East Bay
Regional Park District

11500 SKYLINE BOULEVARD, OAKLAND, CA 94619-2443 TELEPHONE (415) 531-9300

BOARD OF DIRECTORS
MARY LEE JEFFERDS, President
JAMES H. DUNCAN, Vice President
JOHN O'DONNELL, Secretary
HARLAN KESSEL, Treasurer
JOCELYN COMBS
KAY PETERSEN
TED RADKE

DAVID E. PESONEN
General Manager

July 22, 1988

Joan Kwok
SIGNATURE PROPERTIES
6685 Owens Dr.
Pleasanton, CA 94566

DIABLO FOOTHILLS REGIONAL PARK
Stonegate Subdivision (Bogue Ranch)

Dear Joan,

At our meeting last week in Alamo, we agreed that there were a few points not yet completed within the Stonegate Subdivision. I am sending this letter to you to list those points that need to be resolved to complete the conveyance of the Open Space.

There are four gates referred to within this letter which are rather difficult to describe. I have also enclosed a map indicating the location of these gates and will refer to them as "North Gate", "EBMUD Gate", "Middle Gate", and "South Gate".

BOUNDARY OF OPEN SPACE

-- EBRPD intends to accept all of Parcel "A" of the Stonegate subdivision that you have not requested to retain around Parcel "K" and along the installed fencing. The recorded Parcel "A" is to be re-aligned between Parcel "K" and Lot 81. This re-alignment will also consist of Parcels "1", "2", "3" and "5" of the drawings and legal descriptions prepared by Majors Civil Engineering. (Parcel "4" was replaced by Parcel "5".)

CULVERT

-- Woodhill Development Corp. will grant to the Homeowners Association an exclusive easement over a portion of Parcel "5", for maintenance of the culverts and catch-basin located on Parcel "5". Homeowners Association will enter into a recorded covenant with Woodhill to have sole responsibility to repair and maintain this culvert. (I believe that this is the easiest way of keeping the responsibility for these improvements with those that are being benefitted by them. Please let me know if you think there is a better way of doing this.)

FENCING

-- The installed fencing will be re-done to follow the line of Parcel "5". The exception to this will be to keep the culvert and catch-basin on the homeowners side of the fence. That portion of Parcel "5" which is on the homeowner's side of the fence will be encumbered by the exclusive easement discussed above.

7-1988

-- Woodhill Development will remove the white fencing, but not the barbed-wire along the Walnut Creek Open Space property line.

-- Fencing at the southerly portion of the Open Space is still to be completed. This can be done using the wire fencing specifications I sent to you earlier.

GATES

-- North Gate: A gate has already been installed at this point, which is acceptable to us. No pedestrian gate is to be installed here.

-- EBMUD Gate: a 16-foot Powder River style gate is to be installed here; specifications are enclosed. A pedestrian access gate is to also be installed.

Daniel Zelinski, of EBMUD, says that they require a width of 16 feet, but they do not care what kind of gate is installed for access.

-- Middle Gate: A 12-foot Powder River gate is to be installed here. A pedestrian access gate is to also be installed.

-- South Gate: A 12-foot Powder River gate is to be installed here. A pedestrian access gate is to also be installed.

WATER

-- When street improvements are made within Parcels "E" and "F", Woodhill will place one-inch water stub-outs on the far side of the curbs in the vicinity of the three gates described above. Easements for the water lines need to be granted to EBRPD. These easements can be within the same descriptions used for the EVMA's. — No pipe @ S-gate

EVMA

-- Woodhill is to grant Emergency Vehicle & Maintenance Access Easements (EVMA's) to EBRPD over Parcel "L" - the private streets - to access the gates described above and also the fourth gate, north of the EBMUD access gate. This will also require easements across Parcels "E" and "F". I realize that you may not know exactly where the roads will be within these parcels; we will work with you to find a way to meet both of our needs.

-- EBRPD previously requested an easement around the northerly retention basin within Parcel "B". EBRPD no longer requests this easement.

SEDIMENTATION

-- Talking to Ron White of Walnut Creek Open Space after our meeting, he said that he wrote you a letter about the sediment running off the fill you placed in the vicinity of Lot 100 and down into a pond located on the City's property. (Enclosed is a copy of this letter.) Ron requests that this also be resolved. With a bulldozer, this sedimentation can be pushed to the side to return the pond to its normal depth.

-- While the bulldozer is in their open space, it would help define the public access now by a quick cut of the existing trail on Walnut Creek's property. This will get the public off the Stonegate Subdivision's ridge at the most westerly point; and quickly down the other side. This task would take very

little time to complete. Ron White can supervise the pond repair and trail work.

LANDSCAPING

-- This is a reminder that before any landscaping is done around the Staging Area, that Michael Lamb, of the Planning Department of EBRPD, be contacted so that we can install a meter for our use.

DOCUMENTS

-- The following documents will need to be recorded to confirm these issues:

- Grant Deed to EBRPD for the metes and bounds description of Parcel "A" and all of Parcels "1", "2", "3" and "5"; or all of Parcel "A" subsequent to a Lot line adjustment.
- EVMA easement over Parcels "E", "F" and "L" for four separate points of access.
- Water line easements for the same legal descriptions used for the EVMA's, across Parcels "E" and "F".
- Exclusive easement from Woodhill to HOA to repair and maintain catch-basin and culvert on Parcel "5". (To record previous to the Grant Deed.)
- Covenant between HOA and Woodhill for HOA to have sole responsibility to maintain catch-basin and culvert. (To record previous to the Grant Deed.)

With the enclosed documents, I think you have everything you need from us to work on these things. Please let me know if you see a problem with any of these points. And thank you again for meeting with us out at the site.

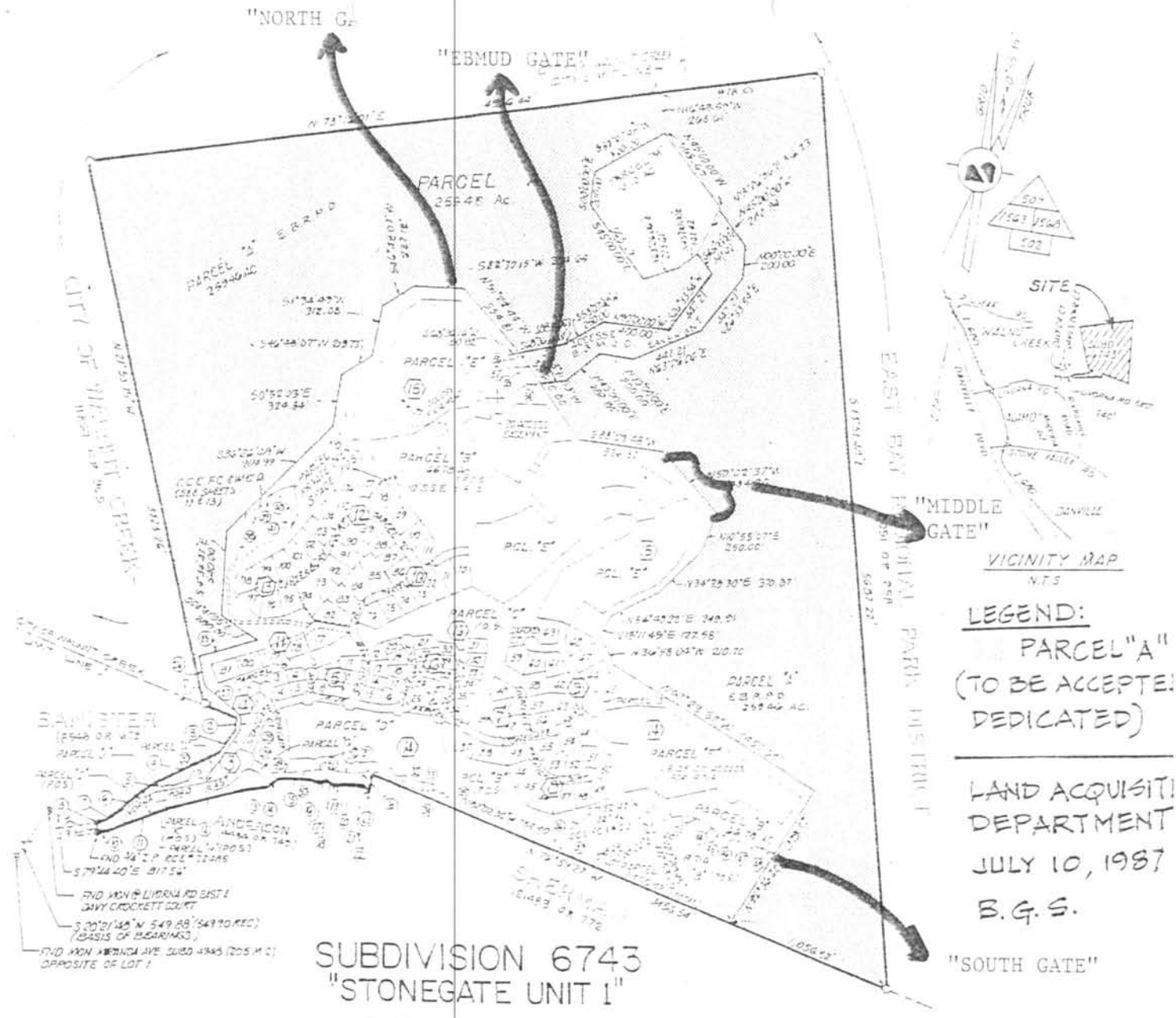
Respectfully,

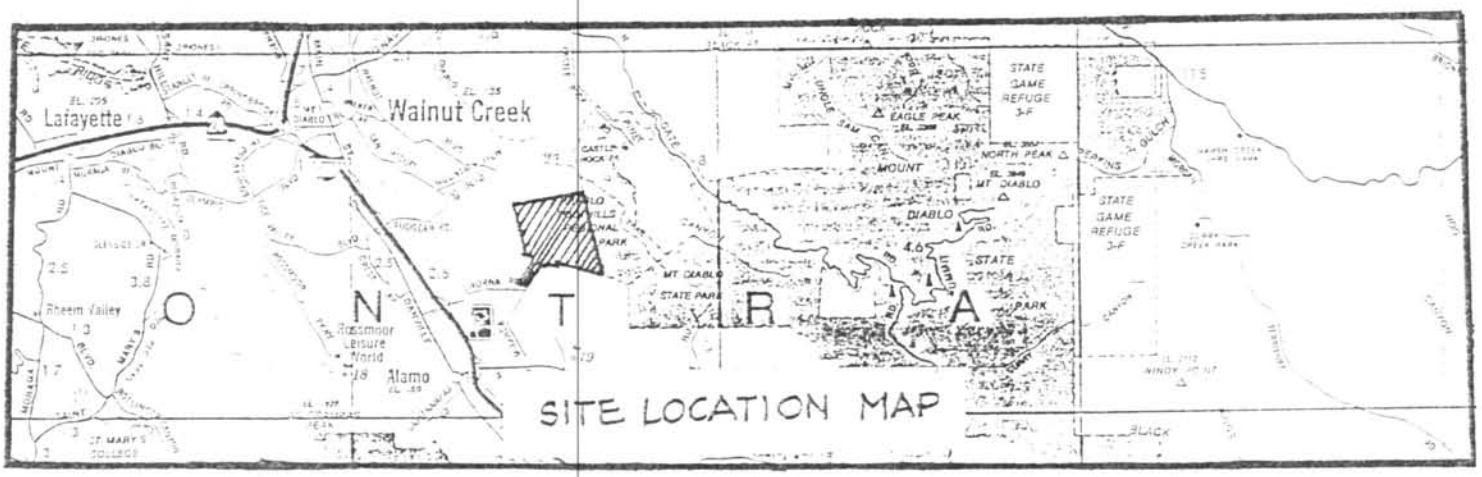
Lloyd Wagstaff
Parkland Acquisition Dept.

P.S. Bob Doyle asked that I pass on to you and John our appreciation of all your co-operation on this project.

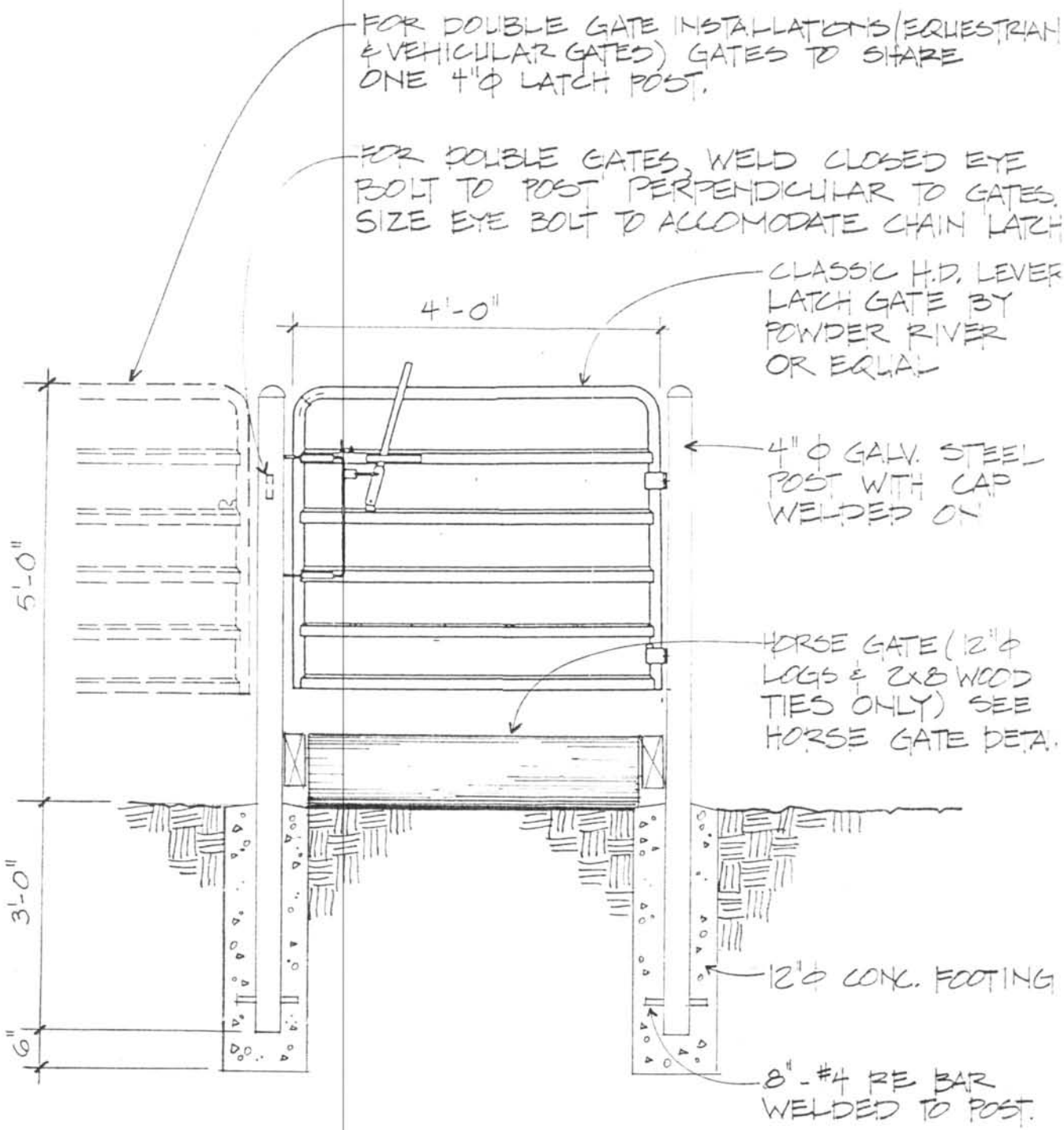
cc: Robert E. Doyle, EBRPD
Michael Lamb, EBRPD
Ron White, Walnut Creek Open Space
Daniel J. Zelinski, Associate Civil Engineer, EBMUD

enc. Pedestrian Access Gate Specifications
Vehicular Access Gate Specification (1 sheet for 12- & 16-feet)
Letter from Ron White to Woodhill Development

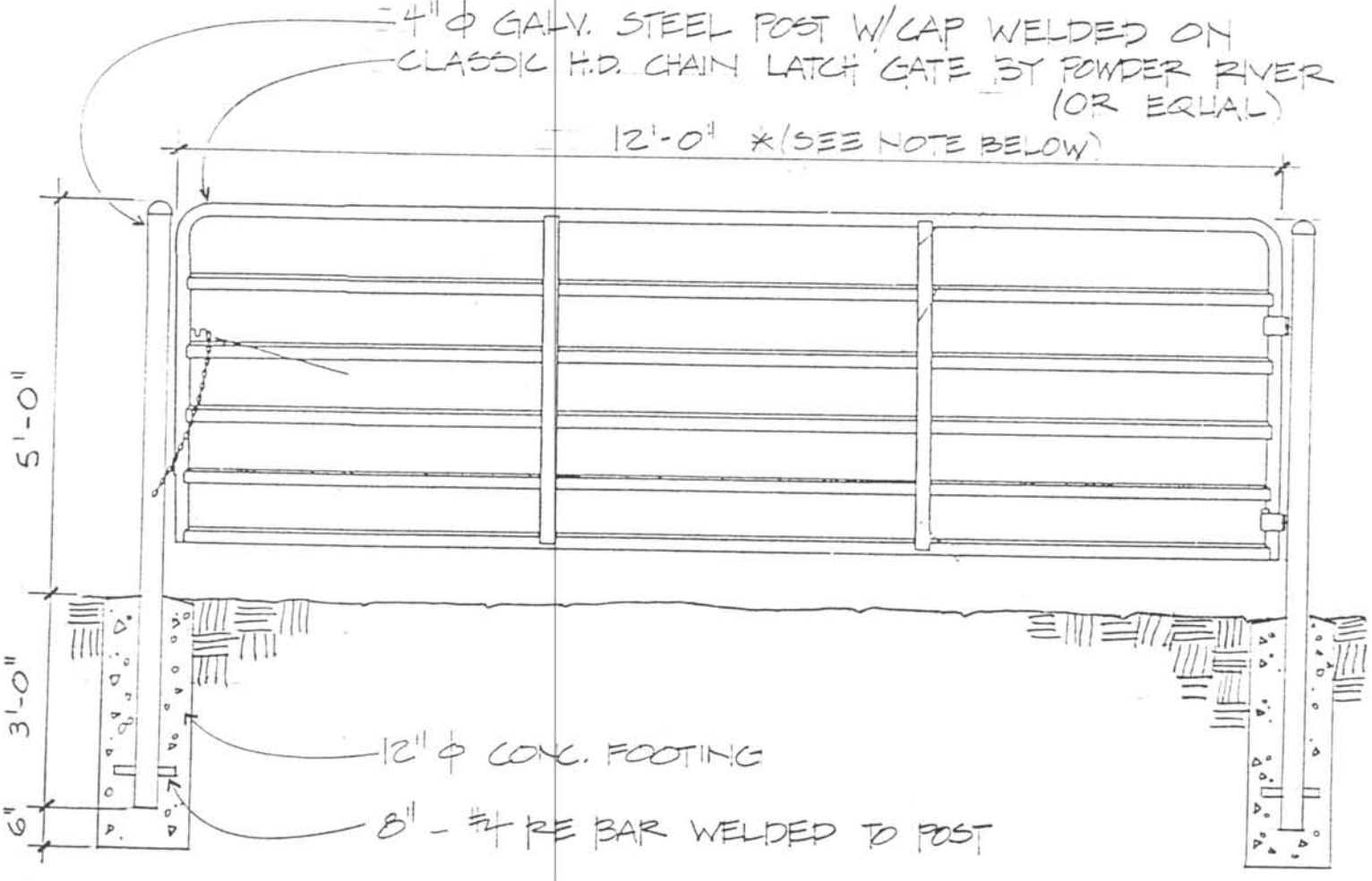




RESOLUTION TO ACCEPT THE DEDICATION OF 260 ACRES, OF THE WOODHILL DEVELOPMENT CORPORATION PROPERTY (BOGUE RANCH): DIABLO FOOTHILLS REGIONAL PARK



	EQUESTRIAN GATE	SCALE NO SCALE	DRAWING NO.	SHEET NO.
		DATE 7-18-88		OF



NOTE * FOR E.B.M.U.D. GATE SITE USE A 16' GATE WITH A LEVER LATCH.

	VEHICULAR GATE	SCALE NO SCALE	DRAWING NO.	SHEET NO.
		DATE 7-18-88		OF