

**Department of  
Conservation &  
Development**

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**Contra  
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County**



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Deputy Director  
Transportation, Conservation and  
Redevelopment Programs

August 2, 2012

Gregory L. McCoy  
279 Front Street  
P.O. Box 218  
Danville, CA 94526-0218

**RE: Application Process for Creekside Memorial Park Cemetery Project – County File  
LP052096**

Dear Mr. McCoy:

This letter is to acknowledge receipt of the additional information requested by our office contained in your letters dated June 6, 2012 and July 16, 2012, and respond to your previous letter dated April 19, 2012. Based on the information submitted with your letters (reference above), I have determined that Mr. Corrie is a qualified applicant pursuant to County Code Section 26-2.1604.

However, before Mr. Corrie can exercise his right to obtain the portion of Mr. Clancy's property specified under the Memorandum of Option and Real Property Exchange Agreement through the approval of a lot line adjustment, approval of a variance to allow for two substandard parcels in an A-80 Zoning District (Exclusive Agricultural District, minimum 80 acres per parcel allowed) is required before a lot line adjustment can be approved.

**Variance Findings**

Pursuant to Section 26-2.2006 of the County Code, the required findings must be made to approve a variance:

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.
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.

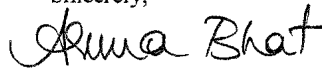
3. That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located.

**Environmental Review**

A contract amendment to continue the environmental review process for the project is planned to be considered for approval by the County Board of Supervisors on Tuesday, August 14, 2012.

If you have any questions, you may contact the Project Planner Demian Hardman at (925) 674-7826 or by e-mail at [demian.hardman@dcd.cccounty.us](mailto:demian.hardman@dcd.cccounty.us).

Sincerely,



Aruna Bhat  
Deputy Director

cc: Catherine Kutsuris, Director, Department of Conservation & Development  
Demian Hardman, Project Planner  
Monish Sen, Public Works Department  
Corrie Development Corporation, 7950 Dublin, CA 94568  
Jim Parsons, P/A Design Resources, Inc., 3021 Citrus Circle, Suite 150, Walnut Creek, CA 94598  
Nadin Sponomore, Sponamore Associates, 2128 Contra Costa Avenue, Santa Rosa, CA 95405  
County File LP052096