

CHAPTER 7: IMPLEMENTATION



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 7: IMPLEMENTATION

The purpose of this chapter is to provide a framework for the implementation of the Northwest Specific Plan. The Northwest Specific Plan is a regulatory plan that controls the orderly development of land within the Plan Area. The Specific Plan is consistent with the City of San Ramon General Plan, and does not require a General Plan Amendment. The Plan is also consistent with the provisions of the RCOD. The purpose of this Plan is to implement the City's General Plan by guiding development that will offer a variety of housing types and densities in a combination of market rate and affordable housing, community facilities, and preservation of open space and natural resources. The Plan refines and implements the General Plan's goals into goals, policies, and objectives specifically tailored to address the Plan Area's setting, natural resources, and urban design and development challenges.

Implementation of the Plan includes the phasing, financing, and construction of infrastructure and public facilities necessary to serve the neighborhoods within the Plan Area. The City of San Ramon is the public agency responsible for administration of the Specific Plan and related documents. The Plan shall be adopted by the City Council as a resolution and shall be implemented consistent with all City rules, regulations, and policies.

CONSISTENCY WITH THE GENERAL PLAN AND OTHER APPLICABLE LAWS

The Specific Plan is consistent with the City of San Ramon's General Plan objectives and policies and is faithful to the land use relationships and criteria set forth by the General Plan for the Northwest Specific Plan Area. Following is a brief summary of relevant General Plan policies.

Land Use Diagram

The General Plan includes several land use designations for the Plan Area:

- Hillside Residential (.2-2 dwelling units/acre);
- Medium Density Residential (6-14 dwelling units/acre);
- Multiple Family High-Density Residential (14-30 dwelling units/acre);
- Parks;
- Public and Semipublic; and,

- Open Space.

Objectives and Policies

Policy 4.7-I-1 states: “Prepare a Northwest Specific Plan for the area delineated on the General Plan Diagram to guide the future development of these lands as compact urban neighborhoods offering a mix of housing types, including workforce housing, public and semi-public uses, and significant park and open space areas.”

The General Plan also identifies a requirement to include the following components in the Specific Plan:

- Land use program, providing for development east of Bollinger Canyon Road of up to 715 housing units, 15-20 acres for a school site (to revert to parkland or open space if a school is not provided)¹, community facilities, and a site for a house of worship. 40 units may be developed in the area west of Bollinger Canyon Road;
- A workforce housing program providing at that least 25 percent of all units within the Plan Area are affordable to Very-Low, Low, and Moderate income households. As an additional incentive for workforce housing, the development limit set in the land use program may be exceeded by up to 10 percent in order to accommodate an additional housing unit for each additional affordable unit provided in excess of the minimum requirement;
- Development standards and design guidelines;
- Vehicular connections to Bollinger Canyon Road in the west and an improved Purdue Road in the east, as well as pedestrian connections with existing neighborhoods along Deerwood Road;
- Infrastructure program;
- Open space protection and trails program, including designation of at least 75 percent of the site for open space and/or public and semi-public uses;
- Hazards program to address unstable slopes, soils, and the Alquist-Priolo Earthquake Fault Zoning Act; and,

¹ The San Ramon Valley Unified School district has determined that a school site is not needed within the Plan Area.

- Implementation financing and maintenance program.

The Plan's policies and regulations accomplish the objectives of the General Plan by:

- Providing opportunities for a variety of neighborhoods, with a range of housing types and densities;
- Providing locations for public and semi-public facilities to serve the residents of the Plan Area, as well as the greater community, including a community park, educational facility, and house of worship;
- Maintaining the required ratio between residential development, community amenities, and open space;
- Providing incentives for residential projects to incorporate affordable housing units; and,
- Preserving and maintaining the quality of the natural environment and setting.

Consistency with Housing Policies

The Plan's proposed Land Use program meets the General Plan's Land Use and Housing Element, with respect to the total number of housing units, the total number of affordable (Very-Low, Low, and Moderate Income) units, and the year 2006 "quantified objectives."

The General Plan includes quantified objectives for affordable housing in the Plan Area. It requires that 25% of housing in the Plan Area be affordable to Very-Low, Low, and Moderate Income households. The City's recently adopted Certified Housing Element (2004) provides that 20% of this allocation be affordable to Very-Low Income Households, 30% be affordable to Low Income Households, and 50% be affordable to Moderate Income Households. The intent of the above distribution amongst various levels of affordability was to assist in meeting the quantified objectives set forth in the Certified Housing Element as to all levels of affordability. The allocation has resulted in the City exceeding the number of units affordable to Moderate Income Households while falling short at other levels of affordability. To better implement the Certified Housing Element's fundamental policies regarding the provision of housing to all identified levels of affordability in at least the amounts identified in the quantified objectives for each level of affordability, the Plan provides for a greater number of units affordable to Very-Low Income Households and Low Income Households than would otherwise be required.

The Northwest Specific Plan is consistent with the quantified housing objectives as identified in both the Land Use and Housing Elements of the General Plan, and exceeds the 25% requirement by providing over 28% of the total housing supply as affordable units.

Table 7-1 presents a summary of the planned affordable housing units as well as the allocation of those units within the Plan Area based on the 830 total planned residential units. Developers within the Plan Area will be required, through conditions of approval for development of their properties, to execute agreements with the City implementing this affordable housing program for their respective properties and providing for the recordation of deed restrictions on units designated as affordable units. Consistent with City policy, affordable housing agreements implementing the Specific Plan's affordable housing program will be recorded at the time that final subdivision maps for development projects within the Plan Area are approved.

Table 7-1: Planned Housing Units and Allocation of Affordable Units

	Total Housing Supply	Total Affordable Units	Allocation of Affordable Units		
			Very Low Income	Low Income	Moderate Income
Faria Property	786	226	75	82	69
Chang Property	43	12	2	4	6
Panetta Property	1	0	0	0	0
Total Units:	830	238	77	86	75

Consistency with Open Space and Conservation Policies and Ordinance 197

The Plan's proposed land use program is also consistent with the General Plan's Open Space and Conservation Policies and Ordinance 197.

According to Ordinance 197, the specific purposes of the Resource Conservation Overlay provisions are to:

- Maintain an environmental equilibrium consistent with existing vegetation, soils, slopes, and drainage patterns, and to preserve the natural topography, including creeks and associated habitat, swales, canyons, knolls, ridgelines, and rock outcrops;
- Avoid development that would result in unacceptable fire, flood, slide, or other safety hazards;
- Avoid unwarranted high maintenance costs for public facilities;
- Provide a mechanism for flexible design of residential development projects in hillside areas so that development may be concentrated in those areas with the greatest environmental carrying capacity, and areas with low environmental carrying capacity developed at very low density, or reserved as permanent open space; and,
- Encourage design of street systems and driveways that conform to natural contours.

The Open Space and Conservation Element of the City's General Plan explains that the City's principal tool for the regulation of open space areas is the RCOD. In 1990, the City Council strengthened the RCOD by enacting Ordinance 197. Ordinance 197 amended the City's then-current General Plan (a plan adopted in 1986) to require that all land within the City limits, or to be annexed to the City, above 500 feet in elevation be subject to the policies of the RCOD. These policies include a prohibition of structures on most slopes greater than 20% and within 100 vertical feet of major ridgelines, a maximum allowable density formula for slopes between 10% and 20% (except that densities may be transferred on such slopes within a project area), and a building height limit of 32 feet. Ordinance 197 also provided that exceptions to such policies must be approved by the voters of San Ramon.

Consistent with the requirements of the City of San Ramon General Plan, all five neighborhoods in the Plan's land use program are located outside the

portions of the major ridgelines and crests that remain protected by the General Plan. There are no protected minor ridgelines within the Plan Area.

The RCOD's slope-density formula would permit overall development of up to 910 residential units on the eastern portion of the Plan Area (the Faria property) and 53 residential units on the within the western portion of the Plan Area (Chang and Panetta Properties). This results in a total minimum permitted development of up to 963 units.² Consistent with the General Plan land use policies for this area, the Plan proposes development of up to 830 units, fewer than the maximum number of units that would be permitted under the RCOD slope-density formula. The Plan also locates the 830 units on the site in a manner which promotes General Plan policies calling for protection the natural environment and preservation of 75% of the property for open space, trails and other community-serving uses, provision of 25% affordable housing, and extensive public and semi-public amenities.

The 2002 General Plan did not, however, provide that buildings within the Plan Area could exceed a height of 32 feet, nor are such building heights required to accomplish the goals and policies of the General Plan for the Plan Area. Accordingly, voter approval of buildings taller than 32 feet would be required to develop buildings greater than 32 feet in height consistent with this policy. The owner of the Faria Preserve property has submitted both flat roof and pitched roof designs for the apartment buildings located in Neighborhoods C and D. While the flat-roof buildings are less than 32 feet in height, the pitched roof design results in apartment buildings that would be up to 44 feet in height. Accordingly, to ensure consistency with the RCOD policy, the Plan approves the use of either a flat-roof design or a pitched roof design, provided that the pitched roof design is first approved by the voters of San Ramon.

² The maximum unit count of 963 units under the RCOD slope density formula was determined by first applying 200'x200' grids across the property, as parallel as possible to the natural grade contour lines. The RCOD's slope densities were then applied to the Faria and Chang properties, consistent with the slope density formula (1 unit per 5 acres for slopes between 15% and 20%, 1 unit per acre for slopes between 10% and 15%, and 10.6 units per acre for slopes less than 10%). The resulting slope analysis showed permitted unit counts of 828 units on the eastern portion of the Plan Area (Faria Preserve) and 49 units on the Western Portion of the Plan Area (Chang and Panetta Properties). With application of the General Plan's density bonus provisions in light of the more than 25% affordable housing provided within the Plan Area, the maximum unit count is 910 units within the eastern portion of the Plan Area and 53 units on the Western Portion of the Plan Area, for an overall total of 963 residential units within the Plan Area as part of the RCOD analysis. However, this unit count of 963 is not consistent with General Plan direction.

Prerequisites for Exceptions to Ordinance 197

The 2002 General Plan requires that certain prerequisites also be met before an exception to the RCOD policies, may be implemented, including an 80% open space commitment (which can include an off-site component), consistency with the City's UGB, habitat protection for sensitive species, and inclusion of affordable housing. (General Plan Policy 8.4-I-15). The proposed project within the eastern portion of the Plan Area (Faria Preserve) satisfies each of these prerequisites and therefore could be granted an exception by voters to allow buildings in excess of 32 feet in height. Any development application for the western portion of the Plan Area that would require exceptions from Ordinance 197 would be required to satisfy these prerequisites.

Table 7-2 presents the policies of Ordinance 197 and identifies the Plan's compliance with each.

Table 7-2: Consistency with Ordinance 197

Provision of Ordinance 197	NWSP Consistency with Ordinance 197/ Exception Required
A. Structures shall be prohibited in the following areas: 1. Land with an existing natural slope in excess of 20% with a minimum elevation differential of 40 feet and a minimum contiguous area of 3-acres	Consistent, in accordance with vote on the City of San Ramon General Plan (March 2002)
2. Crests of Major and Minor Ridges	Consistent, in accordance with vote on City of San Ramon General Plan (March 2002)
3. Within 100 feet, measured vertically of the centerline of a major ridge, or within 50 feet, measured vertically, of the centerline of a minor ridge	Consistent, in accordance with vote on City of San Ramon General Plan (March 2002)
4. Within 100 feet of the centerline of a creek or stream channel identified on the RCPZ map	Consistent, in accordance with vote on City of San Ramon General Plan (March 2002)
B. Density of lands on which structures may be built shall be limited to a maximum of 1 dwelling unit/5-acres on slopes between 15-20%, and 1 unit/1-acre on slopes between 10-15%. Within these density ranges, units may be transferred so as to create a relatively even density gradient from higher density on 10% slopes to lower density on 20% slopes, without increasing the total number of units. Areas on which structures are prohibited shall be credited with a density of 1 unit/320-acres, which density may be exercised only upon transfer to a developable area.	Consistent, no exception required.
C. Where structures are proposed within 1000 feet of a major ridge, the building pad shall be graded and buildings designed and built so that the structure maintains a low profile appearance and conforms to the natural grade of the hillside.	Consistent where still applicable following application of grading provision of Figure 8-3 of voter-approved 2020 General Plan to create a buildable site
D. Alterations of existing natural or artificial contours of land shall be minimized. Any natural contour altered by grading shall be rounded and shaped, and revegetated to simulate natural terrain, unless on an individual site where this would diminish open space or significant natural features of the site. Grading shall follow the natural topographic contours as much as possible.	Consistent where still applicable following application of grading provision of Figure 8-3 of voter-approved 2020 General Plan to create a buildable site
E. Structures within areas subject to this section of the Conservation Element shall be limited to a maximum height of 32 feet from the lowest to the highest points of the structure which are above ground.	Consistent as currently proposed, no exception required for buildings not exceeding 32 feet; will require a vote if buildings are proposed in excess of 32 feet (in Neighborhoods C and D)
F. Maximum street grades shall be 12%, and maximum driveway grades shall be 15%. Special streets such as one-way streets, split-level streets, and dead-end streets, and minor variations from the grade standard may be acceptable when their use is justified by detailed engineering and traffic studies, upon finding that such streets and minor variations are necessary to achieve the purposes of this chapter.	Consistent where still applicable following application of grading provision of Figure 8-3 of voter-approved 2020 General Plan to create a buildable site

Table 7-2 (continued): Consistency with Ordinance 197

Provision of Ordinance 197	NWSP Consistency with Ordinance 197/ Exception Required
<p>G. Building designs shall conform to the natural land form and enhance the character of the site, and should use the following techniques:</p> <ol style="list-style-type: none"> 1. The use of multi-level foundations (floor levels separated by a minimum of 4 feet) shall be permitted as a design for residential structures located on hillsides with slopes of 15-20%. 2. Rooflines shall relate to the slope and topography, and shall be as inconspicuous as possible. Flat roofs may be used. 3. Second story levels of structures, if any, shall incorporate a variety of bays, recesses, overhangs, or setbacks, on the downhill side of the structure, so that the appearance of vertical mass and the visual impact on the surrounding area are reduced. 	<p>Consistent where still applicable following application of grading provision of Figure 8-3 of voter-approved 2020 General Plan to create a buildable site</p>
<p>H. Where natural building pads do not exist on a parcel, limited grading shall be used to create building pads so that structures are low in profile and do not require retaining walls or support structures. Exterior structural supports and undersides of floors and decks shall not exceed 12 feet in height, and shall only be used where the Planning Commission finds that (1) no alternative type of construction is feasible; (2) grading to eliminate the need for such support structures would result in severe environmental damage and (3) no building area exists on the property which would eliminate or reduce the need for such supports. Where such support structures are used, the dwelling unit shall be limited to one standard story in height, above the support structure.</p>	<p>Consistent where still applicable following application of grading provision of Figure 8-3 of voter-approved 2020 General Plan to create a buildable site</p>

LAND USE REGULATION

The Northwest Specific Plan is a long-term plan for providing direction for new development within the Plan Area. The Plan sets forth a land use program and policies that will serve to implement the General Plan, and provide direction for a community comprised of high-quality neighborhoods, with community facilities and amenities, and adequate utilities and infrastructure to serve the new development.

Status of the Specific Plan & Zoning

The Plan will be adopted by resolution. When adopted by resolution, the Specific Plan becomes a policy document similar to the General Plan. The Specific Plan has been prepared so that it may also serve as a set of zoning regulations that provide specific direction to the type and intensity of uses permitted as well as development criteria such as preservation of open space and natural resources within the Plan Area. It is therefore anticipated that particular development within the Specific Plan will have Planned Development District (PD) zoning (or rezoning) approved for sites within the Plan Area with the PD zoning ordinance incorporating by reference the development regulations set forth in the Specific Plan.

Where there are discrepancies between the Specific Plan and Zoning Ordinance, the Specific Plan polices and regulations will apply. Where the Specific Plan is silent on certain issues, such as definitions or procedures, the Zoning Ordinance will apply.

Specific Plan Zoning Districts

The Plan establishes zoning districts for residential, community facilities, and open space uses within the Plan Area. The Zoning District Diagram is shown in Figure 7-1. The Zoning Districts included in this Plan are specific to the Plan Area. The following section includes narrative descriptions, permitted land uses, and development standards for each zoning district within the Plan Area. Table 7-3 at the end of this section includes development standards associated with each zoning district.

Hillside Residential District (NWSP-HR) The purpose of this zoning district is to provide opportunities for very low density residential development, at the density of approximately 2 units per acre, compatible with the topography and public service capacities. The minimum lot size is 12,500 square feet. This district accommodates single family homes, and custom housing. Detached single family houses are permitted in this district, and parks and public facilities that are compatible with the character of the residential neighborhood environment. This zoning district applies to Neighborhood E within the Plan Area.

Low Density Single Family Residential District (NWSP-LDR). The purpose of this zoning district is to provide opportunities for single-family residential development in neighborhoods at a density of 3 to 6 units per net acre, subject to appropriate standards. The minimum lot size is 5,000 feet. Detached single-family homes are permitted in this district, as are parks and public facilities that are compatible with the character of the residential neighborhood environment. This zoning district applies to Neighborhood A within the Plan Area. The development pattern in this neighborhood will be clustered, as shown in Figure 2-2, in order to preserve open space and major ridgelines in this portion of the Plan Area.

Medium Density Residential District (NWSP-MDR). The purpose of this zoning district is to provide opportunities for a variety of residential uses, including townhouses or clustered single-family detached housing, at a density of 6-14 units per net acre. This zoning district applies to Neighborhood B within the Plan Area.

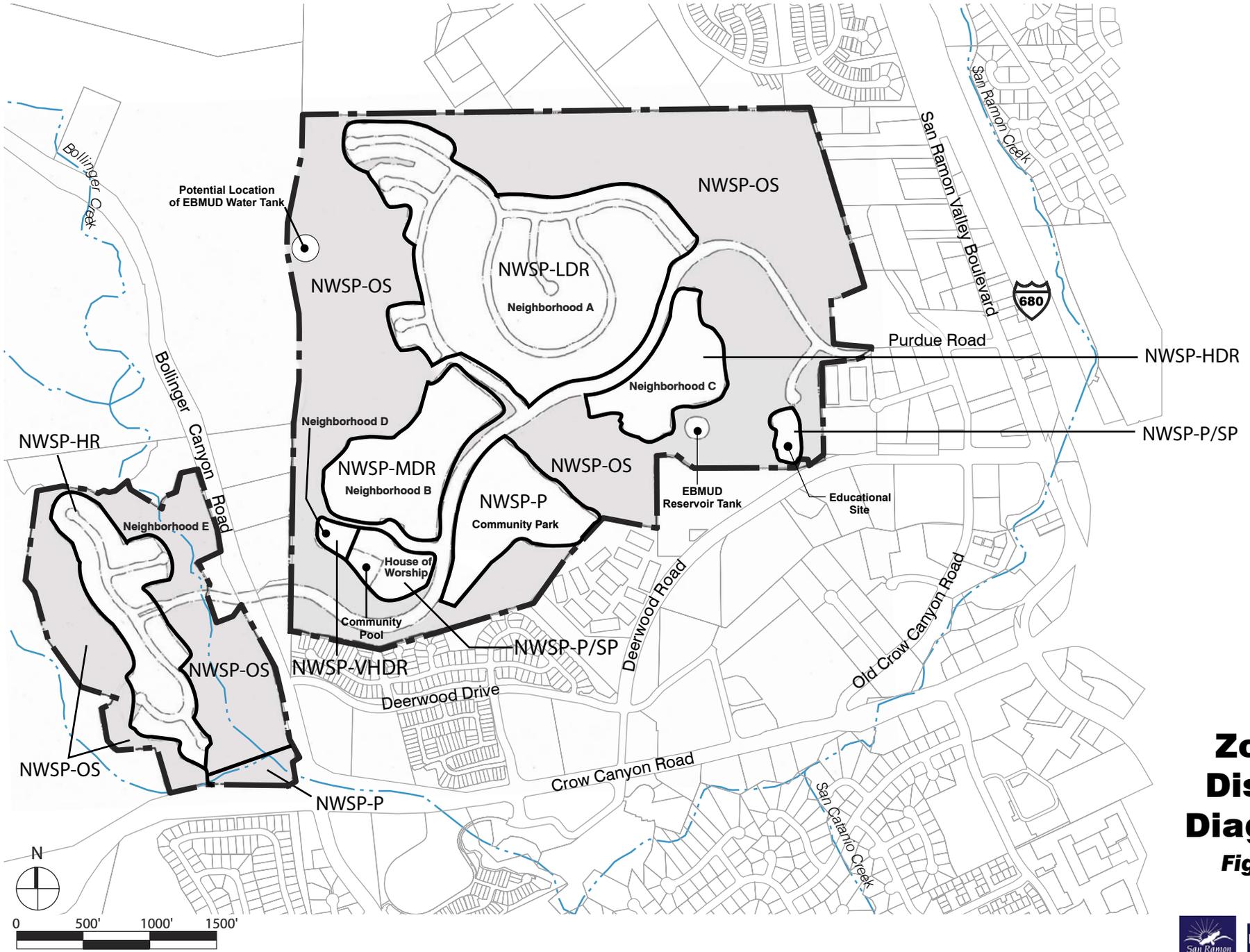
High Density Residential District (NWSP-HDR). The purpose of this zoning district is to provide opportunities for apartments, condominiums, and townhouses at a density of 22-30 units per net acre. This zoning district applies to Neighborhood C within the Northwest Specific Plan Area.

Very High-Density Residential District (NWSP-VHDR). The purpose of this zoning district is to provide opportunities for an intensive form of residential development, including apartments and townhouses, at a density range of 35-45 units per net acre. This zoning district applies to Neighborhood D within the Plan Area.

Community Park (NWSP-P). The purpose of this zoning district is to ensure adequate parkland and recreational facilities to serve the Plan Area; to conserve and protect public and private parks and recreational facilities from encroachment of incompatible uses; to encourage long-term maintenance and enhancement of park and recreational facilities; and to ensure that parks and recreational uses are compatible with adjacent uses and the character of the area where they are located. Permitted uses in this zoning district are facilities serving the park and recreational facilities.

Public and Semi-Public Community Facilities (NWSP-P/SP). The purpose of this zoning district is to provide opportunities for public and semi-public community facilities, including houses of worship and educational facilities. The intent of this district is to provide for the development of community facilities that are well integrated with and complementary to the character of the Plan Area.

Open Space (NWSP-OS). The purpose of this zoning district is to provide for pristine, open space areas to be set aside in perpetuity in their natural, unaltered state; to provide for the limited use of open space areas for passive recreational and limited agricultural activities; to provide a suitable classification for large public or private sites permanently designated for open-space uses; and to protect public health and safety by limiting lands subject to flooding, landslides, or other hazards to open space use. Any development, structures, improvements, or grading within this district will be restricted and permitted on the basis of minimizing the level of impacts to natural features.



Zoning District Diagram
Figure 7-1



Zoning and Development Standards. Table 7-3 is a description of the zoning and development standards that apply to the residential, community park, and community facilities zoning districts.

Table 7-3: Zoning and Development Standards

Standards	Residential Zoning District					
	A	B	C - Townhse.	C - Apts.	D	E
Zoning District	NWSP-LDR	NWSP-MDR	NWSP-HDR	NWSP-HDR	NWSP-VHDR	NWSP-HR
Lots	200 Lots	200 Lots	84 Lots	216 Units	86 Units	44 Units ¹
Description	Detached S.F.	Detached S.F.	Attached S.F.	Air Space	Air Space	Detached S.F.
Lot Area (s.f.)	5,500	2,000	1,150	--	--	
Lot Width (ft.)	52'	24'	21'	--	--	
Lot width @	55'	31'	21'	--	--	
Setback (ft.)						
Cul-de-sac	35'	--	--	--	--	
Frontage						
Lot Depth (ft.)	100'	63'	54'	--	--	
Front Yard	20' Garage	3' Porch	5' Garage	15'	15'	
Setback (ft.)	15' Bldg.	8' Bldg.	3' Bldg.			
Rear Yard	15'	3' Bldg.	3'	9'	9'	
Setback (ft.)		5' Garage				
Sidyard	5'	3'	0'	9'	9'	
Setback (ft.)						
Aggregate	10'	8'	0'	19'	20'	
Sidyard						
Minimum	10'	6'	10'	35'	--	
Between Bldgs.						
Corner Sidyard	10'	5'	3'	--	--	
Setback (ft.)						
Maximum	32'	32'	32'	32'	32'	32'
Height (ft.)						
Alt Max Height (ft) (in event applicant elects to go to vote)	--	--	44'	44'	--	--
F.A.R.	--	--	--	1.2	1	--
Parking						
Offstreet/cov.	2	2	2	1.25		2
Offstreet/uncov.	2	0.2	0.3	0.85	1	2
Onstreet				0.15	0.15	

Table 7-3 (continued): Zoning and Development Standards

Notes:	All numbers and dimensions refer to minimums.			
	Setbacks do not include architectural projections (fireplaces, bay windows, porches, etc.)			
	On street parking is used to meet parking requirements.			
	* 50% of parking can be compact parking spaces.			
	¹ Total dwelling units will depend on final design.			
Standards	Community Park			
Zoning District	NWSP-P			
Lot Size (ac.)	12.7 acres			
Permitted Facilities	Sport Fields and Courts, Community Services/Maintenance Buildings, Picnic Areas, Tot Lots, Parking Facilities.			
Sport Facilities Lighting	All Lighting to be directed downwards, away from adjacent residential such that light levels remain less than 1 lux on adjacent properties.			
Standards	Community Facilities			
Zoning District	NWSP-P/SP			
Lot Size (ac.)	Educational Facility: 1.6 acres House of Worship: 6.1 acres			
Setbacks (ft.)	Side and Rear Yard: 20' Front Yard: 50'			
Lighting	Exterior Lighting to be directed downward away from adjacent residential uses.			
F.A.R.	0.35			
Height (ft.)	32'			

Requirements of the Law

The specific plan statute under the California Government Code Section 65455 states that “No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted within an area covered by a specific plan unless it is consistent with the adopted specific plan.” In addition to section 65455, the following statutes will require consistency between the Northwest Specific Plan and implementing measures:

Annexations, Detachments, and Incorporations: Section 56841(g) requires Local Agency Formation Commissions (LAFCO) to consider, among other issues, the consistency of proposals for annexation, detachment, or incorporation with applicable specific plans prior to approval.

Capital Improvement Programs: Five-year capital improvement programs prepared by special districts, school districts, or other agencies created by joint powers agreements, must be referred to the planning agency of each effected city and county within which the district or agency operates, for review as to its consistency with any applicable specific plan.

Development Agreements: A Specific Plan facilitates the administration of a development agreement through the separation of policies and regulations which are specific to the site from those of the jurisdiction as a whole. As such, Section 65867.5 requires that a development agreement be approved only if the provisions of the agreement are consistent with any applicable Specific Plan.

Land Projects: Section 66474.5 restricts local agencies from approving a final subdivision map for any land project unless: (a) the local agency has adopted a Specific Plan covering the area included within the project; and (b) the agency finds that the land project, together with the provisions for design and improvements, is consistent with the specific plan. Land projects are defined by Section 11000.5 of the Business and Professions code.

Park Land (Quimby Act): Local agencies may, by ordinance, require the payment of fees or dedication of land for park or recreational purposes as a condition of the approval of a tentative or parcel map. Prior to imposing this requirement, the local legislative body must adopt a General Plan or Specific Plan with policies and standards for parks and recreational facilities. The required fee or dedication must be consistent with these policies and standards pursuant to Section 66477(d).

Public Utilities: Public Utilities Code Section 12808.5 requires public utility districts to refer proposals to locate or construct lines and accessory structures for the transmission and distribution of electricity to each affected city or county for their approval.

Public Works Projects: Local public works projects may not be approved unless they are consistent with any applicable specific plan pursuant to Section 65455.

Subdivisions: Section 66473.5 requires that the local legislative body only approve a tentative map, or a parcel map for which a tentative map was not required, if it finds that the subdivision, together with the provisions for its design and improvements, is consistent with any Specific Plan which has been adopted covering the area of the proposal.

Subdivision Land Reservations: A local agency may, by ordinance, require the reservation of real property in a subdivision for parks and recreational facilities, fire stations, libraries or other public uses. Section 66479 requires that reservations be based upon an adopted Specific Plan or an adopted General Plan containing policies and standards for those uses. The reservation must be consistent with those policies and standards.

Zoning: Section 65455 requires that the adoption or amendment of a zoning ordinance be consistent with any applicable specific plan covering the same area. A planning commission, in its written recommendation to a city council or board of supervisors regarding the adoption or amendment of a zoning ordinance, must describe the relationship between the proposed zoning ordinance or zoning amendment with the applicable General and Specific Plan, pursuant to section 65855.

Consistency of the Northwest Specific Plan with Applicable Law

The following plans, ordinances and policies are generally consistent with the Plan:

General Plan: The Plan is consistent with the goals and policies of the General Plan and is faithful to the representations of land use relationships in light of the criteria and standards set forth by the General Plan for the Northwest Specific Plan Area. The General Plan sets out maximum housing goals, and specifies the land use categories and densities to be implemented in the Specific Plan.

Housing Policies: The Plan has been crafted to meet the goals for affordable workforce housing established in the City's General Plan Housing Element and the Affordable Housing Density Bonus provisions of the Zoning Ordinance.

Subsequent Development Entitlements & Role of the Environmental Impact Report: A single EIR is being prepared by the City that studies the potential environmental impacts from both implementation of the Specific Plan at a programmatic level as well as development of the Faria Preserve project on the Faria Property at a project level. Development of the Faria Preserve project therefore will not require any further environmental review unless the project is modified in a manner that creates new or significantly increased environmental impacts that would warrant further environmental review under the CEQA. Future development within the Plan Area other than the Faria Preserve project will be subject to receiving future development entitlements following its own project level environmental review. While the Specific Plan reserves one of the 44 residential units planned for the eastern portion of the Plan Area for the Panetta property, development of this unit will be subject to obtaining further required land use entitlements.

The Plan has been prepared so that it provides all that is required to support zoning for future development. PD zoning may be approved for areas within the Plan Area by ordinance incorporating by reference the Specific Plan with a provision that technical amendments to provisions of the Specific Plan shall not require amendment of either the Specific Plan or the zoning ordinance. Development projects in the area will require the approval of development and building permits.

Grading and improvements within drainage channels and other jurisdictional areas within the Plan Area will require the approval of the Army Corps of Engineers and other appropriate Resource Agencies.

OPEN SPACE MANAGEMENT PLAN

Preserved and maintained open space areas, a community park, neighborhood open space, and a public trail system are all components of this Plan. As part of the implementation of the Plan, Open Space Management Plans will be developed to establish mechanisms for future funding, maintenance, and management of parks and open space resources. An Open Space Management Plan will be required as part of each development application submitted for future development within the Plan Area. The description, construction responsibility, and phasing of parks and open space will be described fully in each Open Space Management Plan.

Open space management and maintenance responsibilities within the Plan Area will include biological habitat, slopes, the re-created riparian corridor, trail maintenance, non-native landscaping, conservation easements, fire management, fuel modification systems, and grazing (if permitted).

As discussed previously in the Parks and Open Space Chapter (Chapter 5), there are several options for open space management and maintenance, including developing a Geologic Hazard Abatement District (GHAD) or another special assessment district, establishing a Homeowners' Association (HOA), or through a partnership with EBRPD and/or the City of San Ramon. A combination of ownership and maintenance functions could also occur.

The Open Space Management Plans for future development within the Plan Area will identify funding mechanisms, responsibilities for management and maintenance, potential partnerships, and a detailed description of the range of open space areas, and the permitted uses within designated open space.

ADMINISTRATION OF THE SPECIFIC PLAN

The Plan will be administered as set forth in the Land Use Regulations section, above. Any substantial, non-technical amendment to the Plan will be adopted by resolution in the same manner as the plan was initially adopted, and will require findings of consistency with the General Plan, and other applicable law. Environmental review will also be required in conformance with the CEQA.

FINANCING

Fiscal Analysis

As part of the planning process, Economic and Planning Systems (EPS) completed a fiscal impact analysis of the Plan's proposed development program. The full fiscal analysis report is included as an appendix to the document (Appendix D). The fiscal analysis uses an average cost approach to estimate the General Fund costs to the City of providing services to the Plan Area, and standard estimating procedures to estimate new revenues. The key findings of the fiscal analysis are described below.

1. The Northwest Specific Plan will not generate sufficient resources to cover the costs to the City of providing public services.

The fiscal analysis estimates that Northwest Specific Plan revenues will be 18% lower than the costs of providing the public services required by the Plan. By buildout, the Plan's development program is expected to generate annual revenue of approximately \$1.08 million to the City's General Fund, as shown in Table 7-4. General Fund costs will be \$1.28 million each year, at buildout. The resulting net impact on the City's General Fund will be an annual deficit of approximately \$200,000 (in 2006 dollars).

2. General Fund revenues will come from a number of sources, though property tax will make up the majority of the City's new revenues.

Property tax is expected to generate approximately \$510,000 each year (in 2006 dollars) at Project buildout. Property tax in lieu of vehicle license fees is expected to generate approximately \$170,000 each year. This estimate is based on EPS' understanding of Senate Bill 1096 guidelines on calculation of this revenue source for cities. Charges for services are expected to generate \$180,000 annually. Together these three revenue sources account for over 80% of total General Fund revenues from the Northwest Specific Plan. Sales tax revenue (based on estimated taxable retail sales attributable to new project households) was estimated conservatively, but is expected to contribute at least \$60,000 annually to the City's General Fund.

3. Police services is expected to be the highest service cost item in the General Fund associated with the proposed development, followed by Public Services and Parks and Community Services.

New police service costs will make up almost 38% of the of the new General Fund costs at \$490,000 each year at buildout, while Public Service costs for maintenance of new parks and other public infrastructure are estimated at about \$390,000 each year. Parks and Community Services costs are estimated at about \$250,000 per year.

Table 7-4: Annual Fiscal Impact to the City’s General Fund at Project Buildout

Item	
Revenues	
Property Tax	\$508,880
Sales and Use Tax	\$62,631
Property Transfer Tax	\$69,971
Franchise Fees	\$54,759
Motor Vehicle License Fee (MVLf)	\$16,365
VLF Adjustment Amount (Property Tax in-lieu of VLF)	\$171,264
Charges for Service	\$181,716
Fines and Forfeitures	\$17,167
Total Revenues	\$1,082,753
Expenditures	
General Government	\$16,839
Human Resources	\$16,473
Finance	\$30,033
Police Services	\$487,906
Engineering Services	\$67,275
Public Services	\$387,552
Parks and Community Services	\$252,192
Total Expenditures	\$1,279,983
Net General Fund Surplus/Deficit	(\$197,230)

Source: Economic and Planning Systems, Inc.

The full fiscal analysis is included as an Appendix to this Plan (Appendix D).

Capital Improvements

On-site infrastructure improvements include: roadways, all utilities and drainage, and open space improvements needed to serve the project as described in this Plan. Infrastructure improvements within the Plan Area will conform to all City and Special District standards, as set forth in the City's General Plan, Zoning Ordinance, and Public Works Standards (unless otherwise specified in the Specific Plan or in referenced Special District standards). Individual projects developed in the Plan Area will pay all required fees established by the City and Special Districts to mitigate all off-site facility impacts, assessments, and/or fees charged for hook-ups, on a pay-as-you-go basis, or as otherwise described in a development agreement.

Facilities Categories

The general requirements for infrastructure and facilities required to serve the Plan Area can be grouped into three categories: backbone infrastructure, community facilities, and in-tract subdivision infrastructure, and include the following:

- **Backbone Infrastructure.** Collector streets, intersection signalization, street signs, streetlights, sanitary sewer trunk system, water storage and delivery system, storm drainage system, and storm water detention.
- **Community Facilities.** Parks, community garden, trails, common landscaping, entry features, open space.
- **In-Tract Subdivision Infrastructure.** Local streets, sewer, water, storm drainage, utilities, neighborhood parks, fire hydrants, neighborhood streets signs and lighting.

Backbone infrastructure and community facilities serve all land uses within the Plan Area and will be financed by a master project developer. Reimbursement agreements for installation of backbone infrastructure will spread the cost equitably among all benefiting landowners. To the extent that a facility serves an area significantly larger than the Plan Area itself, costs will be shared with the City, other agencies, and/or landowners/developments. For example, park fees contributed by Neighborhood E that are not spent on improvements to the park proposed for this neighborhood would help fund a portion of the new 12.7 acre Community Park in the eastern portion of the Plan Area.

In-tract subdivision infrastructure benefits only a specific development, and will be the responsibility of the individual developer. These costs will be paid by the

individual developer, and included as part of construction improvements for the individual neighborhood.