

EXHIBIT C
COUNTY FILE #MS44-89 CONDITIONS OF
APPROVAL

CONTRA COSTA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED PERMIT

APPLICANT: Aliquot Associates
1499 Danville Boulevard
Alamo, CA 94507

APPLICATION NO. MS 44-89

ASSESSOR'S PARCEL NO. 187-330-008

OWNER: Gordon & Virginia Sparowe
1313 Laverock Lane
Alamo, CA 94507

ZONING DISTRICT R-20

EFFECTIVE DATE: October 31, 1989

APPROVAL DATE: October 18, 1989

This matter not having been appealed within the time prescribed by law, the minor subdivision is hereby granted, subject to the attached conditions shown as Exhibit "A".

Harvey E. Bragdon
Director of Community Development

By: 
Karl L. Wandry, Deputy Director

PLEASE NOTE THE APPROVAL DATE, as no further notification will be sent by this office. Unless otherwise provided, you have 36 months from the approval date to file the FINAL MAP.

EXHIBIT A

PER SAN RAMON VALLEY REGIONAL PLANNING COMMISSION APPROVAL

CONDITIONS OF APPROVAL FOR MINOR SUBDIVISION 44-89 (Aliquot)

1. This application is approved for three parcels as generally shown on the tentative map.
 2. Variances are granted as follows from the code requirements:
Secondary Setback (Parcel A) - 15 feet
Average Parcel Width (Parcel C) - 114 feet
 3. At least 30 days prior to filing a parcel map, the applicant shall submit evidence that the existing residence has been remodeled (reduced in area) to provide a minimum 15 foot setback from the proposed access road (e.g., finalized building permit). The applicant shall also submit evidence that existing fencing within the adjoining Laverock Lane right-of-way has been removed (photo).
 4. At least 30 days prior to filing either a grading permit or a parcel map, a grading plan shall be submitted for the review and approval of the Zoning Administrator. The plan shall limit grading to the area above the 360 foot elevation.
 5. At least 30 days prior to filing a parcel map, the applicant shall submit the following documents for review and approval of the Zoning Administrator.
 - A. A revised parcel map providing for a scenic easement over the area shown on the staff study dated October 18, 1989.
 - B. A proposed scenic easement instrument that conveys development rights to the County for any building, elevated deck, retaining wall within the easement area.
 - C. Proposed restrictive covenants that:
 1. prohibit establishment of any fencing within the 25 foot setback area along Laverock Lane
 2. require that any fencing along the access easement to Parcel B be of a transparent design (e.g., metal pickets, open wire mesh).
- The approved easement and covenant documents shall be recorded with the parcel map.
6. Comply with the requirements of the Planning Geologist as follows:
 - A. At least 45 days prior to recording a Parcel Map, issuance of a grading permit, or installation of improvements, submit a preliminary geology, soil, and foundation report meeting the requirements of Subdivision Ordinance Section 94-4.420 for review and approval of the Planning Geologist. Improvement, grading and Building plans shall carry out the recommendations of the approved report.

- B. Concurrently with recordation of the Parcel Map, record a statement to run with deeds to the properties acknowledging the approved report by title, author (firm), and date, calling attention to recommendations, and noting that the report is on file for public review in the Community Development Department of Contra Costa County.
7. Comply with drainage, road improvement, traffic and utility requirements as follows:
- 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. Undergrounding of all utility distribution facilities.
 - 2. 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 adequate storm drainage facility which conveys the storm waters to a natural watercourse.
 - 3. 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.
 - 4. Submitting a Parcel Map prepared by a registered civil engineer or licensed land surveyor.
 - 5. 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.
 - B. Furnish proof to the Public Works Department, Engineering Services Division, that legal access to the property is available from Livorna Road.
 - C. Construct a 16-foot paved private roadway to County private road standards, within a 16-foot easement, for that portion of the access road which will serve more than one parcel in this proposed subdivision.
 - D. 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.

- E. 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.

ADVISORY NOTES

- A. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Countywide Area of Benefit as adopted by the Board of Supervisors.

Currently the fee for the Alamo region of the County is \$2,201 for each added single family residence.

- B. Upon written request, the applicant may make a cash payment in lieu of actual excavation and removal of material from the 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 the Creek annually.
- C. Comply with the requirements of the San Ramon Valley Fire Protection District.

BD/GA/df
ms24:ms44-89c.bd
8/14/89