

DP90-3030 CONDITIONS OF APPROVAL

EXHIBIT A

FINDINGS AND CONDITIONS OF APPROVAL FOR FINAL DEVELOPMENT PLAN 3030-90 AND VESTING TENTATIVE SUBDIVISION 7553 (ALAMO SUMMIT)

FINDINGS

1. The applicant has indicated that they intend to commence construction within two and one-half years of the effective date of final project approval.
2. These applications were accepted as complete by the County on September 21, 1990 and are, therefore, governed by the policies and ordinances in effect at that time. The 1977 San Ramon Valley Area General Plan was the general plan document in effect at that time for this site. That plan designated this site General Open Space, Country Estates, and Single Family Residential-Low Density.

The proposed site plan and associated submittals are consistent with the policies of that plan. The current applications are also consistent with the June, 1990 preliminary development plan, File #2776-RZ, adopted by the Board of Supervisors for this site.

3. The Alamo Summit project will constitute a residential environment of sustained desirability and stability, and will be in harmony with the character of the nearby community. The majority of this hillside site will be dedicated to the County as a scenic easement in which further development is precluded. The project provides for protection of virtually all of the mature oak trees that cover this site. Existing trees and supplemental landscaping will be utilized to screen residential development. Exterior colors of residences shall be limited to earth-tone, non-reflective hues so that residences will blend into the natural terrain. Design guidelines and staff plan review will assure sensitive development.
4. In accord with the required findings of the Planned Unit (P-1) District, the County finds that the development of a harmonious, integrated plan like the Alamo Summit project, justifies exceptions from the normal application of the code, including variations in parcel configuration and design to provide better conformity with existing natural terrain features.

CONDITIONS OF APPROVAL

General

1. Development shall be based on the following submitted exhibits and documents except as modified by the conditions below:
 - A. Vesting Tentative Map - 100 scale (Sheet 1).
 - B. Ridgewood Road Improvements and Typical Street Sections (Sheet 2).
 - C. Vesting Tentative Map - 40 scale (Central Section) (Sheet 3).
 - D. Vesting Tentative Map - 40 scale (North Section) (Sheet 4).

2.

- E. Vesting Tentative Map - 40 scale (South Section) (Sheet 5).
 - F. Final Development Plan (Sheet 6).
 - G. Entry Design (Sheet 7).
 - H. "Geotechnical Exploration, Alamo Summit", Engeo, Inc., August 8, 1990.
 - I. "Project Design Guidelines", August, 1990.
 - J. Alamo Summit Final Development Plan and Subdivision Booklet, May 8, 1991.
 - K. "Arborist Report", Michael Baesky, Horticultural Consultant, August 29, 1990.
 - L. June 25, 1991 letter from Christopherson & Graff regarding Alamo Summit Building Color Samples.
 - M. October 20, 1990 Alamo Summit Child Care Response Program Agreement between Alamo Summit, Inc., Mt. Diablo Regional YMCA, and County of Contra Costa.
 - N. Display scale renderings of the development as viewed from Livorna Road, Ramona Way, Stone Valley Road, and I-680/La Gonda Way.
 - O. September 4, 1991 Staff Study - Lot 37 conversion to snake habitat, scenic easement area.
2. A maximum of 37 single family residential lots shall be permitted. Any proposed increase in the number of lots shall require additional environmental review and approval of an application to amend the final development plan. Any proposed creation of new parcels for non-residential purposes (e.g., EBMUD, neighborhood antenna parcel) shall be reviewed and approved by the Zoning Administrator for consistency with the approved Final Development Plan.
3. At least 30 days prior to filing a final map or issuance of grading permits, the following documents shall be submitted for the review and approval of the Zoning Administrator:
- A. Revised Final Development Plan.
 - B. Revised Grading/Tree Preservation Plan.
 - C. Construction Period and Long-Term Erosion Control Plan.
 - D. Landslide Repair and Road Construction Landscape Plans.
 - E. Final Project Entry Plans.

- F. Construction Activity Policy Program (per PDP condition 8.J.).
- G. Revised Whipsnake Habitat Protection Program (per PDP condition 8.A., FDP 12.B.2.).
- H. Willow Thicket Protection Program (per PDP condition 8.B.).
- I. Vegetation Control Plan for Fire Protection (per PDP condition 8.C.).

Utility Service

- 4. Prior to filing a final map, provide evidence to the Public Works Department that the project has been annexed to East Bay Municipal Utility District and Central Sanitary District.

Revised Development Plan

- 5. Prior to issuance of grading permits or filing a final map, a revised final development plan shall be submitted providing for the following changes:
 - A. Designation of identified portions of Lot 37 as Alameda Whipsnake Habitat Area and 30-foot wide buffer zone in accord with the September 4, 1991 Staff Study; and inclusion of the designated habitat and buffer in scenic easement dedication.

Jonathan Lane may be constructed within the buffer zone as shown in the FDP, so long as no incursions into the actual habitat area occur. Placement, design and construction of road improvements shall maximize protection of the Whipsnake habitat.
 - B. The residential lot and satellite antennae easement proposed for Lot 37 may be relocated elsewhere on the site consistent with the findings in the environmental impact reports for this project and with the objectives of the Alamo Summit Project Design Guidelines.
 - C. The boundaries of the proposed scenic easement area shall be precisely identified by metes and bounds description on the final development plan and grading plan. Adjustments to the scenic easement boundaries should be provided to conform more closely with the natural terrain contours.
- 6. Prior to filing the final map, the Final Development and/or Project Design Guidelines shall be revised to reflect that at least one of the following three design measures shall be applied to development on Lots 2, 9, and 11. Similar revisions shall apply Measures B and C (but not A) to Lots 1, 4, 5, 7, 10, 31, and 32. The Zoning Administrator shall review and approve individual proposals for development of these lots in terms of potential visual impacts, and apply this condition accordingly.

4.

- A. Relocation of the homesites to a lower or otherwise less visually prominent location, and/or reorientation of the structure "footprint" and/or articulation of its structural form to reduce the perceived building mass visible from one of the three vantage points analyzed in the SEIR, either Ramona Way, I-680/Stone Valley Road or I-680/Livorna Road;
- B. Limitations on the height and scale of the residences on the homesites and incorporation of building shape and surface plane variations to reduce structural bulk and scale and increase design compatibility with the existing hillsides; in no event shall structures on Lots 1, 2, 4, 5, 7, 9, 10, 11, 31 or 32 protrude above a ridgeline including any existing tree canopy as viewed from Interstate 680 as the ridgeline exists as of October 17, 1991; and
- C. Selective introduction of vegetative screening on the east side of the homesites to create natural-appearing arrays of trees and shrubs within approximately 30 feet of the building to be screened (location of vegetative screening close to the residential structure provides greater opportunity for selective placement and trimming to "frame" maintain selected views); screening vegetation should not be placed in unnatural-appearing linear rows.

Geotechnical

- 7. Development of this subdivision shall comply with the recommendations of the Preliminary Soil Report of Engeo, Inc. dated August 8, 1990, except as to recommended cut slope gradients which require special erosion control to permit 2H:1V slopes.
- 8. Owner shall make the report of Engeo, Inc. dated August 8, 1990 available for review to prospective purchasers of parcels of this subdivision. Relevant information from the report shall be provided to purchasers.
- 9. Prior to issuance of building permits on parcels of this subdivision, except Parcels 2, 5, 7, 11, 16, 17, 23, 35, and 37, submit an as-graded report of the engineering geologist and geotechnical engineer with a map showing final plan and grades for soil improvements installed during grading, as surveyed by a licensed land surveyor or civil engineer (when requested by the County Geologist based on a lot-by-lot determination.)
- 10. Construction of individual residential structures shall take into account the landslides mapped by Engeo, Inc. on Plate 2 of the report of August 8, 1990. Structures shall not be placed on active landslides unless repaired in accordance with advice of a geotechnical engineer. Structures may be placed on inactive landslides with the advice of a geotechnical engineer and approval of the Zoning Administrator.

11. Landslide repair grading in this subdivision shall be restored by erosion control and revegetation/landscaping in accordance with plans by a landscape architect submitted with the grading permit plans for review and approval of the Zoning Administrator.

Grading Plans and Restrictions

12. Grading/Tree Preservation Plans shall provide for the following programs and information:

- A. To reduce long-term erosion and sedimentation impacts on downstream water quality, grading plans shall be designed such that no surface run-off shall be directed onto cut or fill slopes. All graded slopes shall have either brow ditches or berms at the crest to control surface run-off. These drainage structures shall be underlain by subdrains. Run-off from graded surfaces shall be intercepted by closed conduits and conveyed to adequate storm drainage facilities.

- B. The following measures are intended to protect the habitat (Diablan sage scrub) of the Alameda Whipsnake during grading operations:

- 1) The Diablan sage scrub and associated 30-foot buffer areas designated on the revised Final Development Plan on Lots 1, 2, and 37 shall be preserved and protected from grading. The 3-foot, open-metal fence described in the application shall be constructed along the upper contours of the designated areas upon completion of grading.

The grading plans shall provide for clear delineation of the buffer area by several strands of durable marking tape strung between metal posts before any grading activities begin. No land disturbance, including the deposition of soil, shall be allowed in the designated buffer area.

- 2) A program shall be submitted with the grading plan to provide for daily monitoring by an independent observer selected by the Zoning Administrator to inspect the grading on Lots 1, 2, and the area of Lot 37 to ensure compliance with these restrictions. The program shall provide for daily inspection during any grading in the vicinity of the snake buffer zones and reporting to the Community Development Department of any violations of the buffer zone by grading activities.
- 3) Drainage measures shall be incorporated into the grading plan which would prevent run-off from the grading and subsequent development from entering the adjacent Diablan sage scrub habitat.

- C. Trees with a trunk circumference of 72 inches or more in proximity to proposed improvements and building sites shall be identified on the plan; each tree shall be identified as to whether it is to be preserved or eliminated. Measures recommended in the arborist's report to protect the trees during the construction stage shall be identified on the grading plan.
- D. A sample section and color of the proposed retaining walls along project roads shall be submitted.
- E. The grading/tree preservation plan shall provide for a tree replacement program to replace mature trees approved for removal as a result of subdivision improvements (road, utility, slide repair). Trees with a trunk circumference of 72 inches or greater shall be replaced on a one-for-one basis by new tree plantings. The new trees shall consist of species that are naturally indigenous to the Bay Area and have a minimum size of 15 gallons. Siting of new trees shall be distributed throughout the project.
- F. The applicant shall attempt to obtain one or more bonds to secure protection of each tree with a circumference of 72 inches or greater, measured 4.5 feet above grade, determined by the Zoning Administrator to be sufficiently near the proposed project grading and construction to cause concern for its safety, which is identified in the arborist's report as qualified for preservation. The bonds shall be posted with the County as a condition of issuing grading or construction permits for the particular work posing a risk to the tree(s) in question. Bonding shall generally follow the procedures established by the City of Walnut Creek in its Ordinance 1688, as described in the Final Development Plan application, or such other procedure as may be mutually acceptable. If the procedures associated with the City of Walnut Creek are not feasible, the applicant shall explore the feasibility of a bonding program similar to the one administered by the City of San Ramon.

In the event that the Zoning Administrator determines that the applicant is not able to obtain any such bond at a reasonable cost or in a timely manner, the Zoning Administrator may waive this requirement. In lieu thereof, the County shall provide for a program for regular-scheduled inspection and enforcement by a licensed arborist under contract to the County to assure protection of designated trees during grading and construction of project improvements in the vicinity of such trees. The costs of said program including administrative fee shall be borne by the applicant.

Erosion Control

13. Construction Period: A construction period erosion control plan in accord with the information requirements and standards of the San Francisco Regional Water Quality Control Board shall be submitted to the Community Development Department. Prior to submittal, the San Francisco Regional Water Quality Control Board shall have an opportunity to review and comment on the proposed plan. The plan shall include such measures as construction scheduling, mechanical and vegetative measures, and appropriate seasonal maintenance to reduce erosion and sedimentation. The plan shall remain in effect for a period of time sufficient to stabilize the site for all construction phases of the project. Construction in the central drainage channel shall be limited to the time period between April 15 and October 1.
14. Long Range: A long-range creek channel maintenance program shall be submitted to the Community Development Department. The maintenance program shall ensure the continued effectiveness of project design features in mitigating creek channel stability impacts to insignificant levels. The program shall be added to the Use Restrictions and Conservation Protection section to be included in the proposed Covenants, Conditions and Restrictions.

Landslide Repair and Infrastructure-Related Landscape Plans

15. A landscape plan prepared by a licensed landscape architect shall be submitted pursuant to the recommendation in the Geotechnical Report. The plan shall not only serve to minimize erosion impacts but also reduce the visual impacts of the landslide repair and infrastructure improvements. Where landslide repair activities involve excavation of existing landslide deposits on Lots 11, 30, 31, 32, 33, 34, 35, or 36, visually restore the associated grading scars through recontouring to achieve a natural-appearing landform, and revegetation (immediate hydroseeding with native grasses, followed by introduction of natural-appearing shrub and tree arrays).

The plan shall also provide for effective restoration of the vegetation and associated wildlife habitat along the creek channel immediately following improvements for the project sewer line. This component of the plan shall provide erosion control, recontouring, hydroseeding, and revegetation.

The plan shall be certified for compliance with the Water Conservation Ordinance (Ord. 82-26) and shall emphasize plant species that are naturally indigenous to the Bay Area. The plan shall describe these repair and visual restoration measures in detail. The objective of the visual restoration work shall be to reduce the visual impact of the slide repair and road restoration work as seen from the two vantage points of I-680/Livorna Road and Stone Valley Road east of I-680 within a period of 2 - 5 years.

Installation of temporary irrigation systems to support landscape improvements in the first year may be necessary to accomplish this objective.

Internal Street Names

16. At least 30 days prior to filing a final map, proposed street names shall be submitted for the review and approval of the Community Development Department, Graphics Section.

Project Design Guidelines

17. The Project Design Guidelines shall be modified to provide for the following:
- A. Development of all lots shall be subject to prior administrative review and approval of the Zoning Administrator to ensure compliance with the Project Design Guidelines. Development review shall include individual grading, site, architectural and landscape plans for each project lot. At least 30 days prior to issuance of a grading or building permit, developers or owners of individual lots shall submit plans to the Community Development Department. The Zoning Administrator has the authority to waive strict compliance with the guidelines when:
 - the intent of the guidelines could be obtained through some other design approach; and
 - compliance with the guidelines would prohibit reasonable development of the lot.
 - B. The Project Design Guidelines shall be modified so that the design concepts proposed are mandatory except under those special circumstances determined by the Zoning Administrator to merit relaxation of the requirements. The guidelines shall be revised to change language such as **minimize, maximize, avoid, encourage, whenever possible, to the extent possible, should, could, etc.** to include more definitive wording such as **require, shall, etc.** Exceptions to these mandatory provisions at the discretion of the Zoning Administrator shall be allowed only when the intent of the guidelines could be obtained through some other design approach, and literal interpretation would prohibit the reasonable development of the lot. The Zoning Administrator shall make specific findings to support any exceptions that are granted and shall provide at the applicant's expense, notice of tentative decision to grant such an exception. Such notice shall be provided to all owners of property within 300 feet of the building site as shown on the latest equalized assessment roll, the Alamo Improvement Association, and the Alamo Summit Homeowners Association. At the discretion of the Zoning Administrator, additional notice may be required for residents of Castle Crest Road and Ridgewood Road.

- C. The Project Design Guidelines shall be modified to provide more specific requirements for the application of the "homesite zone" concept (see pg. 7 of Guidelines) to individual lots, depending on their visibility from off-site vantage points. Specifically, the "building zone", or the area of each lot which is proposed to accommodate the main structure, accessory structures, parking areas, fences, and irrigated landscaping, shall be reviewed by the Zoning Administrator on an individual lot basis. This "building zone" area should not exceed one acre in area, and should be reduced in area in those individual lot situations where the Zoning Administrator determines that a smaller "building zone" is warranted to off-set visual impacts of the proposed homesite.
- D. The Zoning Administrator shall have final discretion regarding the extent of tree preservation to be required within the "building zone". Particular attention shall be given to Lots 1, 2, 3, 4, 5, 7, 9, 10, 11, and 28 - 36 based on the visual impact analysis reviewed in the Supplemental EIR.
- E. A provision shall be added which identifies the homesites listed below for particular consideration in the design review process of potential visual impacts associated with particular vantage points reviewed in the Supplemental Environmental Impact Report. This provision is intended to alert the designer of individual project homes and the Zoning Administrator of the special visual sensitivity of these lots.

<u>Vantage Point</u>	<u>Homesites (Lots)</u>
Ramona Way	2, 3, 7, 9, 10, and 11
I-680/Livorna Road	2, 3, 7, 9, 10, 11, and 29 - 36
I-680/Stone Valley Road	1, 2, 4, 5, 9, 10, 11, and 28 - 31

- F. The "Building Height" subsection of the "Development Standards" section of the Project Design Guidelines shall be revised to state the following:

"The proposed 35-foot maximum structural height limit shall be reviewed on a lot-by-lot basis as necessary to minimize visual impacts for the following lots and vantage points:

<u>Vantage Point</u>	<u>Homesites (Lots)</u>
Ramona Way	2, 3, 7, 9, 10, and 11
I-680/Livorna Road	2, 3, 7, 9, 10, 11, 24, & 29-36
I-680/Stone Valley Road	1, 2, 4, 5, 9, 10, 11, & 28 - 31

"The review shall include consideration of individual homesite characteristics (including the extent of existing vegetation to be retained and protected) and the need to implement other Project Design Guidelines pertaining to "the Built Zone", "apparent height", "accessory structures", and "concealment". The

applicant for each individual homesite shall graphically demonstrate to the Zoning Administrator's satisfaction how the proposed height characteristics serve to implement these specific guidelines and avoid significant visual impacts."

- G. Design review for the homesites on Lots 1, 4, 5, 10, 31, and 32 shall provide for the introduction of vegetative screening on the east and east/southeast side of homesites. In addition to proposed efforts to achieve a visual blend of Homesites 31 and 32 and their grassland setting through use of a "light tone" color palette, incorporate natural-appearing vegetative screening techniques to reduce the visibility of these two units as viewed from the I-680/Stone Valley Road vantage point.
- H. In the "Special Provisions" section of the Guidelines, specify prohibitions on grading of Lots 15 and 16 which could cause direct or indirect damage to the willow thicket.
- I. The specifications on proposed mesh fencing shall be modified to allow movement of all sizes of wildlife through the site.
- J. Design review submittals shall include a site plan of the property encompassing the building and transitional zones labelled "Existing Site Conditions." The plan shall identify existing contours and individual trees or tree masses. Individual trees with a trunk circumference of 20 inches or greater 4 ½ feet above the ground shall be identified with their dripline and species.
- K. Introduced landscape materials in proximity to residential/garage structures shall be fire-resistant and consistent with any fire-hazard buffer measures of the San Ramon Valley Fire Protection District.

Covenants, Conditions, and Restrictions (CC & Rs)

- 18. A copy of the project's Covenants, Conditions and Restrictions shall be submitted to the Community Development Department. The conservation easement use restrictions shall be modified to include equivalent protection of the Diablo sage scrub area on Lot 37 to the restrictions proposed for Lots 1 and 2. Reference to the proposed communications facility easement on Lot 37 shall be adjusted to conform with the modifications to the final development plan approved by the Zoning Administrator.

The CC & Rs shall specify that each residential lot shall provide at least six, on-site, visitor parking spaces.

The CC & Rs shall include the long-range creek channel maintenance program described above under the "Erosion Control" heading. The program shall be inserted into the Conservation Protection section.

19. Prior to filing a final map, the applicant shall, as proposed, dedicate to the County the proposed enforcement powers associated with the Conservation Protection section of the modified CC & Rs.

Scenic Easement and Trail Dedications

20. A scenic easement over designated areas shall be dedicated to the County with the recording of the final map.
21. The applicant shall offer to dedicate to the County or other appropriate public agency, trail rights-of-way along the road alignments designated on the Final Development Plan. The trail dedication shall generally encompass the entire road bed. Where trails leave paved roads, the dedication should equal the width of the fire trail, creekside utility road or other path being used. Trail dedication along Ridgewood Road is limited to only that portion of right-of-way owned in fee by the applicant; use of this dedication may be further limited by restrictions on applicant's legal right to grant public access along Ridgewood Road without approval by other parties with an interest in the road.

The dedication shall provide for access by trail users only. Trail dedication and public use shall become effective when trail access is secured to the south. Trail development and use shall be in conformance with the applicant's agreement with the R 7-A Service Area.

Common Facilities and Long-Term Circulation Controls

22. The final design of the project entries shall be subject to the review and approval of the Zoning Administrator. Illumination shall be limited to that required for security and gate operational purposes and shall be designed to avoid impacts on nearby residences. Design of the gated entries shall provide for:
 - A. Easy over-ride for emergency vehicles;
 - B. Easy manual operation from inside by residents; and
 - C. Emergency use by Ridgewood and Castle Crest Road area residents for escape.

Instructions for use of project roads in an emergency by Castle Crest and upper Ridgewood Road residents shall be submitted to the Community Development Department. Evidence shall be submitted that these instructions have been distributed to Castle Crest Road and upper Ridgewood Road residents.

23. The design and operation of the project entries shall be structured so as to permit use of the Castle Crest Road access by project residents and emergency vehicles only.

24. Design of the proposed satellite antenna facility shall be subject to the prior review and approval of the Zoning Administrator. The facility shall be placed or screened in accord with the Design Guidelines.

Construction Stage Requirements

25. To provide a temporary means of alternative access for upper Ridgewood Road residents during construction of improvements to the route segment below (east of) the proposed project entrance, a paved roadway link through the project site to Castle Crest Road shall be provided for temporary use as needed by upper Ridgewood Road residents during the lower Ridgewood Road construction period. The section of internal project road between Castle Crest and Ridgewood Roads ("Summit Road and Alyssa Lane") shall be constructed prior to commencement of the proposed Ridgewood Road improvements. Permanent or temporary vehicle barriers shall be constructed at the project's Ridgewood and Castle Crest Road entrances prior to completion of the Ridgewood Road improvements. Residents of upper Ridgewood Road and Castle Crest Road shall be notified at least 15 days in advance of any closure of Ridgewood Road longer than 20 minutes. Any such closure shall be limited to 30 days or less without prior approval of the Zoning Administrator and an additional 10 days notice.

The developer shall maintain the closed road to be passable by responding emergency vehicles unless prior approval of the Public Works Department is obtained. Said request for closure to emergency vehicles shall be made at least 48 hours in advance. If approved, the developer shall notify all emergency response agencies (including San Ramon Valley Fire Protection District and Consolidated Fire District) by hand delivered written notice and shall provide evidence of receipt of the notice by emergency response agencies to the Public Works Department prior to closure of road for emergency vehicles.

26. Except as described above, project-related Ridgewood Road improvements (widening and guardrails) shall constitute the first phase of project construction and shall be conducted in two stages. First, the road will be widened and reconstructed, and the first layers of paving shall be installed. The second stage of improvement to Ridgewood Road shall commence after completion of project roads and utilities, at which time the final lift of pavement shall be installed. During the period between the two stages of road improvements, the applicant shall maintain the road surface to avoid dangerous conditions.
27. All construction-related traffic shall use Ridgewood Road rather than Castle Crest Road to gain access to and from the site. Ridgewood Road shall be temporarily closed between Lunada Lane and the project entry when trucks carrying wide loads are using the road. These closures shall be scheduled to occur during non-peak, weekday traffic hours. Contractors and sub-contractors shall be informed of this requirement in their contracts.

28. The applicant shall diligently attempt to minimize parking of construction-related vehicles along Ridgewood Road between the project entry and Lunada Lane.
29. 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 either the Society for California Archaeology (SCA) and/or the Society of Professional Archaeologists (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

Danville Boulevard of Trees Project Contribution

30. Provide evidence that a contribution has been made of at least \$10,000 to the Danville Boulevard of Trees project, prior to filing the final map.

Child Care

31. Provide evidence that a contribution of \$9,051 to the Y.M.C.A. has been made for child care facilities at the Rancho Romero Elementary School in accord with the agreement entered into by the applicant, YMCA and the County, prior to filing the final map. These funds shall be used exclusively for capital improvements at Rancho Romero School for child care facilities.

Road, Drainage and Utility Requirements

32. The following requirements pertaining to drainage, road, and utility improvements will require the review and approval of the Public Works Department:
 - A. In accordance with Section 92-2.006 of the County Ordinance Code, this subdivision shall conform to the provisions of the County Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. Conformance with the Ordinance includes the following requirements:
 - 1) County-maintained street lighting is not required.
 - 2) Constructing a paved turnaround at the end of each proposed private road.
 - 3) Underground of all utility distribution facilities.
 - 4) Conveying all storm waters entering or originating within the subject property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks or to an existing public storm drainage facility which conveys the storm waters to a natural watercourse.

- 5) Designing and constructing storm drainage facilities required by the Ordinance in compliance with specifications outlined in Division 914 of the Ordinance and in compliance with design standards of the Public Works Department. The Ordinance prohibits the discharging of concentrated storm waters into roadside ditches.

Individual and common drainage systems in the project shall be designed to satisfy the performance standards described in pages 173 - 175 of the September, 1989 Final Environmental Impact Report for this project.

- 6) Relinquishing "development rights" over that portion of the site that is within the structure setback area of the creek. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks", of the Subdivision Ordinance.
 - 7) Submitting improvement plans prepared by a registered civil engineer, payment of review and inspection fees, and security for all improvements required by the Ordinance Code or the conditions of approval for this subdivision.
 - 8) Submitting a Final Map prepared by a registered civil engineer or licensed land surveyor.
- B. Widen the existing pavement on Ridgewood Road from the project access to Lunada Lane as necessary to provide a continuous 20-foot pavement width.
 - C. Construct the on-site roadway system and the off-site portion of Mark Lane to current County private road standards with a minimum width of 16 feet within a 25-foot access easement.
 - D. Install safety related improvements on Ridgewood Road between the project entrance and Lunada Lane, including guardrails and pavement markers through the curves, subject to the review of the Public Works Department. Safety improvements shall include installation of guardrails and pavement markers through the curves to keep traffic in their lanes and posting curves with their safe driving speed. A stop sign shall be provided at the Lunada Lane approach to Ridgewood Road.
 - E. Review the super-elevation of the curves along the section of Ridgewood Road from Lunada Lane to the project access gate for safety and comfort, and improve the curves as necessary, subject to review by the Public Works Department and review and approval of the Zoning Administrator.
 - F. Furnish proof to the Public Works Department, Engineering Services Division, that legal access to the property is available from Ridgewood Road.

- G. Provide for adequate sight distance at all internal intersections using a design speed of 25 miles per hour in accordance with CALTRANS standards. No on-street parking shall be permitted along sharp curves of internal roadways.
- H. Prevent storm drainage, originating on the property and conveyed in a concentrated manner, from drainage across driveways.
- I. Mitigate the impact of the additional storm water run-off from this development on San Ramon Creek by:
 - 1) Removing 1 cubic yard of channel excavation material from the inadequate portion of San Ramon Creek near Chaney Road for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of off-site by the developer at his cost. The site selection, land rights, and construction staking will be by the Flood Control District. OR
 - 2) Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from San Ramon Creek. The cash payment will be calculated at the rate of \$0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the Flood Control District's standard impervious surface area ordinance. The Flood Control District will use these funds to work on San Ramon Creek annually.
- J. Furnish proof to the Public Works Department, Engineering Services Division, of the acquisition of all necessary rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, road and drainage improvements.

The applicant shall make good faith efforts to acquire necessary rights of way and easements. Pursuant to Section 66462.5 of the State Subdivision Map Act, if the applicant is unable to secure the rights needed to construct off-site improvements, and the County fails to acquire or commence proceedings to acquire such rights, then before the County approves the final map the applicant shall enter into an agreement pursuant to Section 66462 to complete the improvements at such time as the County acquires the necessary property rights. The County may require the applicant to reimburse the County for the cost of acquiring off-site real property interests required in connection with this subdivision.
- K. Construct a paved turnaround at the Ridgewood Road gate access in accordance with County private road standards.

- L. Construct a paved turnaround at the Castle Crest Road gate access within a non-exclusive access easement, subject to the review and approval of the Zoning Administrator.
- M. Prior to filing the Final Map, apply to the Public Works Department for annexation of the property to Drainage Area 67A for the maintenance and operation of the drainage area's drainage facilities. The application will require a metes and bounds description of the property.
- N. Applicant shall use good faith efforts to attempt to develop and/or enter into a maintenance agreement with the other property owners that will use the private portion of Ridgewood Road, to insure its maintenance.
- O. Furnish at least six off-street parking spaces per lot, subject to review and approval of the Zoning Administrator.
- P. Assure permanent reliable access from the end of the public road portion of Ridgewood Road and Castle Crest Road. This may require the repair of all on-site landslides that impact the access road. The subdivision improvement plans shall be signed by a licensed geotechnical engineer.
- Q. The following drainage requirements shall be required to mitigate any additional run-off from the northeast portion of the project. Individual and common drainage systems for the area of Lots 1 through 5 shall be designed to avoid any added contribution to existing periodic flooding problems in the Ramona Way and Livorna Road West neighborhoods below. These design requirements may require construction of improved ditches, channels, or storm drains, as necessary,
- R. Install road signage on the northbound Crest Avenue approach to Castle Crest Road to warn oncoming drivers of the Castle Crest Road.

ADVISORY NOTES

- A. This project may be subject to the requirements of the Department of Fish & Game. It is the applicant's responsibility to notify the Department of Fish & Game, 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 & Game Code.
- B. This project may also be subject to the requirements of the Army Corps of Engineers. The applicant should notify the appropriate district of the Corps of Engineers to determine if a permit is required and if it can be obtained.

- C. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors.
- D. The applicant will be required to comply with the drainage fee requirements for Drainage Area 13 as adopted by the Board of Supervisors. When the property is annexed to Drainage Area 67A, the applicant will also be required to comply with the drainage fee requirements for that Drainage Area.
- E. Community Development Department shall request Public Works Department to provide striping of Castle Crest Road between the project entrance and Crest Avenue prior to recordation of a final map. This item does not constitute a pre-condition for development of the Alamo Summit project.
- F. In the event that the Commission's decision is appealed to the Board of Supervisors, the Commission registers its objection to the creation of a gated community for this project.

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