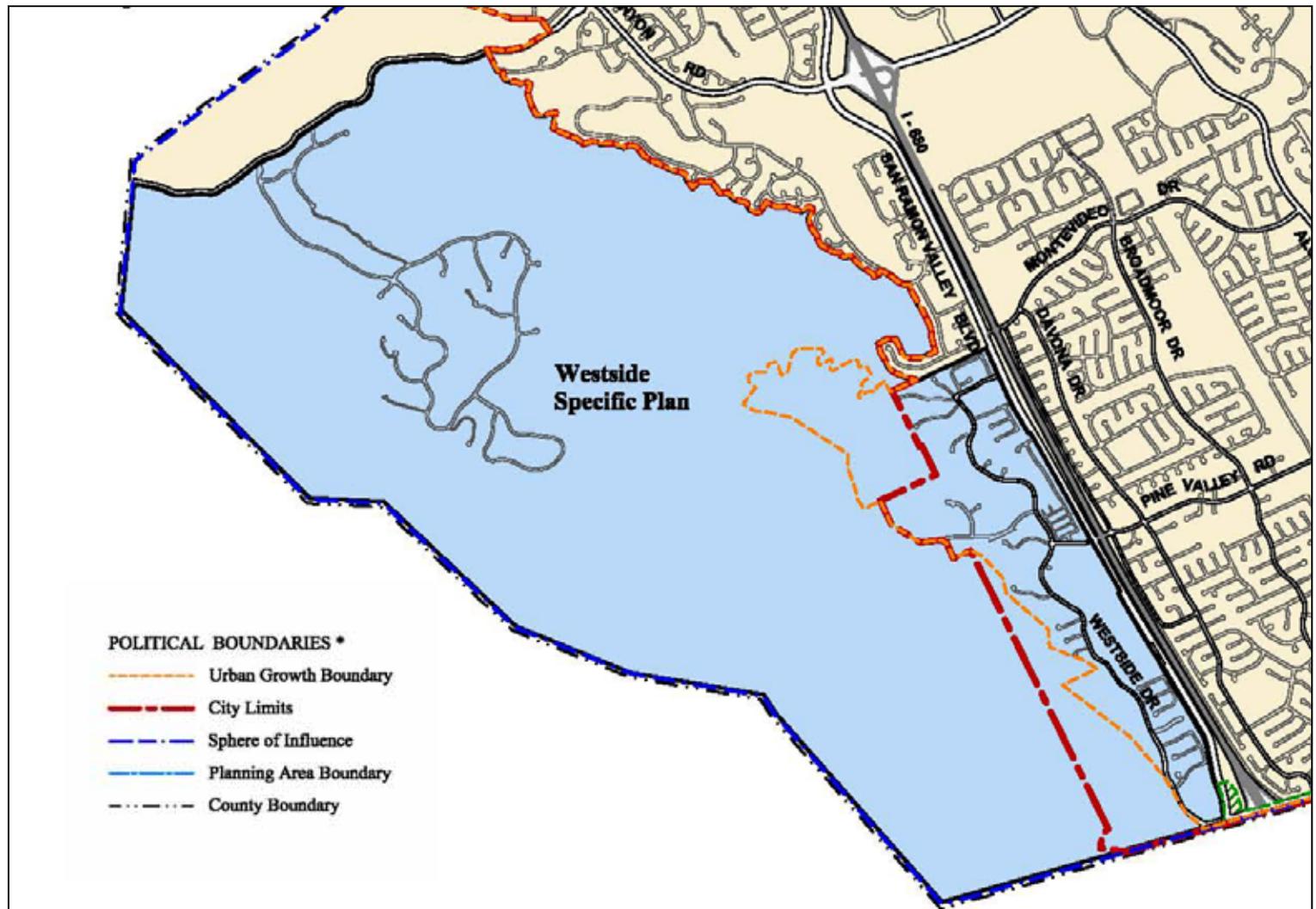


Overview of Westside Specific Plan Update

OSTF Presentation
January 9, 2012



Westside Specific Plan (WSP) Area





Westside Specific Plan (WSP) Background

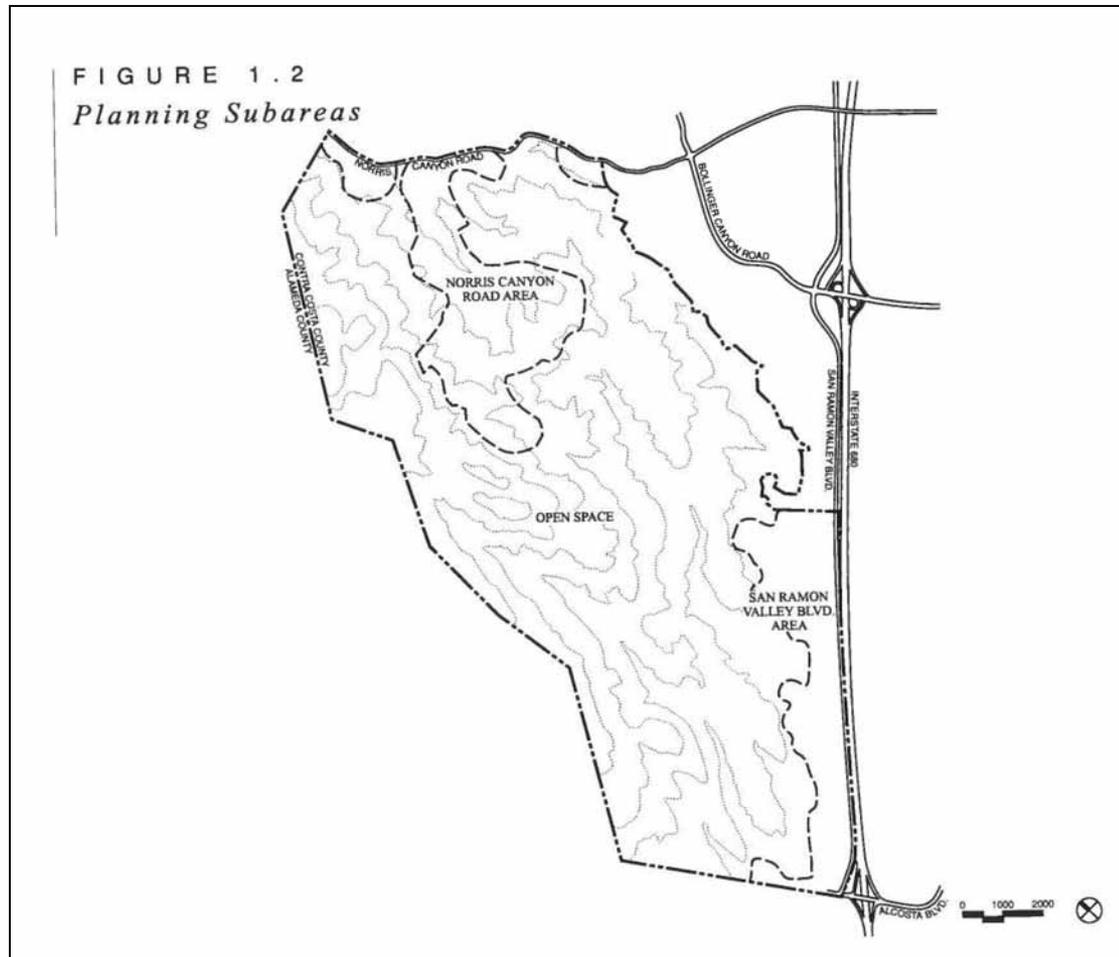
- City's First General Plan (1986) required preparation of Westside Specific Plan to guide the preservation and orderly growth of San Ramon's west side.
- WSP adopted in October 1989.
- WSP amended in 1997, incorporation policies associated with hillside preservation (Ordinance 197), affordable housing, stormwater , etc.



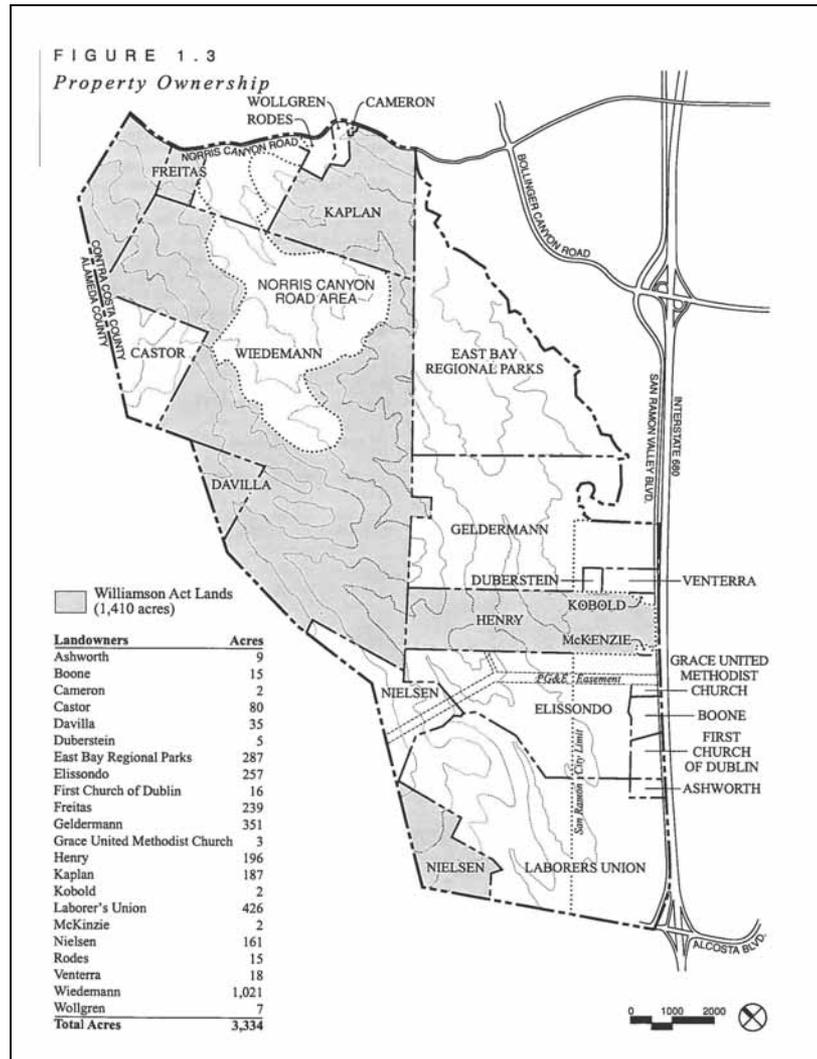
WSP Facts and Figures

- WSP encompasses approximately 3,300 acres. Of 3,300 acres:
 - Approximately 498 acres within City limits
 - Approximately 2,836 acres outside of City limits, within Sphere of Influence
- WSP three subarea:
 - Norris Canyon Road Area (inclusive of Norris Canyon Estates)
 - San Ramon Valley Boulevard
 - Open Space Area

WSP Subareas (1997)



WSP Property Ownership (1997)



Westside Specific Plan Goals

- Per WSP (1997), overall goal “is to preserve open space character of the area and, at the same time, create a high quality, attractive community of lasting value...” (WSP, pg. 13):
 - “roughly 80% of WSP is to remain open and undeveloped”
 - “estimated 1,289 dwelling units are assumed in the Plan”
 - “approximately 36 acres of parkland”



General Plan 2030 and WSP

- General Plan 2030 (2011). GP 2030 Land Use Policy 4.7-I-7: Prior to new development consistent with the GP, amend the WSP as necessary to ensure consistency with the GP by establishing a 1,325-unit limit on housing.

Impetus for Current WSP Update

- Northern CA Laborers Pension Trust files Iron Gate Ranch proposal January 7, 2011 for 21 single-family lot subdivision along Westside Drive.





WSP Text Updates

- Along with the Iron Gate project-related changes, other anticipated text changes include:
 - Text modifications as required by GP2030 such as Hillside, Creek and Ridgeline Areas policies
 - Figures update
 - Parkland update
 - Community and Hillside Design Guidelines



Next Steps for WSP Update

- To-date, project applications deemed incomplete. Project review to commence when plans are re-submitted.
- Draft and circulate WSP update
- Draft and circulate environmental assessment
- Community meetings and hearings to discuss project scope, design, etc.

Overview of Westside Specific Plan Update



end