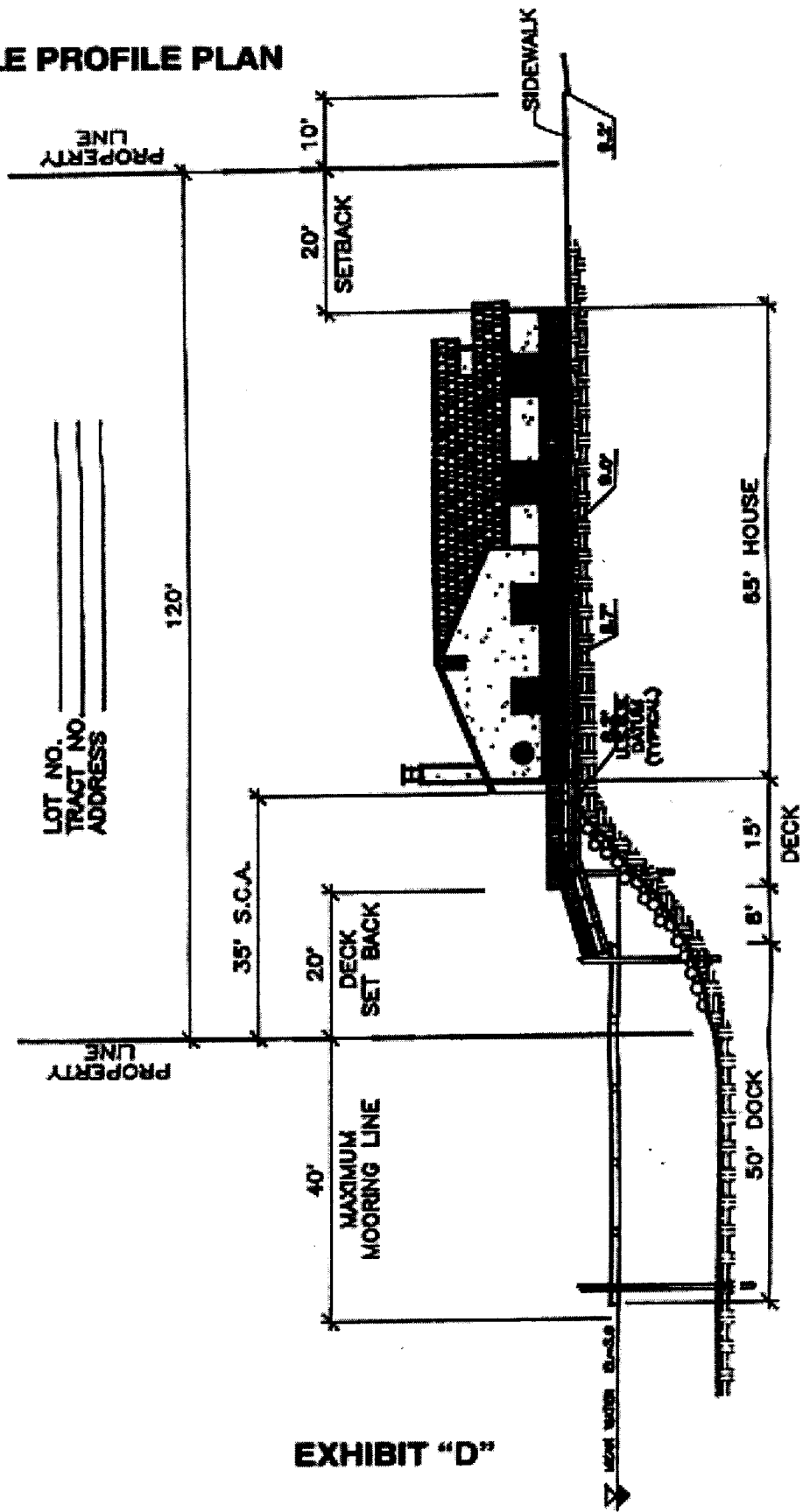


EXHIBIT "D"

SAMPLE PLAN APPROVAL STAMPS

**PLAN PERMIT APPROVAL
FOR DISCOVERY BAY AREA
REQUIRES 3 LOCAL APPROVALS**

Prior to Approval of
Contra Costa County
Building Department

1) Design & Environmental Review Committee (DERC)	Initial _____
2) Reclamation District No. 800	_____
3) Town of Discovery Bay Plan Review	_____



FOUNDATION DESIGN IS NOT A DERC RESPONSIBILITY. PLAN APPROVAL REQUIRES COMPLETION OF CONSTRUCTION WITH ONE YEAR OF DATE STAMPED ON THIS PLAN. NO PLAN, SPECIFICATIONS OR PROPOSAL SHALL BE CHANGED WITHOUT WRITTEN CONSENT OF DERC.

FENCES/WALLS WILL BE PERMITTED TO BE SIX (6) FEET HIGH ON THE SIDE OF THE HOUSE STRUCTURE AND THREE (3) FEET HIGH AND OF OPEN DESIGN EVERYWHERE ELSE AND NOTHING ON THE SLOPE CONTROL AREA. DERC APPROVAL IS REQUIRED.

ARTICLE 3.6 OF THE COVENANTS, CONDITIONS AND RESTRICTIONS REQUIRE THAT THE YARD FROM THE HOUSE TO THE SIDEWALK BE LANDSCAPED. LANDSCAPING OF THIS AREA IS REQUIRED BY DERC SIX (6) MONTHS FROM THE TIME OF OCCUPANCY. A LANDSCAPING PLAN MUST BE APPROVED BY DERC BEFORE INSTALLATION.

EXHIBIT "E"

SAMPLE LETTER OF AGREEMENT

TO: DESIGN & ENVIRONMENTAL REVIEW COMMITTEE

The undersigned, being the owner of Tract _____ Lot _____ (Address _____ Street _____) have examined the plans for the proposed _____ to be constructed on Tract _____ Lot _____ (Address _____ Street _____).

(I) (We) fully understand the proposed project and have no objection to its construction as shown below.

Date: _____

Signature: _____

Print Name: _____

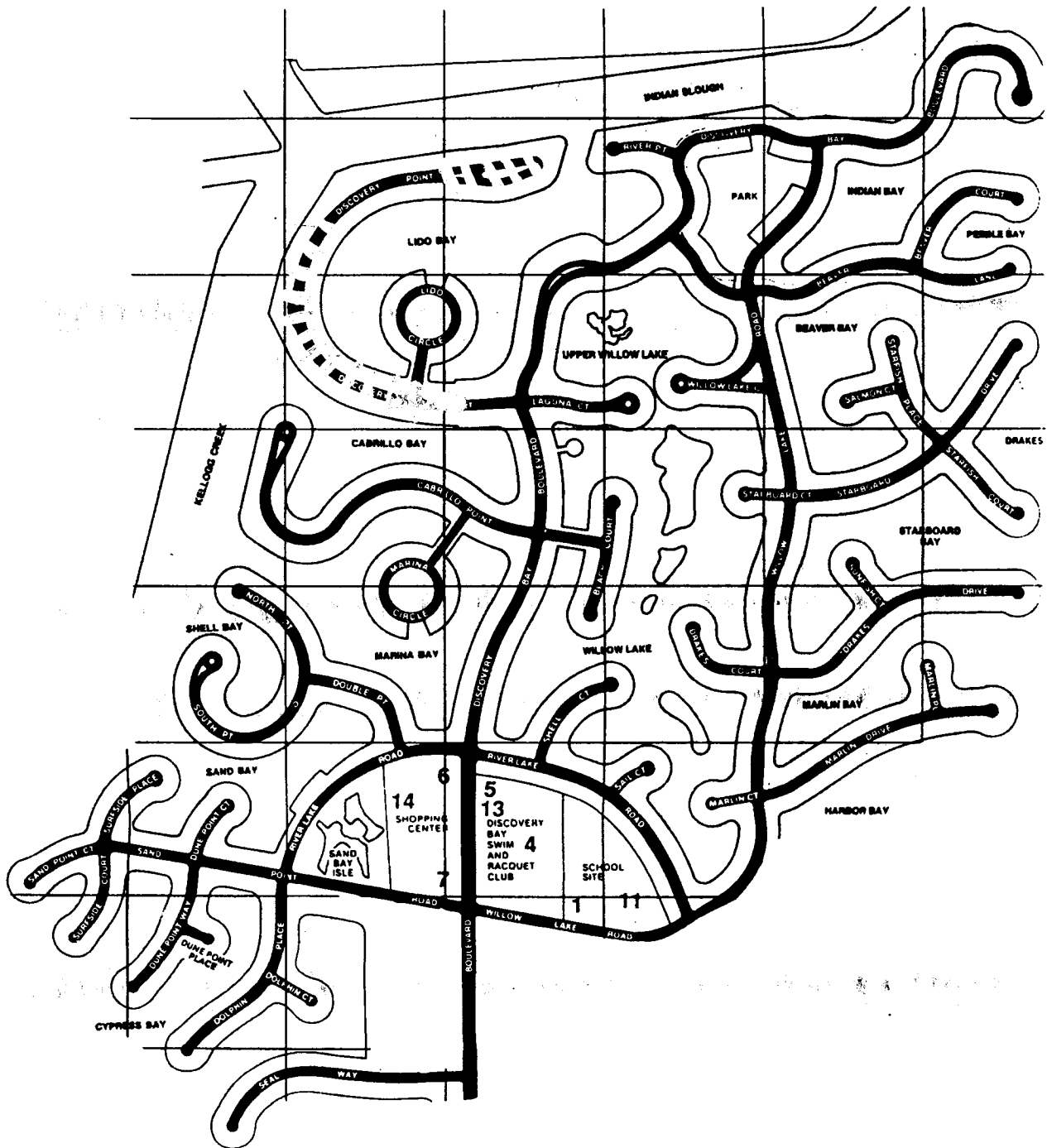
Signature: _____

Print Name: _____

(For this Approval Letter to be accepted, the signers must sign and date the described plans under a Notation of Approval, i.e. "We the undersigned understand and do not object to these plans.")

EXHIBIT "F"

PROPERTIES WITHIN DBPOA'S JURISDICTION



TRACTS COVERED

3653	4178	4207	4342	4687	6026
4076	4205	4223	4378	5353	6144
4086	4206	4224	4566	5586	6504

EXHIBIT "G"

APPLICATION FOR VARIANCE TO CC&Rs

(ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED.)

APPLICATION FEE: \$150.

OWNER:		BUILDER:
ADDRESS:		MAILING ADDRESS:
HOME PHONE NUMBER:		BUSINESS PHONE NUMBER:
TRACT:	LOT:	PROPERTY ZONING:
DESCRIPTION OF REQUESTED VARIANCE:		

(Please provide written narration, describing the need, justification and impact on other property owners for the above Variance request on Page 2.)

OWNER' SIGNATURE

DATE

(FOR D.E.R.C. USE ONLY)

<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DATE APPLICATION RECEIVED:</td> </tr> <tr> <td>DATE OF PROPERTY OWNER NOTIFICATION (300' RADIUS):</td> </tr> <tr> <td>APPLICATION <input type="checkbox"/> APPROVED BY D.E.R.C. _____ (Date)</td> </tr> <tr> <td><input type="checkbox"/> DISAPPROVED BY D.E.R.C. _____ (Date)</td> </tr> </table>	DATE APPLICATION RECEIVED:	DATE OF PROPERTY OWNER NOTIFICATION (300' RADIUS):	APPLICATION <input type="checkbox"/> APPROVED BY D.E.R.C. _____ (Date)	<input type="checkbox"/> DISAPPROVED BY D.E.R.C. _____ (Date)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DATE APPLICATION REVIEWED BY DERC:</td> </tr> <tr> <td>DATE OF PUBLIC HEARING:</td> </tr> </table>	DATE APPLICATION REVIEWED BY DERC:	DATE OF PUBLIC HEARING:												
DATE APPLICATION RECEIVED:																			
DATE OF PROPERTY OWNER NOTIFICATION (300' RADIUS):																			
APPLICATION <input type="checkbox"/> APPROVED BY D.E.R.C. _____ (Date)																			
<input type="checkbox"/> DISAPPROVED BY D.E.R.C. _____ (Date)																			
DATE APPLICATION REVIEWED BY DERC:																			
DATE OF PUBLIC HEARING:																			
REASON(S) FOR APPROVAL OR DENIAL: <table style="width:100%; border: none;"> <tr> <td style="width:35%;">1. Exceptional/extraordinary circumstances</td> <td style="width:15%;"><input type="checkbox"/> Yes</td> <td style="width:15%;"><input type="checkbox"/> No</td> </tr> <tr> <td>2. Alternatives available</td> <td><input type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> <tr> <td>3. Conforms to intent of CC&Rs</td> <td><input type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> <tr> <td>4. Detrimental to other property owners</td> <td><input type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> <tr> <td>5. Grants special privilege</td> <td><input type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> <tr> <td>6. OTHER:</td> <td><input type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> </tr> </table>		1. Exceptional/extraordinary circumstances	<input type="checkbox"/> Yes	<input type="checkbox"/> No	2. Alternatives available	<input type="checkbox"/> Yes	<input type="checkbox"/> No	3. Conforms to intent of CC&Rs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	4. Detrimental to other property owners	<input type="checkbox"/> Yes	<input type="checkbox"/> No	5. Grants special privilege	<input type="checkbox"/> Yes	<input type="checkbox"/> No	6. OTHER:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1. Exceptional/extraordinary circumstances	<input type="checkbox"/> Yes	<input type="checkbox"/> No																	
2. Alternatives available	<input type="checkbox"/> Yes	<input type="checkbox"/> No																	
3. Conforms to intent of CC&Rs	<input type="checkbox"/> Yes	<input type="checkbox"/> No																	
4. Detrimental to other property owners	<input type="checkbox"/> Yes	<input type="checkbox"/> No																	
5. Grants special privilege	<input type="checkbox"/> Yes	<input type="checkbox"/> No																	
6. OTHER:	<input type="checkbox"/> Yes	<input type="checkbox"/> No																	

DESIGN & ENVIRONMENTAL REVIEW COMMITTEE

VARIANCE JUSTIFICATION

DATE:	TRACT:	LOT:
OWNER:	ADDRESS	

THE D.E.R.C. MUST FIND IN THE AFFIRMATIVE FOR ALL THREE OF THE FOLLOWING ISSUES. PLEASE RESPOND IN DETAIL HOW THIS VARIANCE REQUEST RELATES TO THESE ISSUES.

There are exceptional or extraordinary circumstances applicable to the property, including size, shape, topography, location or surroundings, in that the strict application of the CC&Rs would create an unreasonable hardship for the property owner. What is the hardship? What circumstances created this hardship?
The approval of the variance shall not constitute a grant of special privilege in view of the limitations upon other properties in the vicinity. What alternative measures were considered? Why were they rejected?
The approval of the variance shall substantially meet the intent and purposes of the CC&Rs and not be detrimental, injurious, or adverse to other property owner(s). What impact will granting the variance have on surrounding properties?

PLEASE ADD ADDITIONAL PAGES FOR COMMENTS AS NEEDED.

APPLICATION FOR CONDITION(S) OF USE PERMIT

OWNER:		BUILDER:
ADDRESS:		MAILING ADDRESS:
HOME PHONE NUMBER:		BUSINESS PHONE NUMBER:
TRACT:	LOT:	PROPERTY ZONING:
FEE : \$100.00		EXPECTED LENGTH OF TIME FOR USE:
TYPE OF CONSTRUCTION:		
DESCRIPTION OF USE:		
OTHER:		

(FOR D.E.R.C. USE ONLY)

DATE APPLICATION RECEIVED:	
APPROVAL OF ADJACENT NEIGHBORS NEEDED? <input type="checkbox"/> Yes <input type="checkbox"/> No	
APPLICATION <input type="checkbox"/> APPROVED BY D.E.R.C.	_____ (Date)
<input type="checkbox"/> DISAPPROVED BY D.E.R.C.	_____ (Date)

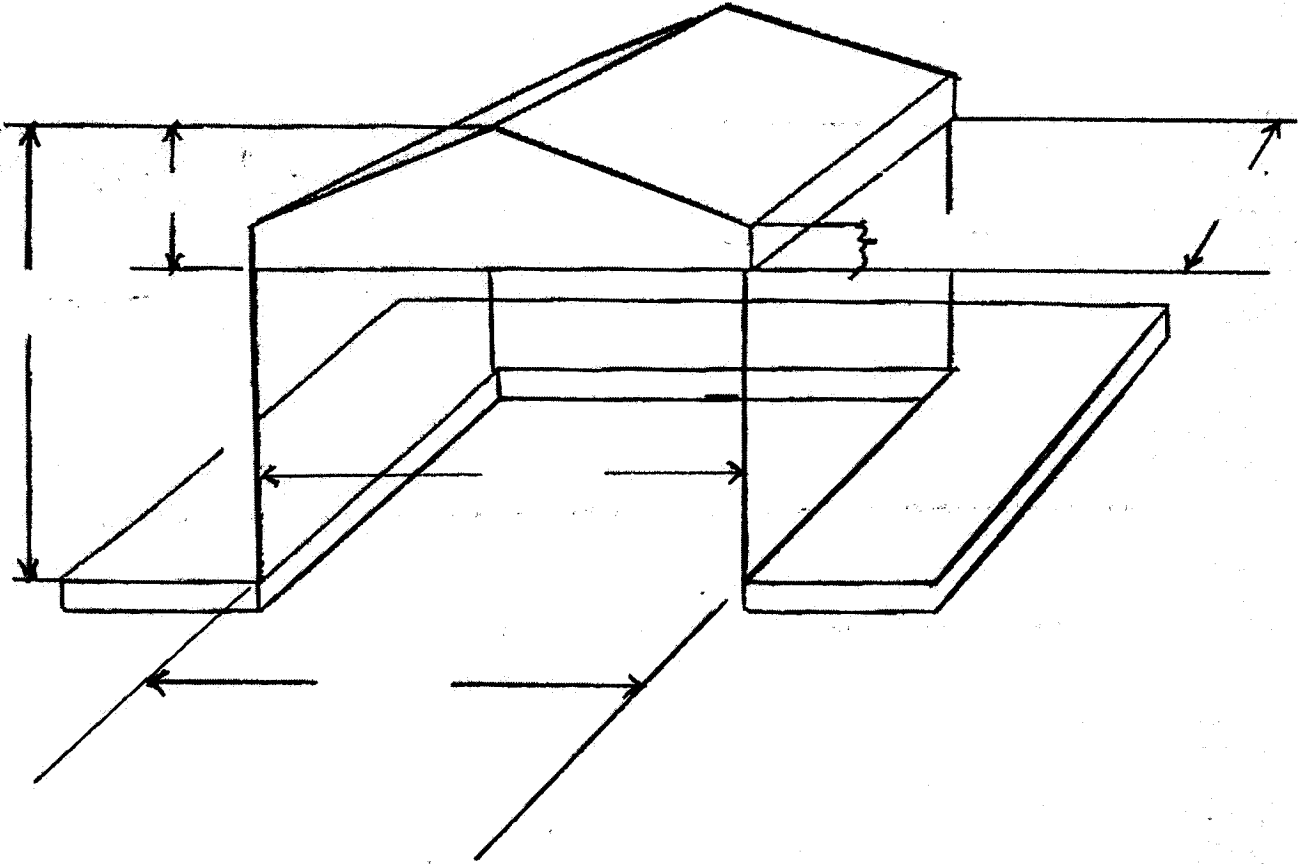
DATE APPROVAL FORMS RECEIVED (IF APPLICABLE):
DATE APPLICATION REVIEWED BY D.E.R.C.:

REASON(S) FOR APPROVAL OR DISAPPROVAL:
1.
2.
3.

CONDITIONS OF APPROVAL:
1. Time Duration:
2. Existing Need:
3. Other:

DESIGN & ENVIRONMENTAL REVIEW COMMITTEE

BOAT SLIP COVER FORM
(Not to Scale)



Manufacturer: _____

Installed by: _____

Date: _____

This form with all the dimensions must be completed and accompany the Construction Application.

EXHIBIT "J"

ACCEPTABLE DOCK COVERING STRUCTURES

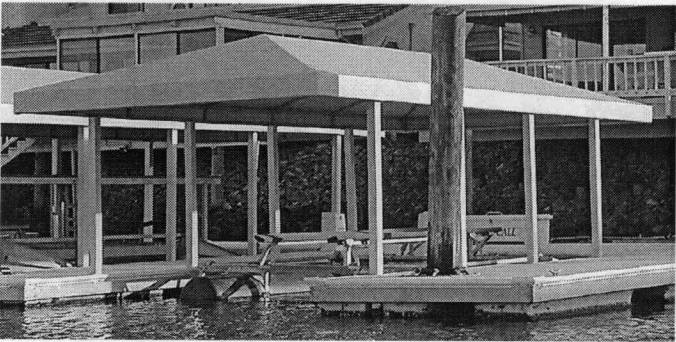
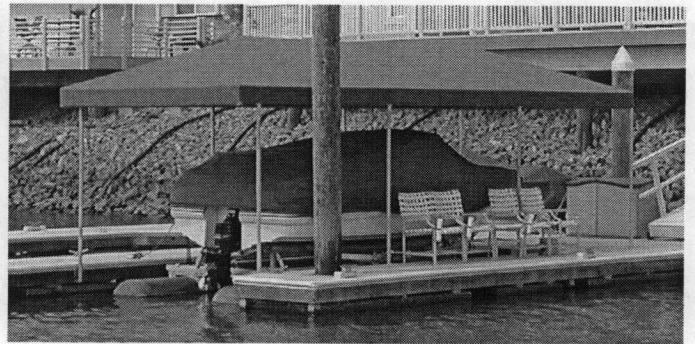
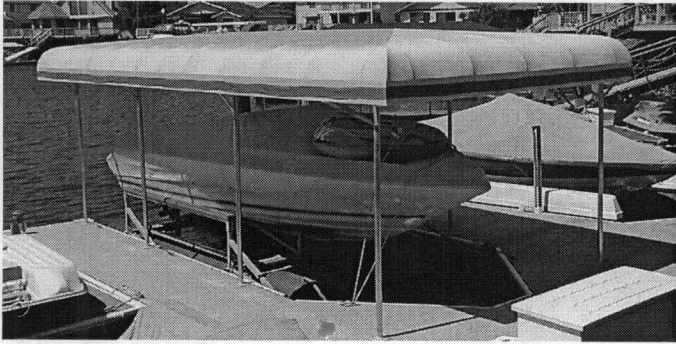


EXHIBIT "K"