

PD DISTRICT NO. 72-001F

Location: _____

Project Name: SKYfarm Unit 1

Policy Statement Dated: FG Ranch Attached ⁷²⁻⁰⁰¹ None

Conditional Use Permit, ^{provisions} Dated: 1-11-90 Attached None

Development Plan Dated: _____ Attached None

General Notes:

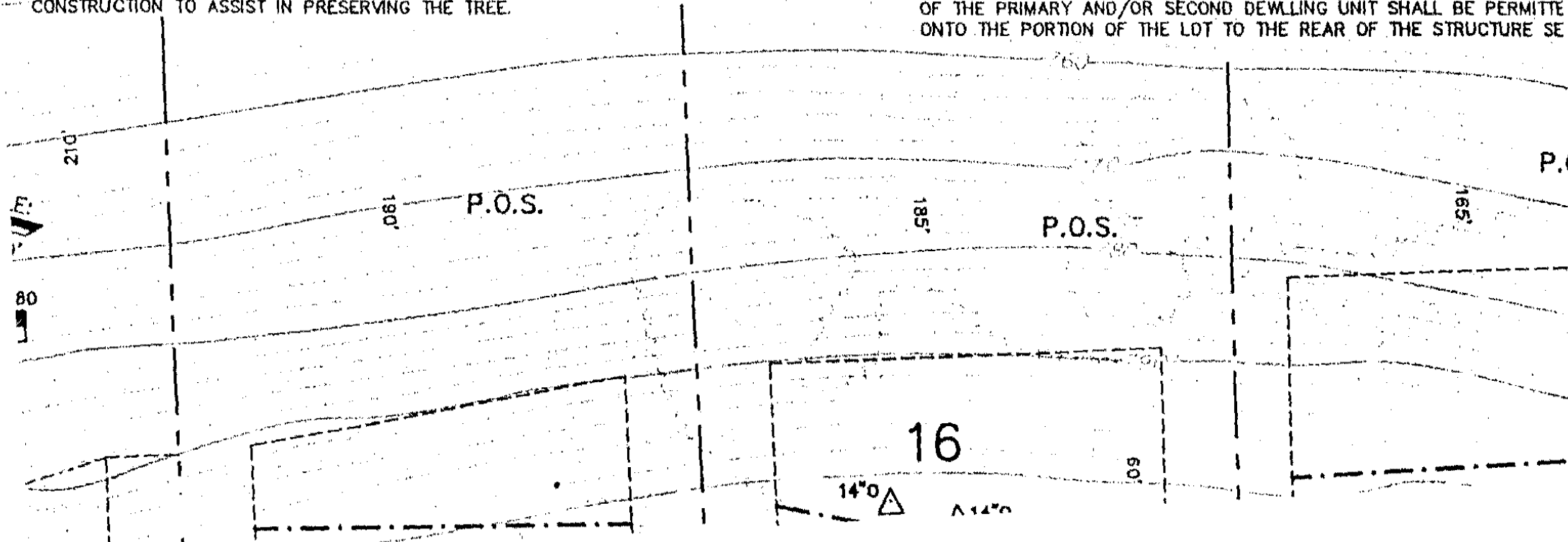
Refer to Final map for Additional
conditions and lot specific setbacks

RIDGELINE PROTECTION REGULATIONS

1. RIDGELINE LOTS 11 THRU 39 OF UNIT 1B, SKYFARM AT FOUNTAINGROVE, SHALL BE SUBJECT TO DETAILED REVIEW BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE BECAUSE OF THE VISUALLY SENSITIVE NATURE OF THESE SPECIFIC LOTS. APPLICANTS SHALL BE REQUIRED TO PREPARE A DETAILED SITE DEVELOPMENT PLAN ACCURATELY SHOWING THE LOCATION, SIZE, AND TYPE OF ALL TREES WITH A TRUNK DIAMETER OF GREATER THAN 4 INCHES, AS MEASURED AT FOUR FEET ABOVE GRADE, ON ALL PORTIONS OF THE LOT BETWEEN THE BACK OF THE CURB/SIDEWALK AND THE REAR BUILDING ENVELOPE LINE. THE PLAN SHALL ALSO ACCURATELY SHOW THE EXISTING CONTOURS OF THE LOT AT A CONTOUR INTERVAL OF TWO FEET, ALL MAJOR ROCK OUTCROPPINGS, ANY OTHER SIGNIFICANT NATURAL FEATURES OF THE SITE, AND ANY GRADING PROPOSED FOR DRIVEWAY CONSTRUCTION AND/OR CONFORM GRADING AROUND THE PERIMETER OF THE HOUSE. THE PLAN SHALL INDICATE WHICH TREES WILL BE SAVED AND WHICH TREES WILL BE REMOVED, AND ANY SPECIAL MEASURES THAT WILL BE INCORPORATED IN THE HOUSE CONSTRUCTION TO MINIMIZE POTENTIAL ROOT DAMAGE TO TREES IN CLOSE PROXIMITY TO THE PROPOSED STRUCTURES. IF ANY STRUCTURES ARE PROPOSED TO ENCROACH INTO THE DRIPLINE OF ANY TREE DESIGNATED "TO BE SAVED" ON THIS EXHIBIT OR ON THE APPLICANT'S PLAN, THE SITE PLAN SHALL BE ACCOMPANIED BY A REPORT FROM AN ARBORIST CLEARLY STATING THAT THE TREE HAS A VERY GOOD CHANCE OF SURVIVAL IN THE LONG TERM AND ANY MEASURES THAT MUST BE INCORPORATED INTO HOUSE CONSTRUCTION TO ASSIST IN PRESERVING THE TREE.

A DETAILED REVIEW SHALL ALSO BE CONDUCTED BY THE FOUNTAING ASSOCIATION AND THE CITY OF SANTA ROSA BUILDING DEPARTMENT CONFIGURATION AND MASSING OF THE PROPOSED DWELLING(S) AND STRUCTURES ON THESE LOTS. STRUCTURES PROPOSED FOR LOTS 18 SHALL BE DESIGNED TO CLOSELY FOLLOW THE TOPOGRAPHY BY STEP PLAN AND FOUNDATION AS NECESSARY, AND LIMITING THE HEIGHT BY FINISHED FLOOR AND OUTSIDE FINISHED GRADE TO 6 FEET MAXIMUM. CONSIDERATION SHALL BE GIVEN BY THE APPLICANT IN THE DESIGN AS TO HOW THE STRUCTURE WILL BE VIEWED FROM OFFSITE AREAS TO THE EAST AND WEST OF THE LOTS. CAREFUL CONSIDERATION SHALL ALSO BE GIVEN TO THE SELECTION OF BUILDING AND ROOF MATERIALS AND COLORS, SO THAT EXPOSED STRUCTURES BLEND VISUALLY WITH THE NATURAL SURROUNDINGS. ALL OF THE SITE DEVELOPMENT GUIDELINES ADOPTED BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE SHALL ALSO BE FOLLOWED IN PREPARATION FOR CONSTRUCTION ON THESE LOTS.

2. STRUCTURE SETBACK LINES ARE HEREBY ESTABLISHED WITHIN THE BUILDING ENVELOPE ON CRITICAL RIDGELINE LOTS 12 THRU 17 AND 34 THRU 38, TO INSURE THAT PRIMARY AND SECONDARY DWELLING UNITS ARE ADEQUATELY SCREENED FROM VIEWS FROM AREAS TO THE EAST AND WEST OF THE LOTS IN QUESTION. THE SETBACK OF THE PRIMARY AND/OR SECOND DWELLING UNIT SHALL BE PERMITTED TO THE PORTION OF THE LOT TO THE REAR OF THE STRUCTURE SETBACK LINE.

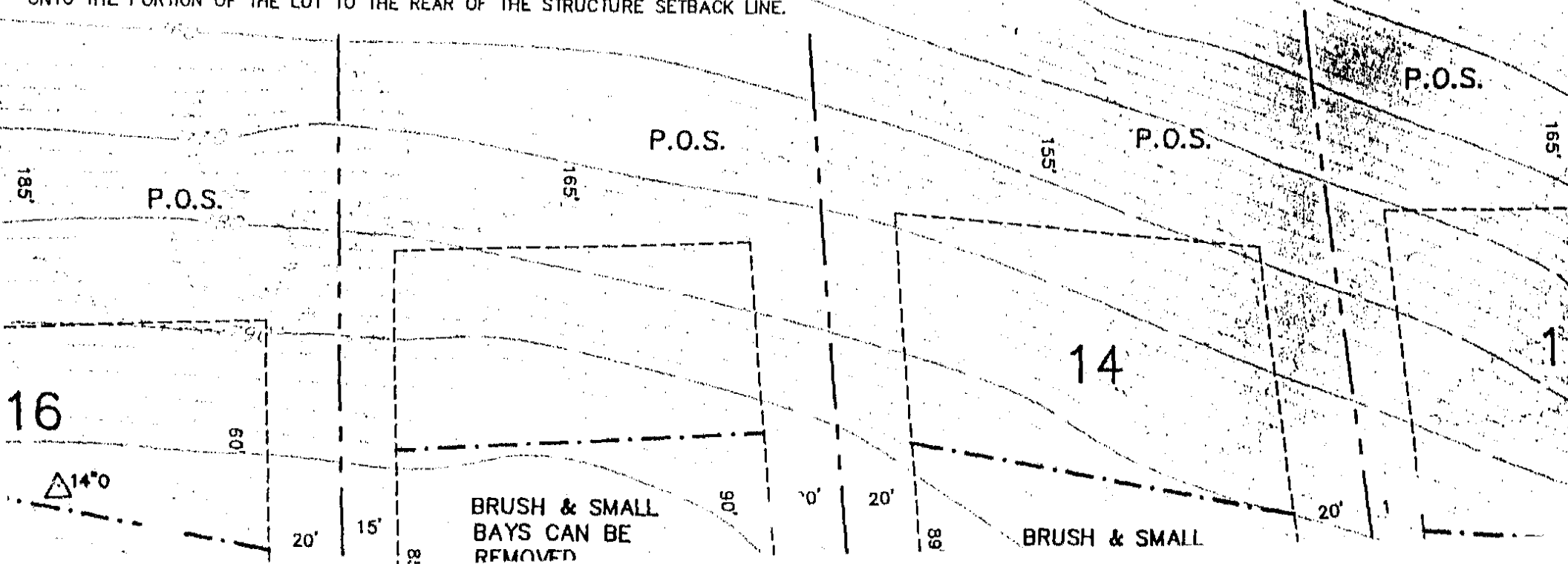


A DETAILED REVIEW SHALL ALSO BE CONDUCTED BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION AND THE CITY OF SANTA ROSA BUILDING DEPARTMENT OF THE PROPOSED CONFIGURATION AND MASSING OF THE PROPOSED DWELLING(S) AND ACCESSORY STRUCTURES ON THESE LOTS. STRUCTURES PROPOSED FOR LOTS 18 THRU 27 AND 33 SHALL BE DESIGNED TO CLOSELY FOLLOW THE TOPOGRAPHY BY STEPPING THE FLOOR PLAN AND FOUNDATION AS NECESSARY, AND LIMITING THE HEIGHT BETWEEN THE FINISHED FLOOR AND OUTSIDE FINISHED GRADE TO 6 FEET MAXIMUM. MAJOR CONSIDERATION SHALL BE GIVEN BY THE APPLICANT IN THE DESIGN AS TO HOW THE STRUCTURE WILL BE VIEWED FROM OFFSITE AREAS TO THE EAST AND WEST OF THESE LOTS. CAREFUL CONSIDERATION SHALL ALSO BE GIVEN TO THE SELECTION OF BUILDING AND ROOF MATERIALS AND COLORS, SO THAT EXPOSED STRUCTURES WILL BLEND VISUALLY WITH THE NATURAL SURROUNDINGS. ALL OF THE STANDARD DESIGN GUIDELINES ADOPTED BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE SHALL ALSO BE FOLLOWED IN PREPARING PLANS FOR CONSTRUCTION ON THESE LOTS.

4. OTHER STRUCTURES, SUCH AS POOLS, DECKS, AND OTHERS AS MAY BE PERMITTED BY THE PROJECT USE PERMIT AND ZONING CODE, AND WHICH DO NOT EXCEED THE HEIGHT ABOVE GRADE, EXCLUSIVE OF REQUIRED RAILINGS, MAY BE PERMITTED IN THE AREA BETWEEN THE STRUCTURE SETBACK LINE AND THE REAR PROPERTY LINE, SUBJECT TO REVIEW AND APPROVAL BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE AND THE CITY OF SANTA ROSA BUILDING DEPARTMENT. REVIEW CRITERIA FOR SUCH STRUCTURES SHALL BE LIMITED TO TREE REMOVAL (SEE REGULATION 3.), GRADING, AND TO VIEWS FROM OFFSITE AREAS EAST AND WEST OF LOTS AND FROM STRUCTURES EXCEEDING 80' IN HEIGHT ABOVE GRADE. NO PORTION OF THE LOT BETWEEN THE FRONT OF THE BUILDING ENVELOPE AND THE REAR PROPERTY LINE SHALL BE PERMITTED TO ENCROACH ONTO THE PORTION OF THE LOT TO THE REAR OF THE STRUCTURE SETBACK LINE.

3. TREE REMOVAL WITHIN THE AREA BETWEEN THE STRUCTURE SETBACK LINE AND THE REAR PROPERTY LINE SHALL BE LIMITED TO SELECTIVE REMOVAL OF TREES WITH A TRUNK DIAMETER OF 6" OR LESS, AS MEASURED AT 4.5 FEET ABOVE GRADE, OR THOSE TREES SPECIFICALLY RECOMMENDED BY AN ARBORIST DUE TO DECLINING HEALTH/STRUCTURAL DEFICIENCY OR THE TREE(S) HAZARDOUS TO RESIDENTIAL DWELLINGS. TREES LOCATED WITHIN THE AREA BETWEEN THE FRONT OF THE BUILDING ENVELOPE AND THE REAR PROPERTY LINE SHALL NOT BE PERMITTED TO ENCROACH ONTO THE PORTION OF THE LOT TO THE REAR OF THE STRUCTURE SETBACK LINE UNLESS DEAD OR DOCUMENTED BY AN ARBORIST TO BE DISEASED OR DAMAGED.

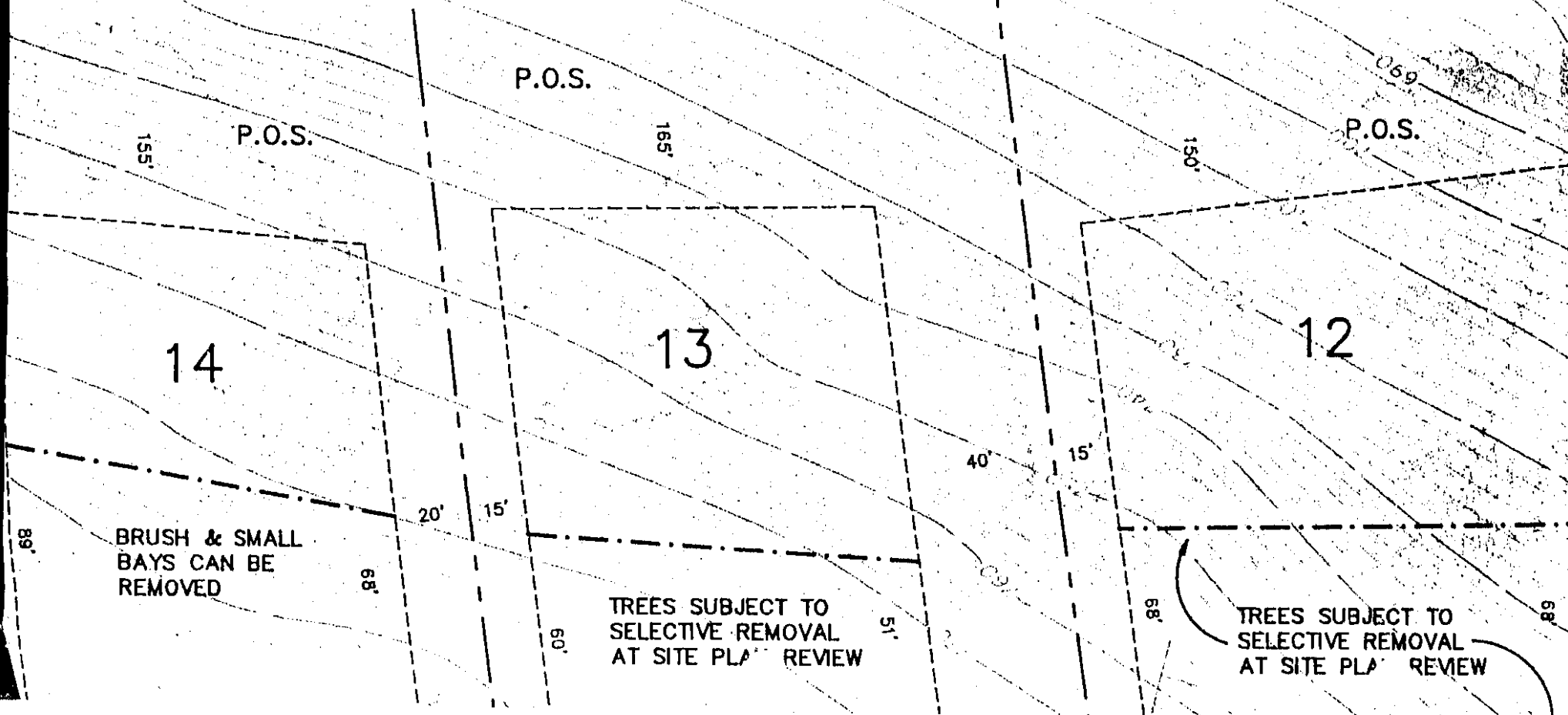
2. STRUCTURE SETBACK LINES ARE HEREBY ESTABLISHED WITHIN THE BUILDING ENVELOPES ON CRITICAL RIDGELINE LOTS 12 THRU 17 AND 34 THRU 38, TO INSURE THAT PRIMARY AND SECONDARY DWELLING UNITS ARE ADEQUATELY SCREENED FROM SENSITIVE OFFSITE VIEWS FROM AREAS TO THE EAST AND WEST OF THE LOTS IN QUESTION. NO PORTION OF THE PRIMARY AND/OR SECOND DWELLING UNIT SHALL BE PERMITTED TO ENCROACH ONTO THE PORTION OF THE LOT TO THE REAR OF THE STRUCTURE SETBACK LINE.



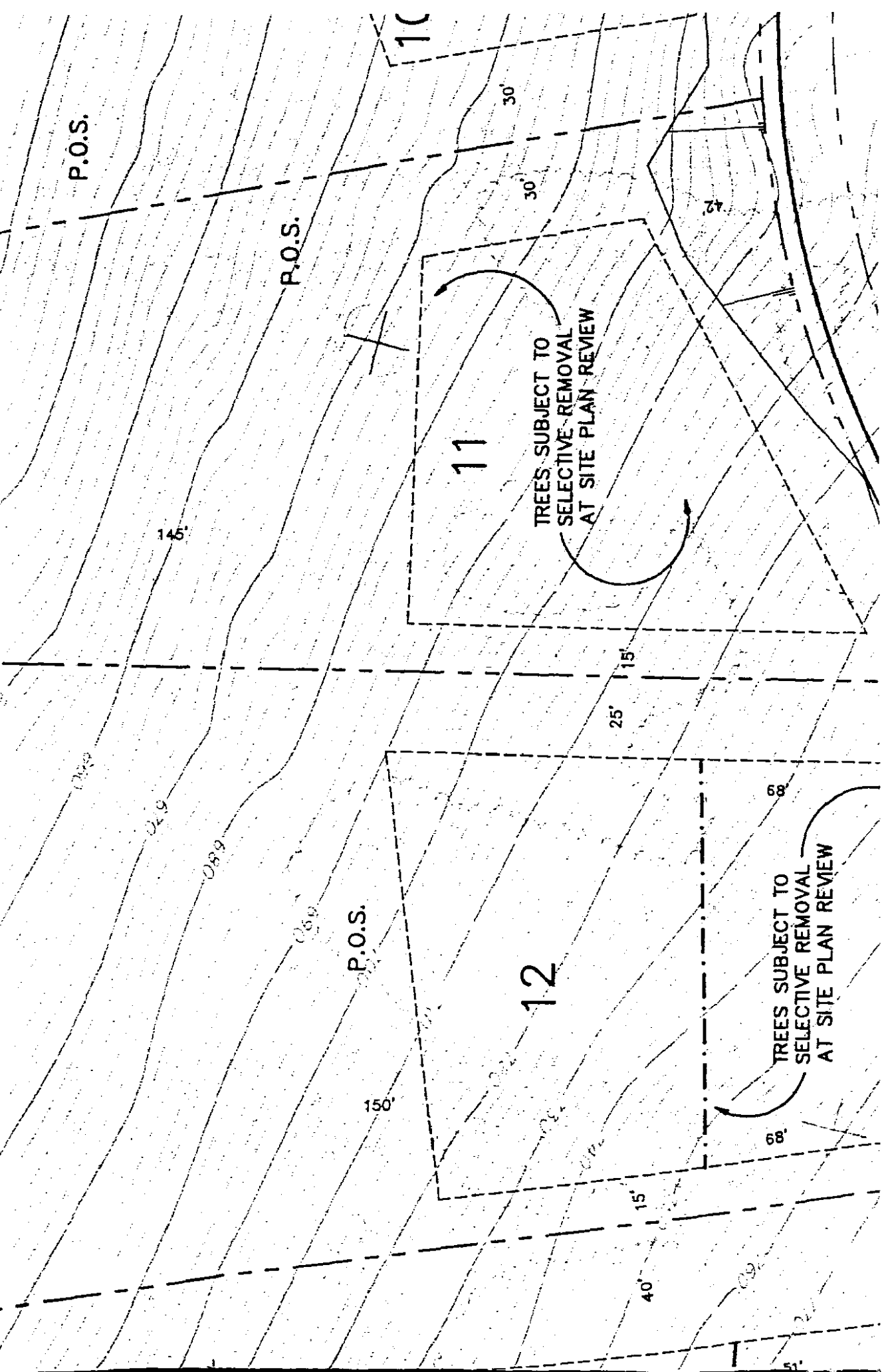
4. OTHER STRUCTURES, SUCH AS POOLS, DECKS, AND OTHERS AS MAY BE PERMITTED BY THE PROJECT USE PERMIT AND ZONING CODE, AND WHICH DO NOT EXCEED 60" IN HEIGHT ABOVE GRADE, EXCLUSIVE OF REQUIRED RAILINGS, MAY BE CONSTRUCTED WITHIN THE AREA BETWEEN THE STRUCTURE SETBACK LINE AND THE REAR OF THE BUILDING ENVELOPE, SUBJECT TO REVIEW AND APPROVAL BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE AND THE CITY OF SANTA ROSA BUILDING DEPARTMENT. REVIEW CRITERIA FOR SUCH STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, TREE REMOVAL (SEE REGULATION 3.), GRADING, AND SITING RELATING TO VIEWS FROM OFFSITE AREAS EAST AND WEST OF LOTS AND FROM ADJOINING LOTS. STRUCTURES EXCEEDING 60" IN HEIGHT ABOVE GRADE MUST BE CONTAINED IN THE PORTION OF THE LOT BETWEEN THE FRONT OF THE BUILDING ENVELOPE AND THE STRUCTURE SETBACK LINE.

3. TREE REMOVAL WITHIN THE AREA BETWEEN THE STRUCTURE SETBACK LINE AND THE REAR OF THE BUILDING ENVELOPE SHALL BE LIMITED TO SELECTIVE TRIMMING AND/OR REMOVAL OF TREES WITH A TRUNK DIAMETER OF 6" OR LESS, AS MEASURED AT FOUR FEET ABOVE GRADE, OR THOSE TREES SPECIFICALLY RECOMMENDED FOR REMOVAL BY AN ARBORIST DUE TO DECLINING HEALTH/STRUCTURAL DEFICIENCY THAT WOULD MAKE THE TREE(S) HAZARDOUS TO RESIDENTIAL DWELLINGS. TREES LOCATED BETWEEN THE REAR OF THE BUILDING ENVELOPE AND THE REAR PROPERTY LINE SHALL NOT BE REMOVED UNLESS DEAD OR DOCUMENTED BY AN ARBORIST TO BE DISEASED OR A HAZARD.

5. TREES SHOWN AS "TO BE SAVED" ON THIS EXHIBIT ARE TREES THAT ARE INCORPORATED INTO THE PROPOSED SITE PLAN FOR DEVELOPMENT. THE TREE IS SPECIFICALLY RECOMMENDED FOR REMOVAL BY AN ARBORIST DUE TO DECLINING HEALTH/STRUCTURAL DEFICIENCY THAT WOULD MAKE THE RESIDENTIAL DWELLINGS. TREES SHOWN AS "MAY BE REMOVED" AFTER REVIEW AND APPROVAL BY THE FOUNTAINGROVE RANCH MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE AND THE CITY OF SANTA ROSA BUILDING DEPARTMENT.



5. TREES SHOWN AS "TO BE SAVED" ON THIS EXHIBIT ARE TREES THAT SHALL BE INCORPORATED INTO THE PROPOSED SITE PLAN FOR DEVELOPMENT OF THE LOT, UNLESS THE TREE IS SPECIFICALLY RECOMMENDED FOR REMOVAL BY AN ARBORIST DUE TO DECLINING HEALTH/STRUCTURAL DEFICIENCY THAT WOULD MAKE THE TREE HAZARDOUS TO RESIDENTIAL DWELLINGS. TREES SHOWN AS "MAY BE REMOVED" CAN ONLY BE REMOVED AFTER REVIEW AND APPROVAL BY THE FOUNTAIN GROVE RANCH MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE AND THE CITY OF SANTA ROSA BUILDING DEPARTMENT.



See F.M. for additional conditions

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

USE PERMIT PROVISIONS
SKYFARM AT FOUNTAINGROVE UNIT 1
REVISED DECEMBER 22, 1989

JAN 11 1990

DEPARTMENT OF
COMMUNITY DEVELOPMENT

I. LAND USE

A. Uses allowed and special requirements: All uses not otherwise prohibited by law are allowed provided that any such use or uses are listed in the Fountaingrove Ranch Policy Statement under Section V.B.2 and 3.

The provisions of this Use Permit shall pertain exclusively to the Estate Residential portions of Skyfarm as depicted on the Tentative Map. The development of the bulk Cluster parcels, Lots 3-1, 2, and 3 shall be subject to a separate (future) Use Permit application and a separate set of Use Permit provisions.

B. Maximum building height: The height limit of buildings and structures shall be 35 feet as measured parallel to the ground planes in the vicinity of the structures.

C. Minimum lot size shall be 1.0 acre in the ER-1 areas, and 2.0 acres in the ER-2 areas. In Unit 1, lots 4-3 thru 4-13 are the only lots in the ER-2 designation.

D. Yard setback requirements for main building and accessory buildings:

1. Front yard: 20 feet for main buildings; detached accessory buildings and second dwelling units shall be located not less than 10 feet in the rear of the main building, provided further that for garages and carports opening onto a front street, the minimum distance between the opening of such garage or carport and the front lot line or backside of sidewalk or backside of curb, whichever is more restrictive, shall be not less than 20 feet.
2. Side yard: The side yard on each lot shall be not less than 15 feet for ER-1 lots, and 25 feet for ER-2 lots.
3. Rear yard: 25 feet minimum for ER-1 lots and 30 feet minimum for ER-2 lots.
4. Building setback lines shall be considered to be building envelopes.
5. Maximum area of a lot that may be covered by structures (not including decks, patios, walkways, driveways, swimming pools, etc.) shall be 20% for ER-1 and 10% for ER-2 lots.

E. Special Ridgeline Protection. The Building Envelopes applicable to Lots 2-11 thru 2-39 shall be further subject to the following restrictions:

1. Each of these lots are to receive additional review by the Fountaingrove Architectural Control Committee specifically addressing the issue of ridgeline protection.
2. Removal of trees and other vegetative land cover will be controlled as per an Exhibit "A"- Special Requirements-Ridgeline Lots 2-11 thru 2-39, to be prepared by the developer, and reviewed and approved by the Department of Community Development prior to the approval of the Final Map for Phase 2 of Unit 1. Specific placement of any and all structures within the building envelopes of these lots are also subject to Exhibit "A" requirements and restrictions.

II. OFF-STREET PARKING REQUIREMENTS

A minimum of two covered parking spaces shall be provided for each lot. Second dwelling units shall be governed by the Second Dwelling Unit Ordinance. The equivalent of two guest spaces per lot shall be provided via on street parking on one side of Skyfarm Drive. Lots fronting on cul-de-sacs and other side streets shall provide 2 guest spaces onsite since no street parking will be provided on these streets.

III. SITE DESIGN REQUIREMENTS FOR LOTS

A. No application for building permit on individual lots shall be accepted for review by the City of Santa Rosa without bearing a stamp or other evidence that the plans have been reviewed and approved by the Fountaingrove Ranch Master Association Architectural Control Committee.

B. Selective tree removal may occur with individual lot construction. Every effort shall be made to preserve significant specimen trees when siting structures on lots. Requests for tree removal will be reviewed by the Fountaingrove Ranch Master Association Architectural Control Committee, and forwarded to the City Building Department for final approval. If significant specimen trees are proposed to be removed, the Architectural Control Committee may require the person obtaining the building permit for the lot in question to replace said tree(s) with up to three specimen trees of the same or alternate type, and of such a size as may be determined by the Committee.

C. House construction shall be designed to fit each site and shall preserve the natural contours and significant vegetation to the extent possible. Existing ground cover shall be left in its natural condition as much as possible, particularly on steeper slopes and ravines. Limited use of lawn areas shall be permitted. Lot grading shall be permitted under and immediately adjacent to the main structure, garages and driveways only.

D. Decks extending from residences sited on slopes exceeding 15% shall be provided in lieu of large leveled lawn areas and surface patios to preserve the natural features of the site. Landscape plans for each lot, to the extent required by the Fountaingrove Ranch Master Association Architectural Control Committee, shall be submitted concurrently with house plans.

E. Construction of subdivision improvements and structures shall be limited to Monday thru Saturday between the hours of 7:00 a.m. to 7:00 p.m. All motorized construction equipment shall be properly muffled.

F. All topsoil should be stock-piled during grading activities for later redistribution in landscaped areas.

G. No projections of the main building may cross a building setback line except as permitted by the Zoning Ordinance of the City of Santa Rosa.

H. No guest parking may be provided beyond the rear or side yard setback lines. Driveways are permitted in side yard setbacks and shall be not closer than 10 feet to the property line, except in the case of common driveways.

I. All circular driveways must meet City of Santa Rosa Zoning Ordinance requirements for separation along the curb line. Maximum width of the curb cut for driveways shall be in accordance with City Standard 250B.

J. Fencing meeting the general requirements of the City of Santa Rosa Zoning Ordinance and as approved by the Fountaingrove Ranch Master Association Architectural Control Committee may be constructed on all lots. Fencing shall not be permitted along rear lot lines abutting the golf course. On these lots, open type fencing shall be permitted along the rear setback line. Fencing adjacent to Common Open Space, Open Space Easements, or to enclose Private Open Space shall be open wire fencing as approved by the Fountaingrove Ranch Architectural Control Committee. Fencing of Private Open Space on certain lots shall be prohibited as identified on the Tentative Map. On these lots, open wire fencing shall be permitted on the rear setback line. Open wire fencing shall be permitted on side lot lines behind the projection of the front of the house. Solid fencing will be permitted between the front corner of the house and the side lot line.

IV. OTHER DEVELOPMENT REQUIREMENTS

A. Owners of lots containing Private Open Space shall be required to implement the guidelines and requirements of the Fountaingrove Open Space Management Plan. Areas designated Common Open Space or Open Space Easement shall be owned and/or maintained by the Fountaingrove Ranch Master Association per Open Space Management Plan guidelines.

B. Should any archaeological resources be uncovered during any site grading activity, all work within 30 yards of the discovery shall be halted, the City shall be immediately notified, and a qualified archaeologist approved by the City called to investigate the find. No further grading within the 30 yard area of the find shall take place until such mitigation measures as may be recommended by the qualified archaeologist are completed by the subdivider or, in the alternative, until such other alternative measures as may be approved by the Planning Commission have been completed by or on behalf of the subdivider.

C. Approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees including, but not limited to school impact fees, adopted by the City Council at the time of Building Permit review and approval.

D. All work shall be done according to approved plans on file at the Department of Community Development and as submitted to the Building and Code Compliance Division for a building permit.

E. Permanent signs shall be durably constructed and continually maintained in accordance with approved plans.

F. All permanent signing shall be as designated on the approved Improvement Plans and all additional signs shall be approved only upon application to the Department of Community Development and obtaining a building permit.

G. All permanent exterior signs shall receive Design Review approval prior to obtaining a building permit for the installation of those signs.

H. This approval is granted for a period of two years, and may be renewed at the end of the two year period concurrent with the renewal of the Tentative Map. If not implemented, accomplished or renewed within two years from the date of approval, this Use permit shall expire and be invalid.

*See F.M. for
additional
Conditions*

CITY OF SANTA ROSA
P.O. Box 1576
Santa Rosa, CA 95402

FEB 22 1990

AMENDMENT TO USE PERMIT PROVISIONS
SKYFARM AT FOUNTAINGROVE UNIT 1
FEBRUARY 21, 1990

DEPARTMENT OF
COMMUNITY DEVELOPMENT

The purpose of this amendment is to incorporate recommended mitigation measures into the proposed project as disclosed by the Initial Study and the responses thereto, specifically the letter dated February 15, 1990 from the County of Sonoma, Department of Public Works.

1. Project Description: Funding source for the Riebli Road/Mark West Springs Road intersection will come entirely from the developer of the Skyfarm project. Pavement on the section of Riebli Road that will be taken out of service by the realignment will be removed as part of the construction project. The proposed configuration of Riebli Road from Cross Creek Road to the City limit line (Skyfarm boundary) will be 40 feet, curb to curb, with sidewalk on one side. Between the City limit line and the end of construction (conform), the pavement width will transition from 40 feet to the existing paved width of approximately 24 feet. AC dike will be used in lieu of concrete curb and gutter consistent with County standard practice. The City and County will each maintain their respective portions of the roadway as defined by the City limit line.

2. Earth: The project plans will incorporate erosion control measures, including but not limited to hydroseeding with an appropriate mixture, lining of ditches, installation of energy dissipators, and temporary measures to contain siltation from graded areas while hydroseeding is growing.

3. Water: The contractor shall be required to comply with the Uniform Fire Code Division X and the Caltrans Standard Specifications dealing with the protection of surface waters.

3. Air: The contractor will be required to minimize airborne dust created by construction activities by spraying a dust palliative during construction.

4. Plant/Animal Life: Removal of trees will be restricted to the minimum number possible consistent with standard engineering design of required roadway slopes necessary to support the additional width of paving for the proposed safety improvements. Where significant trees are located closer than 6 feet to the toe of a proposed fill slope, a rubble rock wall of up to 6 feet in height will be constructed to hold the slope back further from the tree. Trees to be removed will be shown on the project plans, and hydroseeding of all graded slopes will be specified, along with fencing of the dripline of trees to be saved. The contractor will thus be prohibited from parking equipment or depositing materials in these areas.

5. Noise: The Initial Study incorrectly identified the volume of traffic at this proposed intersection. The Omni-Means Traffic Study for Fountaingrove Ranch Residential Projects, September, 1988, indicated that the current ADT at this intersection is 7200 vehicles per day (figure 2.1). The report goes on to state that at full buildout of the area, the ADT will rise to 8820 vehicles per day (figure 5.2). There will be no significant increase in noise from this level of traffic increase. Construction activity at this intersection will be restricted to the hours of 7am to 7pm weekdays and 9am to 7pm weekends and holidays, except in emergency situations. All engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and other applicable Vehicle Codes.

6. Public Services: The contractor will be required to maintain traffic flow on Mark West Springs and Riebli Roads during non-working hours and to minimize traffic restrictions during working hours. The contract plans and specifications shall require the contractor to follow traffic safety guidelines compatible with the Caltrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones". Emergency services will be notified of proposed construction schedules. The contractor will maintain access to existing residences during construction.

7. Aesthetics: See response number 4. Proposed fill slopes have been limited to the minimum width possible to accommodate the required improvements. The 2:1 slopes will be revegetated with an appropriate hydroseed mix containing grasses, wildflowers and shrubs.

8. Archaeological/Historical: All historic sites are located north of the existing roadway. All project improvements will take place southerly of the AC dike on the south side of the existing roadway, specifically to avoid any possible harm to the resources. No cutting of material is proposed as part of this project on lands within the County. Therefore, there is no chance of unearthing archaeological artifacts during construction. See Use Permit provision IV.B.

9. Traffic: See response to comment 5. Peak hour level of Service at this intersection will remain unchanged at project buildout at level D (Omni-Means, September, 1988). At full buildout of this entire area, warrants for signalization may be met. If signalization is eventually installed, it will raise the level of service during peak hour to "A". Conduits to facilitate future signalization will be installed by the developer during construction of the intersection realignment improvements. No further lane widenings or additions are anticipated to be needed thru cumulative buildout. It is envisioned that costs for installing a future signal, if warranted, will be shared by the City and County on a mutually agreeable basis. It is likely that the City portion of the funds will be allocated from Traffic Signal Impact Fees that are collected from all development.