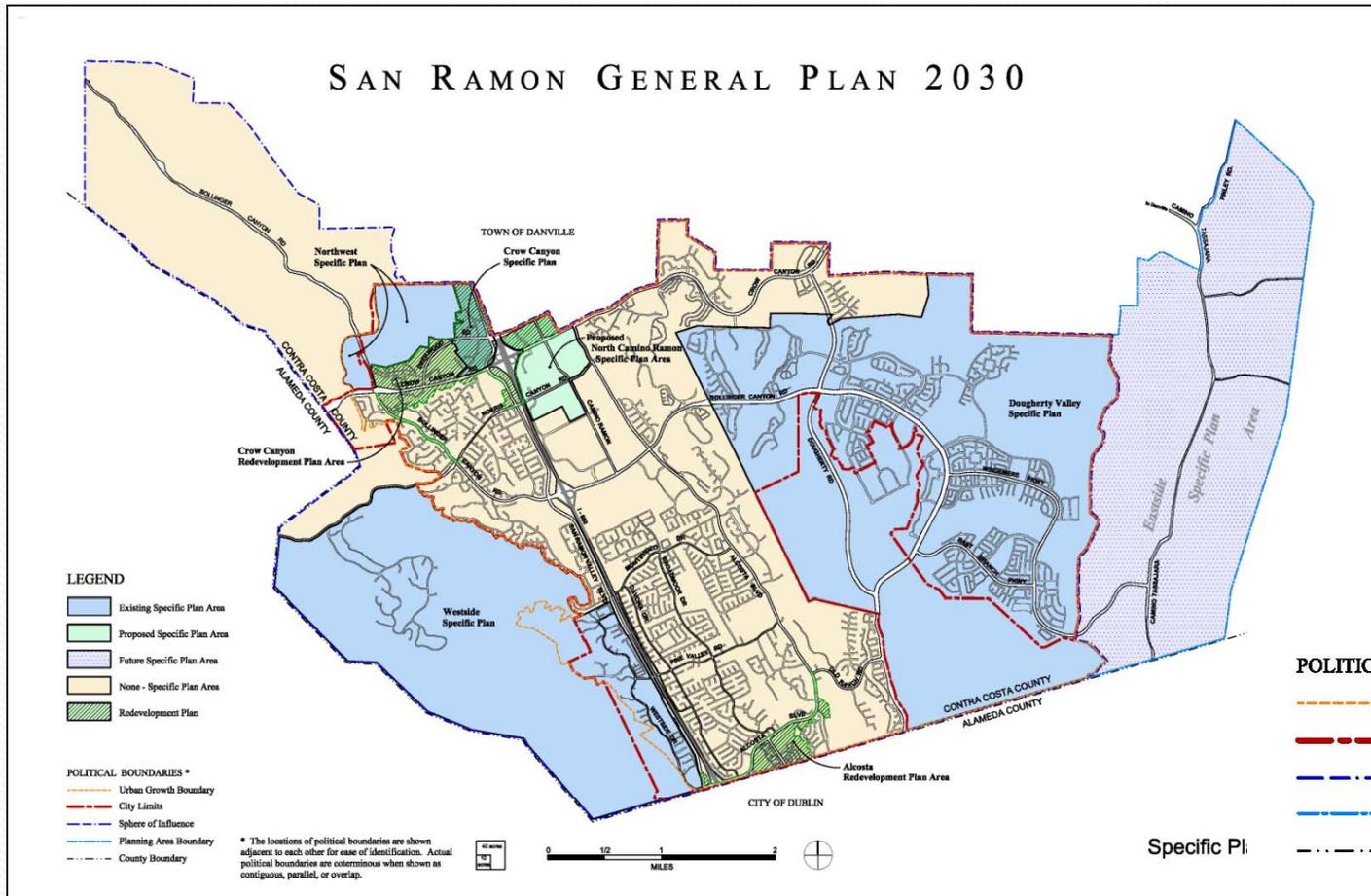


# Overview of Northwest Specific Plan Update

**OSTF Presentation  
February 13, 2012**



# Northwest Specific Plan (NWSP) Area



# Northwest Specific Plan (NWSP)

## Background

- General Plan (2020) required preparation of Northwest Specific Plan to guide the preservation and orderly growth of this area
- NWSP adopted in November 2006
- Faria Preserve approval included 75% of land preserved as open space on site
- Additional 144 acres in Las Trampas to be encumbered with a conservation easement



# Northwest Specific Plan Goals

- General Plan 2020 called for the development of the NWSP
  - “roughly 80% of NWSP and off-site area to remain open and undeveloped”
  - “estimated 830 dwelling units are assumed in the Plan, 28% are affordable”
  - “approximately 13.5 acres of parkland”
  - “Community Facilities”

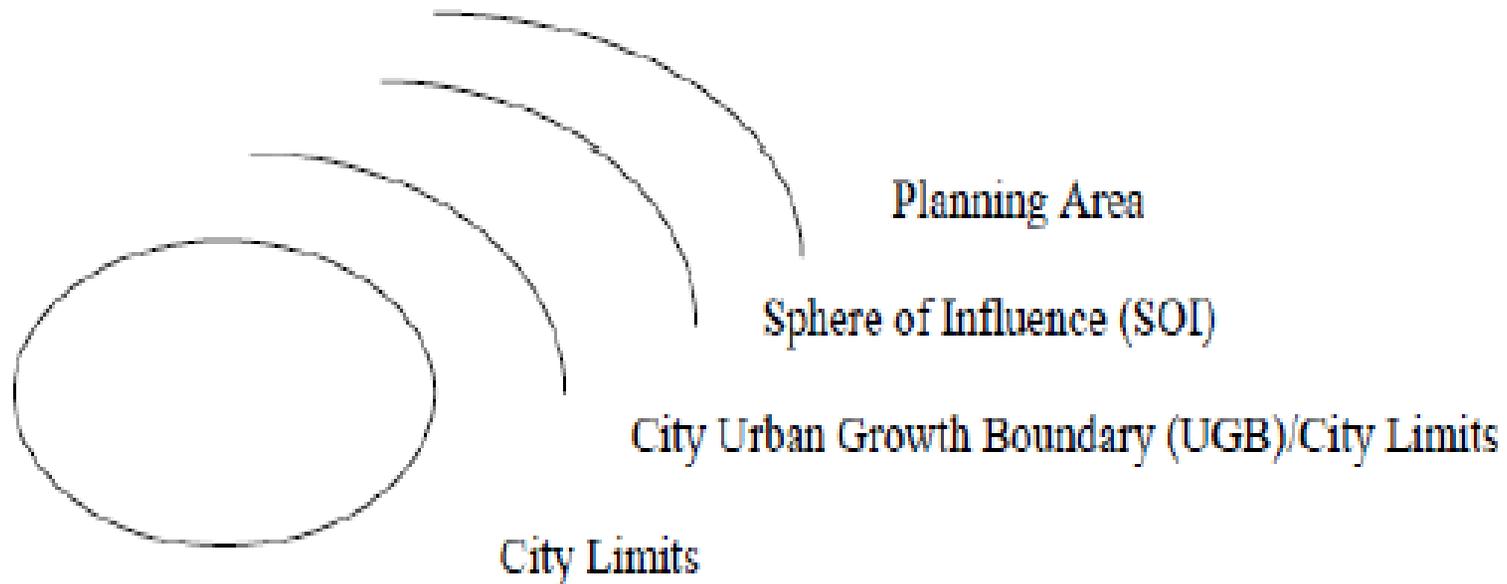
# Northwest Specific Plan





# Overview of Tassajara Valley

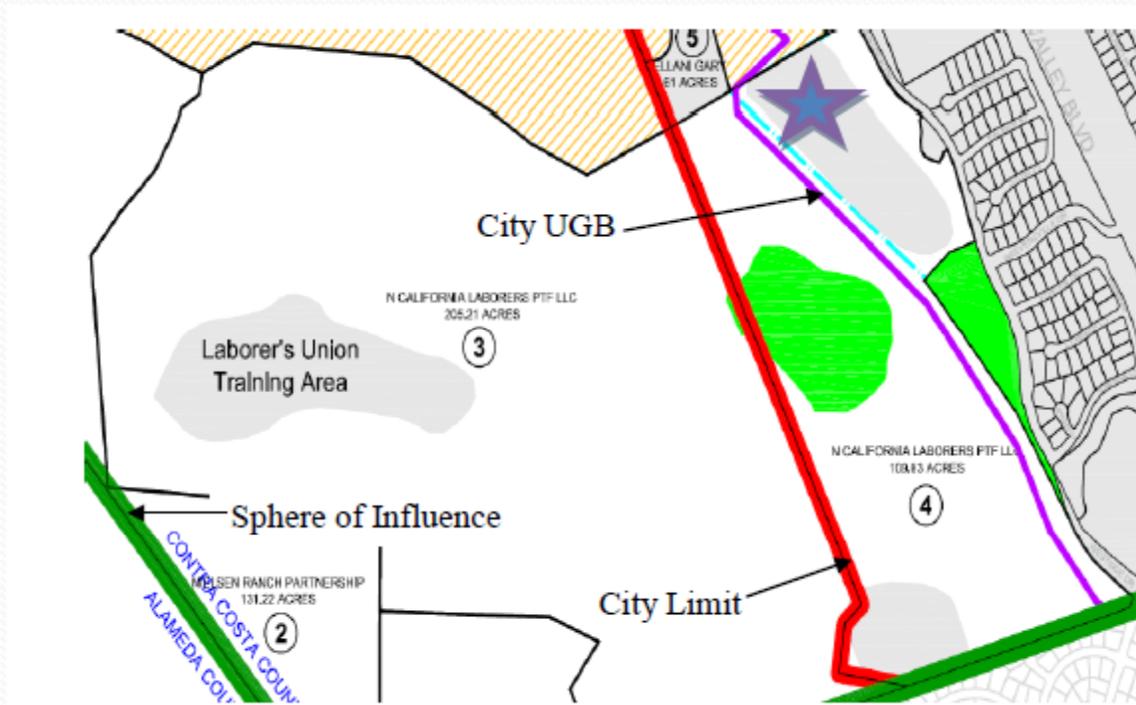
## Spatial Relationship of Jurisdictional Boundaries





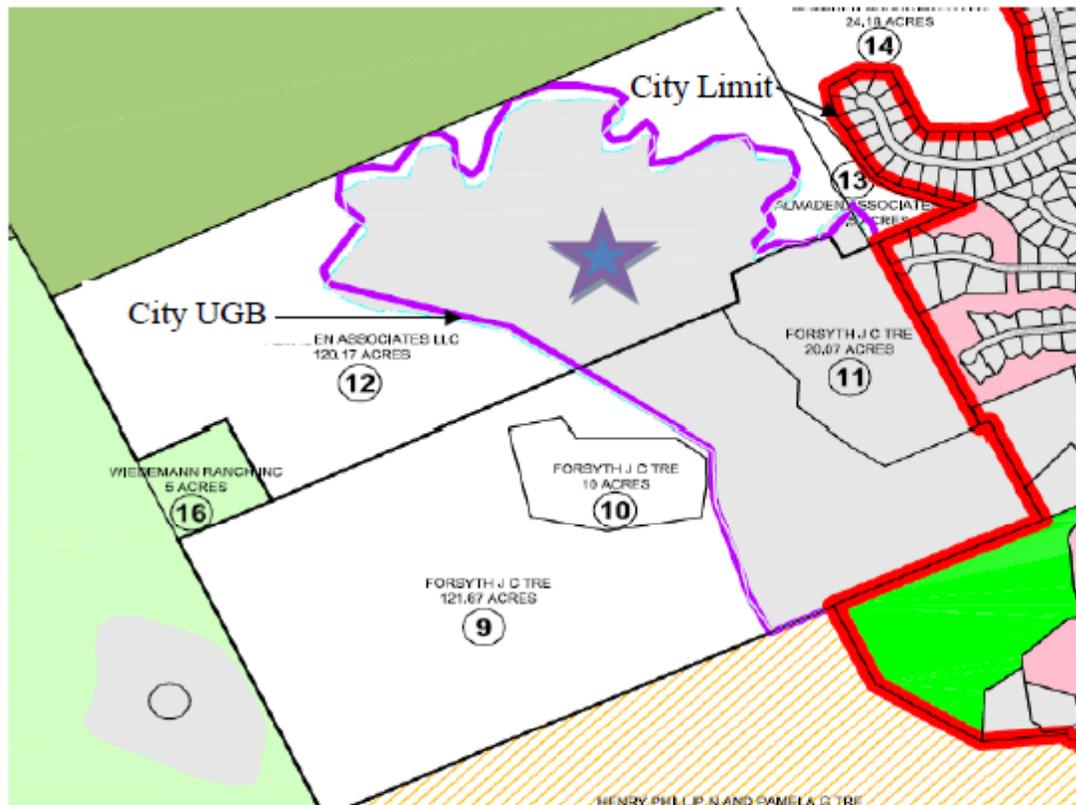
# Opportunities for Preservation

# Laborer's Property



- Property Characteristics**
- 7.6- acres (grey area)
  - Within City UGB
  - Jurisdiction - San Ramon
  - San Ramon General Plan 2030 Designation Hillside Residential

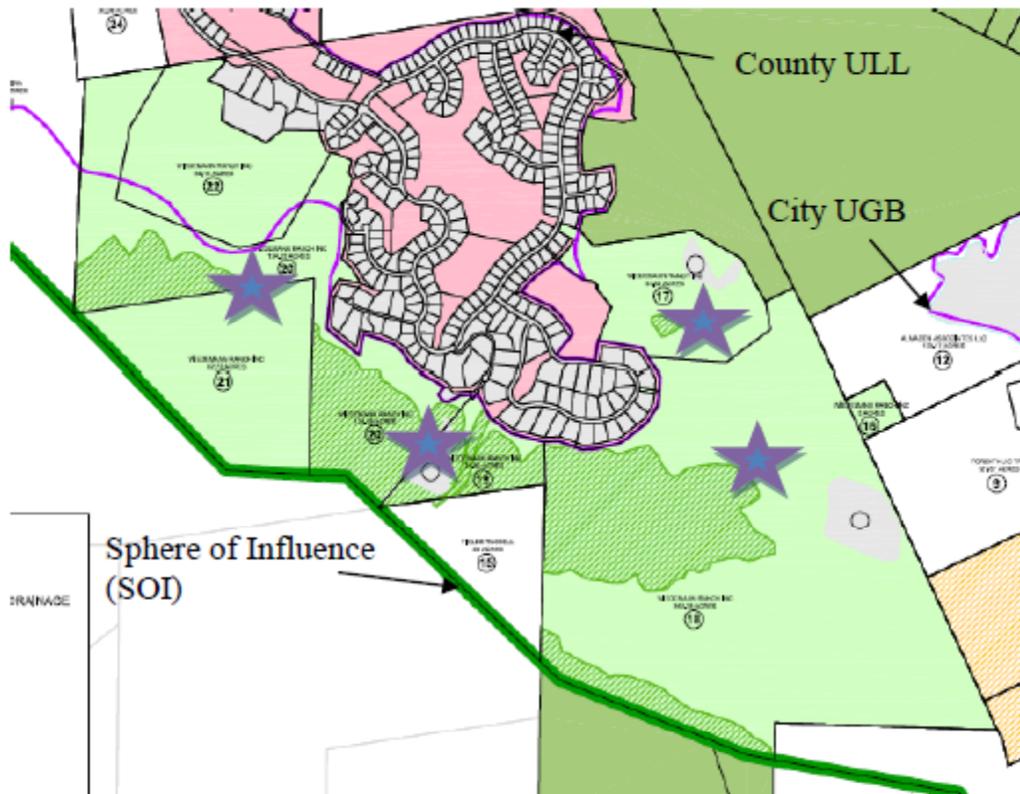
# Gelderman Property



## Property Characteristics

- 105- acres (grey area)
- Within City UGB
- Within County ULL
- Jurisdiction - Contra Costa County
- San Ramon General Plan 2030 Designation Hillside Residential

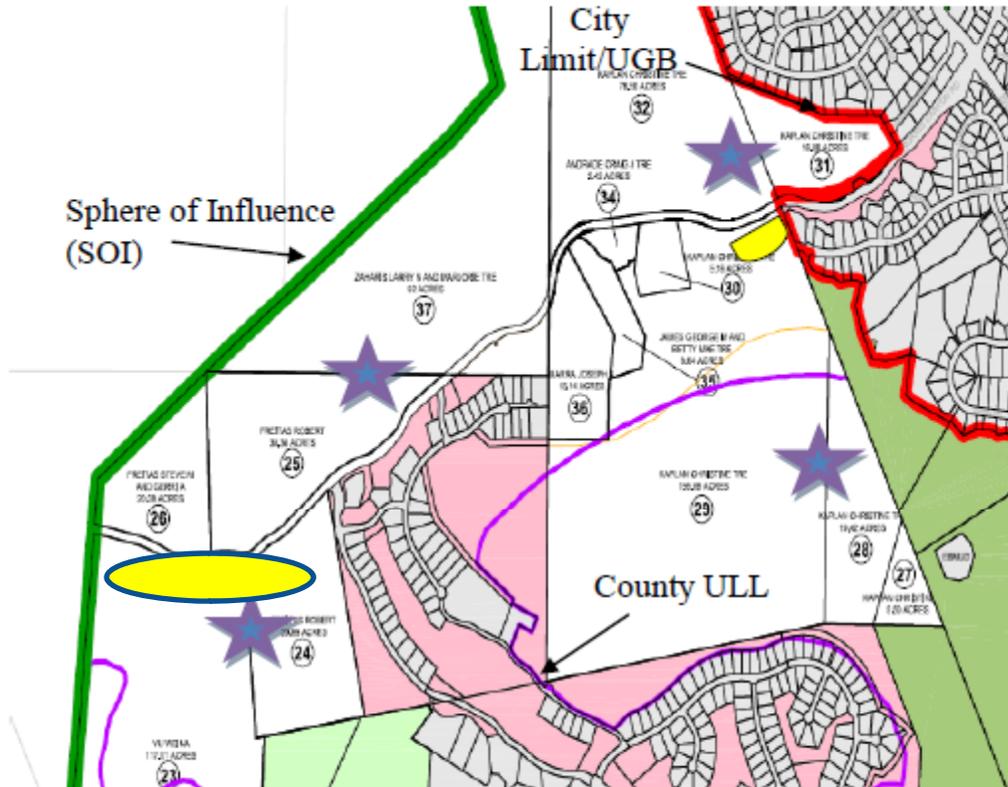
# Wiedemann Property



## Property Characteristics

- 726 - acres outside (excluding NC Estates)
- Outside City UGB
- Within County ULL
- Within City SOI
- Jurisdiction Contra Costa County
- San Ramon General Plan 2030
- Westside SP Designation - Open Space

# Norris Canyon Road Area



## Property Characteristics

- 612 - acres (excluding NC Estates)
- Outside City UGB
- Inside County ULL
- Within City SOI
- Jurisdiction Contra Costa County
- San Ramon General Plan 2030 – Open Space & Single Family Low Density (up to 3 du/ac) – shown in yellow
- Westside SP Designation - Open Space & Residential Estates (up to 3 du/ac) – shown in yellow.