

SAN RAMON CUTTING EDGE



INFORMATION FOR PROPERTY OWNERS IN SAN RAMON'S
LANDSCAPING & LIGHTING DISTRICT AND SPECIAL ZONES

San Ramon Cutting Edge
Published by the San Ramon Public Services Department

WINTER 2011

The Public Services Department will be publishing the San Ramon Cutting Edge three times per year to provide useful information for the residents and property owners of the District on the maintenance of public landscaping and streetlights. This is the second edition of the San Ramon Cutting Edge.

What is the Landscaping & Lighting District?

San Ramon's Landscaping and Lighting Assessment District (LLAD) encompasses all of the City except for the Dougherty Valley and Bishop Ranch. Property owners within the District pay an annual assessment on their property taxes which funds the installation and maintenance of the publicly-owned street lights and landscaping within the District.

The District has two "Citywide" Zones: one for street lighting and the other for landscaping in the medians and along roadsides of major streets. The District also contains 17 "Special Zones" which are subzones that maintain public landscaping, fountains, monuments, paths, fences, and other infrastructure that is of special benefit to those properties within each Zone. Special Zone boundaries generally correspond to those of a housing development or a neighborhood.



No LLAD Property Tax Assessment Increases for Fiscal Year 2011– 2012

- Each year the City Council sets the per unit property tax assessment rates for each of the LLAD Zones.
- There will be no LLAD assessment increase for any of the Zones in fiscal year 2011-2012.
- A maximum annual LLAD assessment rate for each Zone is established by a majority vote of the property owners for that Zone. Council can then set rates up to the maximum rate each year.
- As a part of its annual review of the estimated expenses, revenues, and reserve funds for each of the Zones, City Council has determined that no increases are needed this year.
- While some expenses, such as utilities, continue to increase at greater than the rate of inflation, the City has been able to avoid assessment increases in the upcoming year by successfully controlling other expenses.
- In 2010, the City conducted an RFP process for landscape maintenance services. The new landscape maintenance contract decreased this significant expense for the majority of the Zones in the LLAD.
- In addition, intensified water conservation efforts and a salary freeze for City employees have helped to contain LLAD costs.



LED Streetlight Retrofit Project Update

The City is currently converting 596 high-pressure sodium streetlights to a more energy-efficient technology. This is possible thanks to a Federal Energy Efficiency Conversion Block Grant, utility rebates, and City LLAD funding for the new lighting. The new technology being used is known as light-emitting diode (LED) technology and will not only lower energy usage and costs but will reduce greenhouse gas emissions as well.



The LED fixtures have been ordered. They will be installed during February and March of 2011. The City of San Ramon has contracted with Republic ITS, a Siemens company, to procure and install these lights.



Before - HPS

After an initial evaluation of streetlights from various manufacturers, Beta LEDway streetlights were chosen for their reliability, high performance standards and environmental benefits. It is estimated the BetaLED streetlights will consume 44-53% less energy per year than conventional HPS lights while delivering improved performance and quality of light. The total cost savings is estimated to be approximately \$390,000 over the life of the new fixtures.



After - LEDway

In addition, BetaLED streetlights are expected to exceed 50,000 hours of operation, significantly reducing maintenance costs. San Ramon will also receive a utility rebate per streetlight and will be eligible for a lower utility billing rate overall.

Not only do the BetaLED lights reduce energy and maintenance costs but they distribute light more precisely for improved illumination of target areas and less light pollution. The BetaLED lights also dramatically improve uniformity eliminating dark spots between fixtures and creating a safer environment for vehicles and pedestrians. Republic ITS conducted a detailed photometric study before ordering the LED fixtures to ensure that they would provide adequate illumination at all locations where they are being installed.

San Ramon owns and maintains about 3,700 streetlights. The initial 596 fixture conversions will take place on the following roads with City-owned and maintained, versus PG&E owned, lights:

- Alcosta Blvd. (between Vera Cruz Dr. and Davona Dr.)
- San Ramon Valley Blvd. (between Morgan Dr. and Alcosta Blvd.)
- Bollinger Canyon Road (between Canyon Lakes and Dougherty Rd.)
- Deerwood Dr. (between Deerhill Dr. and Bollinger)
- Deerwood Rd. (at Omega Rd.)
- Old Ranch Road (between Vista Monte and Dougherty Rd.)
- Village Parkway (between Alcosta and Kimball Ave.)

A phased process is expected over the next 5 years to continue the replacement of streetlights.

Bollinger Canyon Road Turf Median Landscape Renovation Project Update

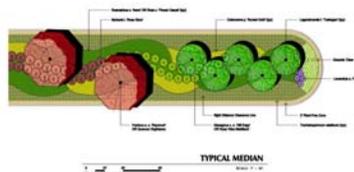
The City of San Ramon is planning to renovate the landscaping in the medians on Bollinger Canyon Road between Cobblestone Drive and Ascension Drive to replace the existing turf and olive tree design with a more drought tolerant alternative. The width of the medians will not change, and healthy olive trees will be left in place where feasible. The goal of this renovation is to reduce water use and maintenance costs and to improve the appearance of the medians.

Staff conducted a public meeting on December 8th, 2010 at Twin Creeks Elementary School to discuss the project and review conceptual designs and proposed plant selections with concerned members of the community. Approximately 50 people attended.

Turf removal will begin in February, 2011. Project completion is estimated in May/June of 2011. The new landscape design is estimated to reduce utility and maintenance costs by at least \$15,000 per year, and to conserve approximately one million gallons of water per year. The renovation is being funded by the Redevelopment Agency.

Tree species to be utilized include Raywood Ash, Southern Live Oak, and Dark Pink Crape Myrtle. Groundcovers include Sunset Gold Breath of Heaven, Yellow Trailing Gazania, Flower Carpet Rose, Irene Rosemary, and Asian Star Jasmine. Shrubs include English Lavender, White Meidiland Rose, Gilt Edge Silverberry, and Rose Glow Japanese Barberry.

More information can be found at <http://www.sanramon.ca.gov/publicsvc/ll-mnt.htm>



PLANT PALETTE

Plant Name	Quantity
Dark Pink Crape Myrtle	1
Southern Live Oak	1
Raywood Ash	1
English Lavender	1
White Meidiland Rose	1
Gilt Edge Silverberry	1
Rose Glow Japanese Barberry	1
Sunset Gold Breath of Heaven	1
Yellow Trailing Gazania	1
Flower Carpet Rose	1
Irene Rosemary	1
Asian Star Jasmine	1

CONCEPTUAL PLAN
BOLLINGER CANYON ROAD MEDIAN RENOVATION
SAN RAMON, CALIFORNIA



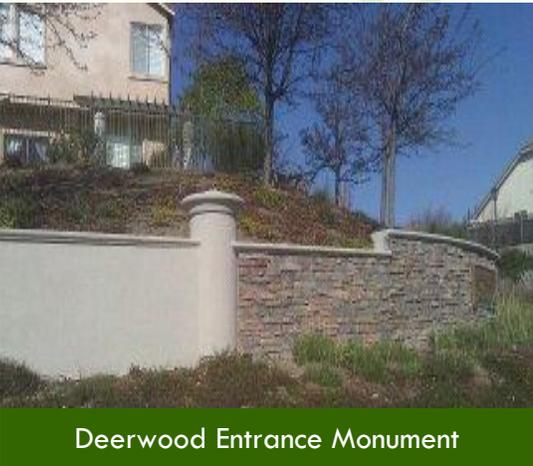
Landscaping Projects

Old Ranch Estates Entrance Monument:

In Spring of 2010 the entrance monument to the Old Ranch Estates Special Zone at the corner of Old Ranch Dr. and Old Ranch Estates Rd. was resurfaced and repainted in response to property owner requests. The stucco surface was patched and painted and the gold lettering on the granite sign was repainted. Plants that were partially blocking the sign were removed. The new landscaping maintenance contract has decreased expenses in the zone, providing sufficient funds for this improvement. Homeowners had expressed in public meetings that the appearance of the neighborhood entrance was their highest priority.



Old Ranch Estates Entrance Monument



Deerwood Entrance Monument

Deerwood Entrance Monument Wall:

In Spring of 2010 the retaining walls on either side of the entrance monument to the Deerwood Special Zone, located at Deerwood Dr. and Claremont Crest, were patched and repainted at the request of property owners.



Alcosta and Stagecoach –Before

Planting Renovations:

Each year City crews utilize the rainy season to renovate landscaping throughout the LLAD. Unhealthy, damaged or dead plants are replaced with new plants and fresh mulch is applied. This year areas to be renovated include:

- Medians and roadsides along Crow Canyon Rd. from St. George Rd. to Dougherty Rd.
- West side of San Ramon Valley Blvd. adjacent to Gateway Shopping Center.
- West side of Old Ranch Road from Bridal Ct. to Alcosta Blvd.

To the right are photos of a recently completed renovation at Stagecoach Rd. and Alcosta Blvd. in which 300 feet of Escallonia hedge was removed and replaced with Star Jasmine to improve aesthetics and roadway visibility.



Alcosta and Stagecoach – After

Summerwood Loop Irrigation System Upgrade:

The irrigation system in the Summerwood Loop special zone will be upgraded this year to include controllers which measure water evaporation in the area and adjust watering times accordingly. This system will help to conserve water and to improve irrigation monitoring and maintenance.

To Report a Problem or Request Maintenance Service

Go to www.sanramon.ca.gov and click on "Contact Us"

- Select Topic, e.g. **Streets** "Landscape & Tree Maintenance" or "Street Lights"
- Indicate the address or intersection and type your request or question
- Specify the pole number for street light requests
- Requests are reviewed and monitored daily
- Requests cannot be "lost in the system"
- Requests are automatically assigned to the staff responsible for the topic

Any citizen can

- Request for Maintenance and Repairs
- Advise us of a problem

Reaching Us After Hours

After hours are defined as

- Weekdays after 5 pm
- Weekends starting at 5 pm Friday through 6 am Monday morning
- Holidays— starting at 5 pm the previous business day through 6 am the following business day

Examples of Problems requiring Immediate Attention:

- Irrigation valve stuck on
- Main line break
- Tree limb posing traffic hazard

A Public Services Supervisor is on call 24 hours a day, 7 days a week.

The Supervisor can:

- Dispatch standby staff
- Make contact with staff on duty during weekends and holidays and dispatch them to your location
- Make contact with Department management as needed
- Make contact with contractors to make repairs as needed



To reach a Public Services After Hours Standby Staff and Supervisor, call Police Dispatch at (925) 973-2779. Police Dispatch will contact our Stand By Staff.

Subscribe to Landscaping & Lighting E-Mail Updates



The City of San Ramon has launched a new email and digital subscription service through its website to enhance the way that residents receive information from the City on topics of interest to them. Signing up is free, easy and risk-free. Subscribers can change their subscription details or preferences at any time. The City will also send out road closures and emergency announcements through this new service.

Go to www.sanramon.ca.gov and on the homepage, click on "subscribe to email updates"

For information about L&L budgets, your neighborhood's Special Zone, or about your L&L property tax assessment, please contact David Krueger at (925) 973-2824 or dkrueger@sanramon.ca.gov