POWERPOINT PRESENTATION

Alamo Summit Single-Family Residence

County File Number DP15-3039

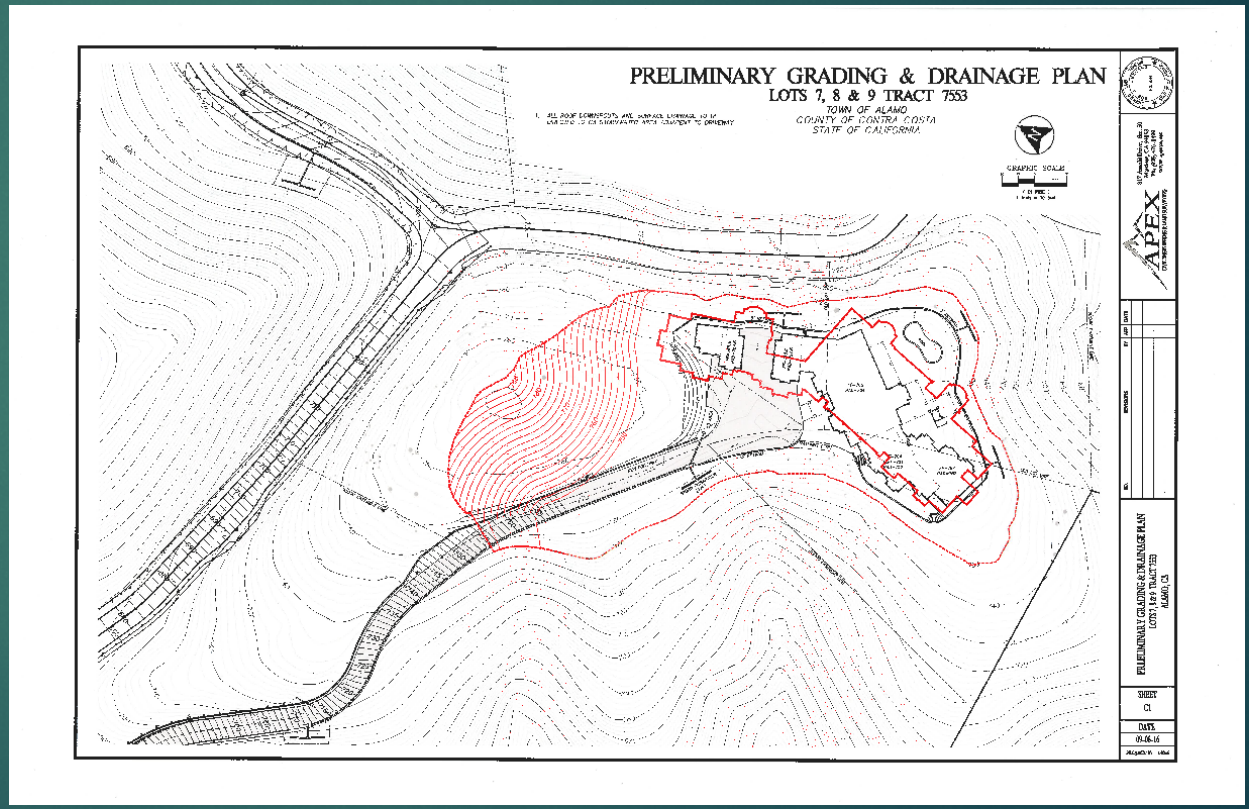
COUNTY BOARD OF SUPERVISORS
TUESDAY, JUNE 5, 2018

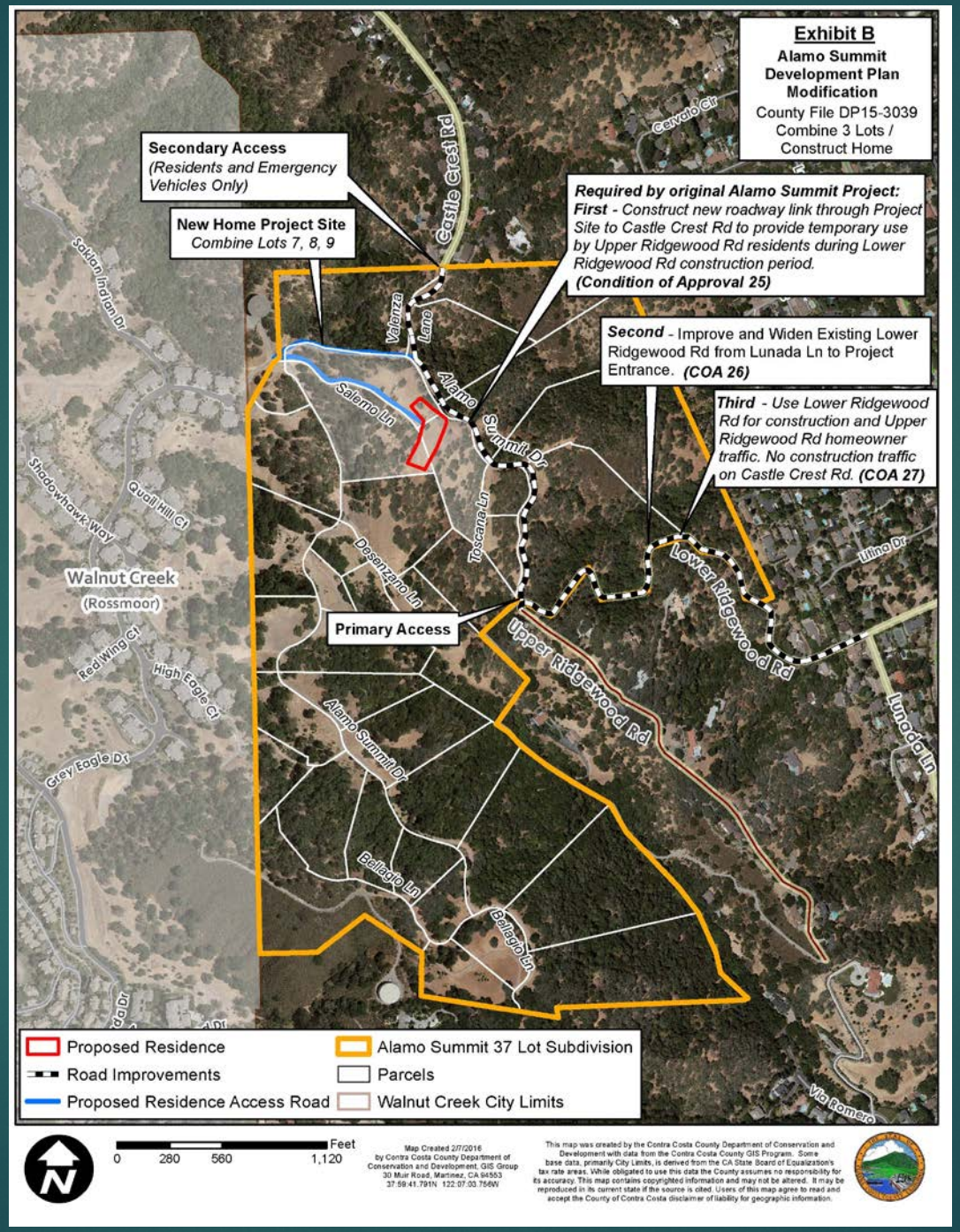
Chronology

- **March 17, 1992** : 37-lot Alamo Summit Subdivision project (#SD91-7553 & #DP90-3030) approved by the County Board of Supervisors
- **January 22, 2010**: Final Map for subdivision recorded. None of the properties have been developed to date
- **November 12, 2015**: Applicant submits an application to allow merging of three lots, construction of a new residence, and modification of timing for required roadway improvements
- **February 14, 2018**: County Planning Commission unanimously denies proposed project
- **February 22, 2018**: Appeal of County Planning Commission filed with the County

Project Elements

- Lot Merger: Merging of Lots-7, -8, and -9 to create one 12.8-acre lot
- New Residence: Construction of a new 13,887 sq. ft. residence
- Roadway Improvement Timing: Modification to Conditions of Approval #25 and #26 of Final Development Plan #DP90-3030 to change the timing for construction of Alamo Summit Road and improvements to Ridgewood Road until after the residence is constructed and development of the remaining lots has begun.




Exhibit B
Alamo Summit Development Plan Modification
County File DP15-3039
Combine 3 Lots / Construct Home
Secondary Access
(Residents and Emergency Vehicles Only)
New Home Project Site
Combine Lots 7, 8, 9
Required by original Alamo Summit Project:
First - Construct new roadway link through Project Site to Castle Crest Rd to provide temporary use by Upper Ridgewood Rd residents during Lower Ridgewood Rd construction period. (Condition of Approval 25)
Second - Improve and Widen Existing Lower Ridgewood Rd from Lunada Ln to Project Entrance. (COA 26)
Third - Use Lower Ridgewood Rd for construction and Upper Ridgewood Rd homeowner traffic. No construction traffic on Castle Crest Rd. (COA 27)
Primary Access
Castle Crest Rd
Cervato Cir
Sahtan Ingran Dr
Valenza Lane
Salerno Ln
Alamo Summit Dr
Shadowhawk Way
Quail Hill Ct
Walnut Creek
(Rossmoor)
Redwing Ct
High Eagle Ct
Grey Eagle Dr
Toscana Ln
Dosenzano Ln
Lower Ridgewood Rd
Upper Ridgewood Rd
Alamo Summit Dr
Bellagio Ln
Bellagio Ln
Lunada Ln
Via Romero
Proposed Residence
Road Improvements
Proposed Residence Access Road
Alamo Summit 37 Lot Subdivision
Parcels
Walnut Creek City Limits
0 280 560 1,120 Feet
Map Created 2/7/2016
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37.59.41.791N 122.07.03.756W
This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Summary of Appeal Points

- Requesting that the time for improvements be modified, and not for the deletion of any condition of approval
- A solution for construction traffic through the project site has been offered.
- Only one single-family residence is being proposed
- The proposal includes a request to merge three lots, which lessens the overall development impact.

Basis for Staff Recommendation

- Incorporation of mitigations and the addition of conditions of approval requiring roadway improvements addressed project concerns in a manner that allowed for approval of the Alamo Summit subdivision. The Ridgewood Road improvements are required to mitigate hazards created by the existing roadway conditions and the proposed construction traffic, to a less than significant level.

- Lessening the scale of the overall development (lot merger) and making as needed repairs during the construction phase does not mitigate or eliminate the roadway hazards identified in the project EIR.

Questions