

7. UTILITIES

Existing utilities will be upgraded as required as part of any private development and/or public street improvements, including: electrical undergrounding, and water, sanitary and storm sewer improvements. Preliminary assessment of existing infrastructure indicates that all utilities are adequately sized to support new development.

The Utilities Element of the Crow Canyon Specific Plan establishes policies for the orderly upgrading and construction of utilities, taking into account the long-term development objectives for the planning area. In this way, the utility plan provides individual property owners and developers as well as the City with an overall framework of improvements that will be necessary to support the full buildout of the Plan area.

Water Supply

OBJECTIVE 1: Provide a safe and adequate supply of water for the development of the Crow Canyon Specific Plan area, and apply water conservation techniques to reduce overall demand.

The East Bay Municipal Utility District (EBMUD) is the City of San Ramon's water supplier. Water is supplied by the Walnut Creek Water Treatment Plant Reservoir via pipes in San Ramon Valley Boulevard. EBMUD has issued a letter (March 11, 2004) indicating that the demands of the Crow Canyon Specific Plan are consistent with the district's 2020 Water Supply

Management program, but notes that implementation of the Specific Plan should require the project to comply with the City of San Ramon's Ordinance No. 218 (Water Conservation and Landscape Ordinance). EBMUD also seeks to coordinate new development with groundwater storage, recycling and other best management practices. (See Figure 7-1.)

Policy 1.1: Incorporate water conservation and other best management practices into new development in the Crow Canyon Specific Plan area.

As part of the design and development of new projects in the Crow Canyon Specific Plan area, builders shall work with the City of San Ramon to implement Ordinance No. 218 and with the EBMUD to incorporate best management practices.

Policy 1.2: Incorporate water conservation and other best management practices into public improvement projects.

All of the public improvement projects of the Specific Plan offer opportunities for water conservation and best management practices, including the neighborhood park and creekside trail system, the street beautification program and the improvement of the Redevelopment Agency-owned parcel on north San Ramon Valley Boulevard. Plans should incorporate xeriscape techniques, including the use of drought-tolerant species.

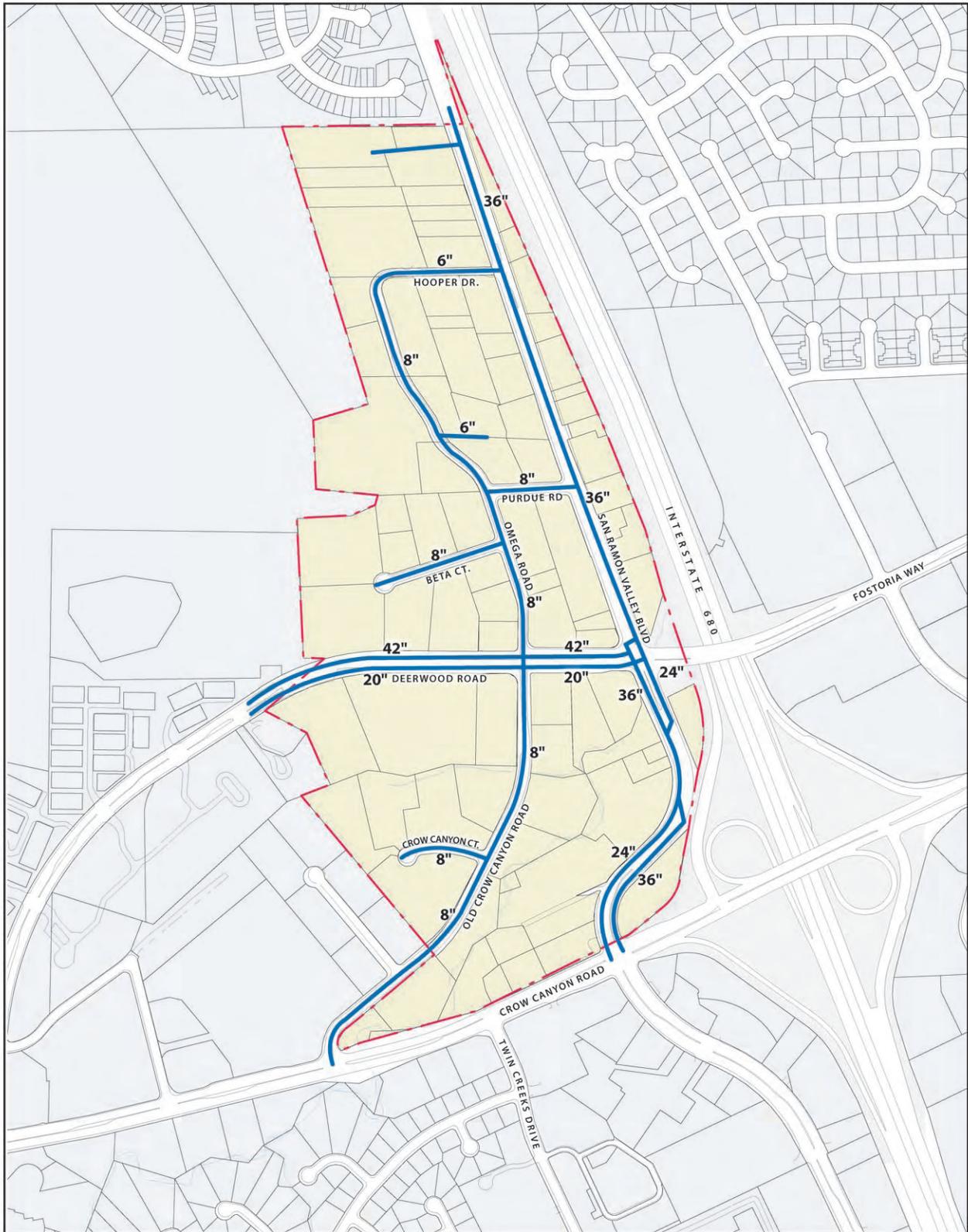


FIGURE 7-1
WATER SYSTEM

Sanitary Sewers

OBJECTIVE 2: Provide adequate sanitary sewer services for development of the Crow Canyon Specific Plan.

The Central Contra Costa Sanitary District (CCCSD) provides sanitary sewer services in the Crow Canyon Specific Plan area. Sewage is pumped to the CCCSD regional treatment plant in Martinez. The district's Ten-Year Capital Improvement Plan includes upgrades along San Ramon Valley Boulevard between Crow Canyon Road and Ridgeland Drive to address rainwater infiltration. (See Figure 7-2.)

Policy 2.1: Design projects to avoid stormwater runoff into the sanitary sewer system.

New projects shall comply with existing ordinances which prohibit connections of roof and site drainage to sanitary sewer facilities.

Policy 2.2: Connect new projects to the sanitary sewer system.

It is the responsibility of developers to pay applicable fees and charges to fund future improvements to the existing sewer system at the time of connection.

Storm Drainage

OBJECTIVE 3: Provide adequate storm drainage to prevent flooding while protecting the quality of the receiving waters.

The Specific Plan area falls in the Bollinger Creek and San Ramon Creek drainage basins. Runoff flows through storm drains into San Ramon Creek and from there into Walnut Creek, Pacheco Creek, Carquinez Strait and San Francisco Bay. The areas immediately around the creek are within the 100-year flood zone and are protected from development by the Creek Riparian Overlay.

The Water Quality Control Plan for the San Francisco Bay Basin (known as the Basin Plan) designates existing beneficial uses of San Ramon Creek and its tributaries as follows: cold freshwater habitat, fish migration, fish spawning, warm freshwater habitat and wildlife habitat. Proposed beneficial uses have been identified as contact and non-contact water recreation. Stormwater runoff can contain the following pollutants: oil, grease, or antifreeze from leaking cars or trucks; paint or paint products; leaves or yard waste; pesticides, herbicides or fertilizers for yards and gardens; solvents and household chemicals; animal waste, litter or sewer leakage; and construction debris such as fresh concrete, mortar or cement. (See Figure 7-3.)

Policy 3.1: Avoid increase in impermeable surfaces in new development.

Most buildable acreage in the Specific Plan area is already covered with roofs and paving. New development could create additional impermeable surfaces, causing precipitation to concentrate, increase the volume of runoff and possibly aggravating flood hazards. Minimizing pavement and

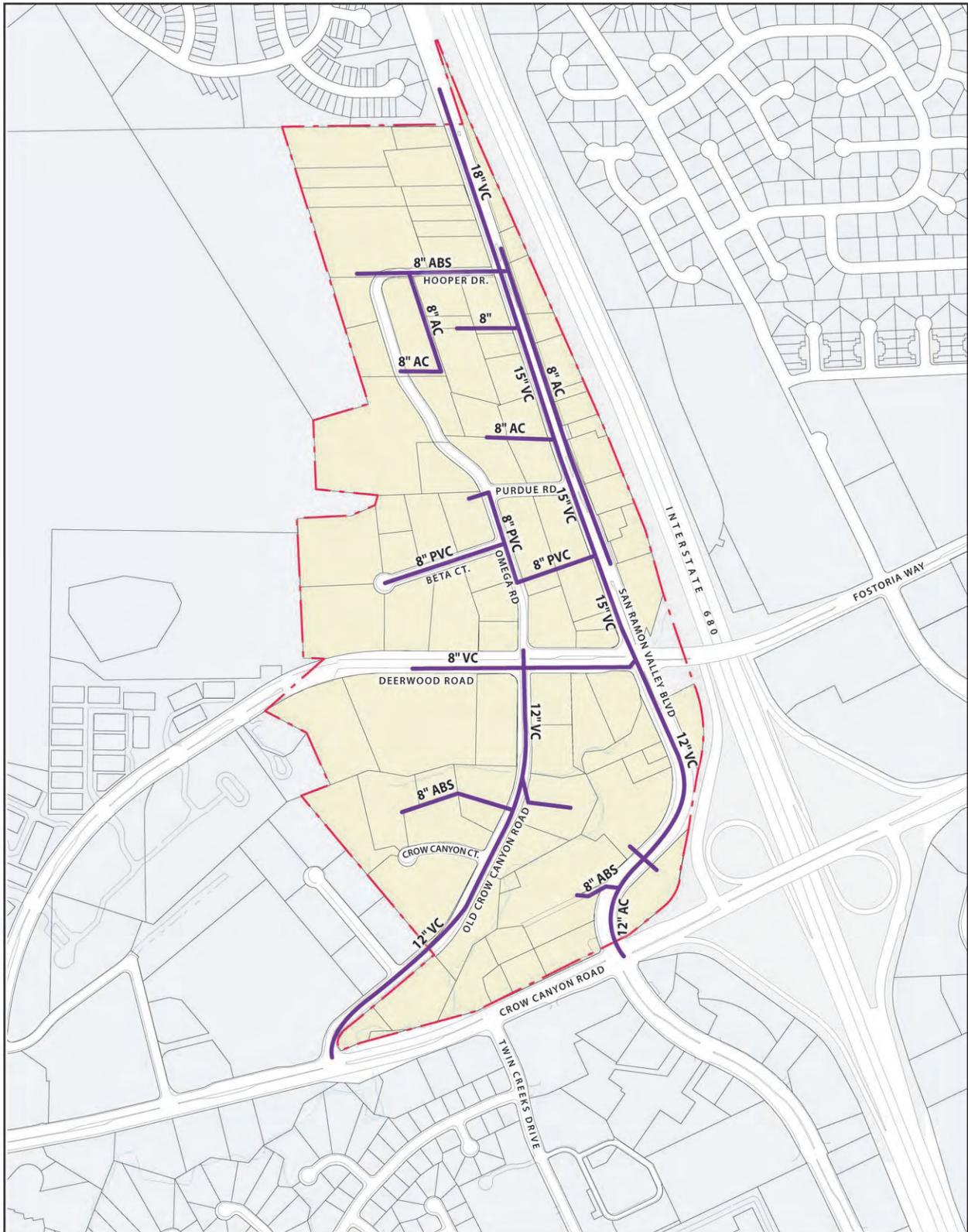


FIGURE 7-2
SANITARY SEWERS

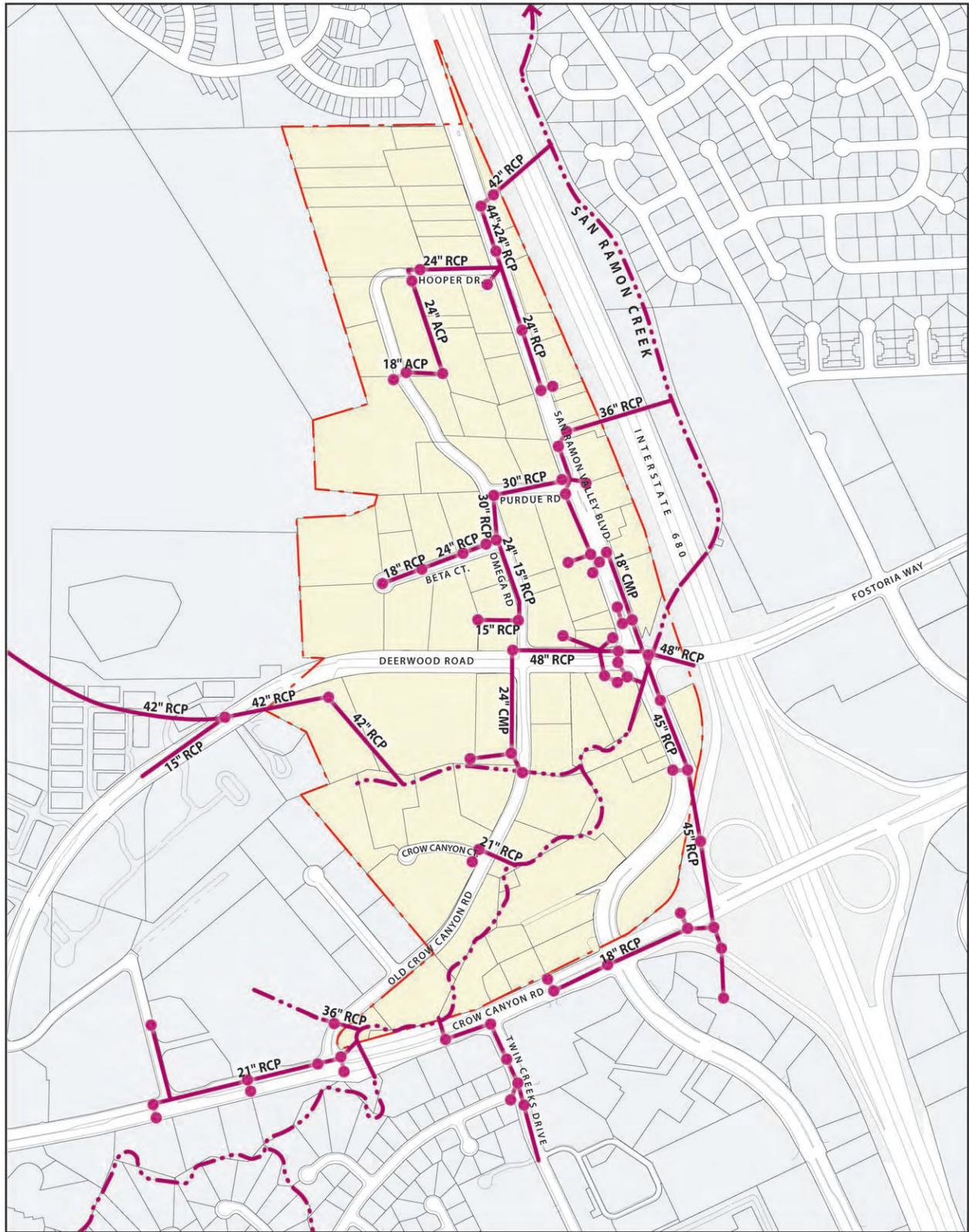


FIGURE 7-3
STORM DRAINAGE

maximizing landscaping and permeable surfaces would reduce runoff and avoid impacts on drainage capacity or flooding.

Policy 3.2: Control and treat runoff from construction sites.

The Contra Costa Clean Water Program requires the use of best management practices (BMPs) to control erosion and sedimentation and to minimize the discharge of pollutants in stormwater from the construction area. Relevant BMPs could include the covering of excavated materials, installation of silt traps, fencing and use of filter fabric to control erosion and sedimentation, truck and construction equipment maintenance and storage, construction and hazardous materials storage and general housekeeping to minimize pollutants.

Solid Waste Disposal

OBJECTIVE 4: Reduce the quantity of solid waste generated in the Specific Plan area in order to increase recycling and extend the life of the receiving landfill.

Valley Waste Management (VWM) is the solid waste collector for the City of San Ramon. VWM transports solid waste to the Vasco Road Sanitary Landfill in Livermore via the San Leandro transfer station. There is adequate capacity in the landfill until 2015.

The City operates the San Ramon Recycling Center on the west side of Omega Road between Deerwood Road and Beta Court in the Specific Plan area. The planned catalyst residential mixed-use project will require relocation of the Recycling Center.

Policy 4.1: Provide adequate facilities in new development for the collection and storage of recyclable solid waste.

Residential development typically generates more solid waste than commercial land uses; implementation of the Specific Plan is expected to increase the amount of solid waste generated in the Specific Plan area. As the City has recently fallen below the required 50 percent diversion rate, residents of new development should be encouraged to maximize recycling by providing conveniently located and easily-to-use recycling facilities.

Policy 4.2: Recycle reusable construction materials.

Require contractors to segregate recyclable construction-related solid waste, such as concrete, asphalt, metals and wood.

Energy

OBJECTIVE 5: Provide adequate power and natural gas to support future development in the Specific Plan area while supporting efforts to conserve energy and reduce the impacts of generation and transmission facilities.

Pacific Gas and Electric (PG&E) provides electric power and natural gas to customers in San Ramon. Electrical energy is transported to San Ramon through high-voltage electric cables running east-west, parallel to Pine Valley Road, terminating at the substation on Broadmoor Drive.

Policy 5.1: Adequate underground electrical service should be provided to support development.

New development in the Specific Plan area is not anticipated to result in a significant increased impact on electrical demand, since many of the existing land uses that are high users of energy may eventually be replaced by land uses that typically use less energy. However, as development proceeds, upgraded underground service will be required.

Policy 5.2: Adequate gas service should be provided to support development.

While new development within the Specific Plan area is not anticipated to result in a significant increased demand for gas service, upgrades may be needed to existing facilities to meet current standards.

Policy 5.3: Future development should incorporate energy-conserving devices to promote conservation.

The development of a high-density mixed-use project within an area of the City already well served with infrastructure represents an energy-conservative approach to regional planning and development. Through the reduction of automobile trips and the consolidation of services, energy consumption can be controlled. By so doing, the Crow Canyon Specific Plan reinforces the broad energy policies of the City's General Plan. Beyond these policies, the Specific Plan encourages future developers to work collaboratively with PG&E to participate in energy efficient programs and to employ state-of-the-art technologies and techniques in the construction of buildings and in the design of electrical and mechanical systems.

