

RESOLUTION NO. 2006-172

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
APPROVING THE NORTHWEST SPECIFIC PLAN**

**FILED BY CLAREMONT HOMES, CHANDRA SHAKER AND
CITY OF SAN RAMON**

NORTHWEST SPECIFIC PLAN

WHEREAS, the City's General Plan 2020 identifies the Northwest Specific Plan ("NWSP") as an area for future development; and

WHEREAS, the NWSP Area is located on approximately 354 acres immediately northwest of the City of San Ramon in Contra Costa County, west of Highway 680 and north of Crow Canyon Road within the 644-acre Bollinger Canyon Subarea of San Ramon; and

WHEREAS, the NWSP is a policy-based document that is intended as a framework to guide future development in this portion of the City and includes two principal components: the 290-acre Faria Preserve, located east of Bollinger Canyon Road, and the 63.5-acre Western Plan Area, which includes the Chang and Panetta properties, located west of Bollinger Canyon Road; and

WHEREAS, the NWSP sets forth a land use program as well as development standards that will serve as zoning regulations in order to provide specific direction as to the type and intensity of uses permitted in the NWSP Area as well as development criteria within the NWSP Area; and

WHEREAS, Planned Development zoning will be approved for the NWSP Area, and will incorporate by reference the development standards set forth within the NWSP; and

WHEREAS, the City has complied with the requirements of the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, the CEQA Guidelines, Cal. Code Regs., title 14, section 15000 *et seq.*, (collectively "CEQA") and is, concurrently with its consideration of the NWSP, considering an Environmental Impact Report, SCH #2004062064 ("EIR"), as the environmental document for the NWSP; and

WHEREAS, the NWSP, as studied in the EIR, provides for a maximum of 830 new residential dwelling units within its boundaries, and would accommodate this housing supply within five distinct residential neighborhoods; and

WHEREAS, the Faria Preserve, which would consist of Neighborhoods A, B, C and D, would include a total of 786 units, while the Western Plan Area, which would include Neighborhood E and the Panetta Property, may consist of up to 44 residential units; and

WHEREAS, the NWSP would also include several public and community serving facilities including a community park and memorial rose garden, a house of worship, an educational facility, and extensive open space areas and public trails; and

WHEREAS, the EIR studied a reasonable range of alternatives to the NWSP, including a Relocated Neighborhood D Alternative, the features of which are identified in the figure attached hereto as Exhibit B; and

WHEREAS; the Relocated Neighborhood D Alternative would permit the same number of residential units within the Faria Preserve (786) as well as the NWSP as a whole (830) and would permit a balanced grading plan; and

WHEREAS, the principal change achieved by the Relocated Neighborhood D Alternative in comparison to the NWSP as originally proposed is that the senior apartments of Neighborhood D would be relocated to a portion of the house of worship site, making the house of worship site smaller, and the educational facility site would be moved to the location where Neighborhood D was originally proposed in the southeastern portion of the Faria Project Site; and

WHEREAS, the City has determined that the Relocated Neighborhood D Alternative is feasible and that approval of the Relocated Neighborhood D Alternative would advance the goals and objectives for development of the NWSP;

WHEREAS, the Relocated Neighborhood D Alternative was evaluated in the EIR and staff has investigated and has found there are no new substantial changes to the project or to the circumstances under which the project is undertaken that would require revisions to the EIR nor is there any new information that reveals new or more severe effects than shown in the EIR or new or considerably different mitigation than described in the EIR; and

WHEREAS, the City's General Plan, approved by voter initiative in 2002, sets the overall land use and planning policy affecting development in the City, and serves as the City's vision for long-range physical growth, economic development and resource conservation; and

WHEREAS, the General Plan contains policies requiring that at least 75 percent of the NWSP Area is designated for non-residential uses, including schools, parks, common and public open space uses, ownership and maintenance of public uses and private open space, and design of open space amenities, such as staging areas, trails and connections, etc.; and

WHEREAS, the NWSP provides 238 units of affordable housing (with 20% of the total project being affordable to low and very low income households with incomes not greater than 80% of the median income adjusted for family size), which are relied on in the City's certified Housing Element to help meet quantified objectives and are required to help achieve state-mandated fair share of regional housing needs for certain affordability levels; and

WHEREAS, the NWSP is consistent with the goals and policies established by the General Plan, as well as the regulations contained in the Zoning Ordinance; and

WHEREAS, the NWSP as proposed will not be detrimental to the health, safety and welfare of persons residing or working in the surrounding neighborhood or elsewhere in the City and will not be injurious or detrimental to property or improvements in the surrounding neighborhood or elsewhere in the City; and

WHEREAS, in 1990, the City Council adopted the initiative measure Ordinance 197, which included policies regarding ridgeline and hillside protection, and implemented those measures by amending them into the City's then-current 1986 General Plan; and

WHEREAS, the fundamental purpose of Ordinance 197 was to permit residential development and growth in hill areas of San Ramon while preserving and protecting natural amenities; and

WHEREAS, in 1999 City voters approved the City Council sponsored Measure G, which required that a new General Plan be prepared by a General Plan Review Commission and that it be submitted to the San Ramon voters for approval; and

WHEREAS, in 2002, City voters carried forward certain Ordinance 197 policies and incorporated them into their voter-approved 2020 General Plan; and

WHEREAS, Ordinance 197 policies carried forward and included in the 2020 General Plan include a prohibition on structures on lands with a natural slope in excess of 20 percent, on crests of major and minor ridges, within 100 vertical feet of a major ridgeline, or within 100 feet of a protected creek or stream; and

WHEREAS, the 2020 General Plan identified a specific land use program for the NWSP Area which provided for the development of up to 830 residential units, substantial community-serving facilities, and a spine road connecting Bollinger Canyon Road and Purdue Road, as well as certain site-specific exemptions to Ordinance 197 policies (as they had been carried forward elsewhere in the 2020 General Plan) to allow the General Plan's land use program to be implemented in the NWSP Area; and

WHEREAS, the 2020 General Plan is an appropriate vehicle for exempting certain sites from some or all of the provisions of Ordinance 197 so long as the new general plan was approved by the voters; and

WHEREAS, the 2020 General Plan, including site-specific provisions of Figure 8-2, Figure 8-3, General Plan Policy 4.7-I-1, and the General Plan Land Use Diagram, was approved by San Ramon voters.

WHEREAS, the NWSP provides for a 100-foot setback from Bollinger Creek which is consistent with Ordinance 197 policies as carried forward in the voter-approved 2020 General Plan; and

WHEREAS, the NWSP, as proposed, expressly provides for grading on two of the three major ridgelines within the NWSP Area, including on the crests of such ridges, on 20% slopes surrounding them, and 100 foot vertical setbacks from those ridges) to make way for development of the NWSP land use program set forth in the voter-approved 2020 General Plan, and

WHEREAS, the NWSP, as proposed, is consistent with the slope-density formula carried forward from Ordinance 197 to the voter-approved 2020 General Plan and authorizes a maximum of 830 residential units, which is less than 963 units (with voter-approved General Plan density bonus) that would otherwise be permitted within the NWSP Area pursuant to the City's methodology for calculating allowable slope-density under Ordinance 197 as carried forward in the voter-approved General Plan; and

WHEREAS, as currently proposed, multi-family buildings within the NWSP Area would have a flat-roof design which complies with the 32 foot height limit set forth in Ordinance 197; and

WHEREAS, the NWSP, as proposed, is consistent with the General Plan and with Ordinance 197 policies as they have been carried forward into the voter-approved 2020 General Plan; and

WHEREAS, the Faria Preserve Applicant has submitted alternate designs for these multi-family buildings which includes a pitched-roof design that slightly exceeds the 32 foot height limit; and

WHEREAS, should the Faria Preserve Applicant decide that the peaked-roof design is preferable, an exemption from the 32 foot height limit would be required from San Ramon voters, as no program, policy, or diagram of the 2020 General Plan provided for exceeding this height restriction; and

WHEREAS, the Faria Preserve Applicant may elect to seek voter approval for an exemption from the 32' height limit because it has proposed permanent preservation of a 144-acre area immediately adjacent to the Faria Preserve Project Site for permanent preservation as open space; and

WHEREAS the adjacent 144-acre area proposed to be preserved would be dedicated on a 2:1 basis (2 acres of off-site open space to count for 1 additional acre of on-site open space) to expand the open space commitment by the Faria Preserve to 80% as compared to 20% dedicated to residential development; and

WHEREAS the adjacent 144-acre area proposed to be preserved would be permanently protected through recordation of a conservation easement, is located within the San Ramon Sphere of Influence, is classified as Rural Conservation, contains both Major and Minor Ridgeline Protection Zones as identified by Figure 8-3 of the voter-approved General Plan, and is within one half-mile of the Faria Preserve Community; and

WHEREAS, a duly noticed joint public hearing of the Planning Commission and the City Council was held on July 24, 2006 to consider the NWSP and subsequent public hearings by the Planning Commission alone were held on September 5, October 3, October 17, and November 7, 2006 to consider the NWSP.

WHEREAS, on November 7, 2006, the Planning Commission after independent consideration and independently exercising its judgment in evaluating all of the aforesaid material and testimony, approved the application and subsequently adopted resolution 23-06 with the appropriate findings

WHEREAS, a duly noticed public hearing of the City Council was held on July 24, 2006 to consider the NWSP were held on November 14 and November 28, 2006 to consider the NWSP.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Ramon hereby adopts the Northwest Specific Plan as revised to reflect the Relocated Neighborhood D Alternative. Incorporated herein by reference are the draft Northwest Specific Plan and the Northwest Specific Plan Environmental Impact Report (consisting of both the Draft Environmental Impact Report and Final Environmental Impact Report with Responses to Comments).

PASSED, APPROVED, AND ADOPTED at the meeting of November 28, 2006 by the following vote:

AYES: *Councilmembers Hudson, Livingstone, Perkins, Rowley and Mayor Wilson*

NOES:

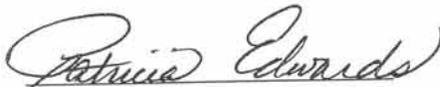
ABSTAIN:

ABSENT:



H. Abram Wilson, Mayor

ATTEST:



Patricia Edwards, City Clerk

Exhibit 1: Revisions and Errata to the Northwest Specific Plan – November 2006
Exhibit 2: Figure Identifying Features of Relocated Neighborhood D Alternative

NORTHWEST SPECIFIC PLAN: City Councils Revisions/Errata - November 2006

1. Revisions to Graphics: Neighborhood D Relocation. During the course of the public hearing process, an alternative was devised that relocated Neighborhood D from the eastern portion of the Plan Area to a location adjacent to the House of Worship site. As a result, the House of Worship site has become smaller. The educational facility site, which had originally been located adjacent to the community park, is now located in the southeastern portion of the Plan Area. The educational facility is assumed to be a two story structure of up to 25,000 sq. ft. in comparison to the 83,550 sq. ft. senior apartment building. The figure attached to this Revision/Errata document illustrates this land use alternative. Graphics throughout the Plan document will be revised to reflect this relocation of Neighborhood D (and the resulting reduction in size of the House of Worship site and the relocation of the educational facility) after the plan is approved by the City Council. The land uses in the Plan Area will also include an enhanced community pool facility, tot lots throughout the Plan Area, and added tennis court facilities.
2. Revise page 1-2, second paragraph, as follows:

The site also presents several challenges in the form of natural hazards, such as the presence of the Calaveras Fault zone, steep slopes, landslides, and a 100-year flood plain. ...
3. Revise page 1-11 as follows:

Residential neighborhoods. The residential neighborhoods south of the Plan Area include Promontory View, Pinnacle Crow Canyon, Deerwood Ridge, California Sunrise, and Deerwood Highlands.
4. Revise page 1-14, second paragraph, as follows:

... The park facilities will be easily accessible by neighboring properties and all neighborhoods via its central location and a public trails system. ...
5. Revise page 1-15 under **Community Park**, as follows:

An approximately 12.7-acre active community park is designated within the Plan Area, and includes soccer and softball facilities, basketball courts, picnic areas, playgrounds, open space areas, tennis courts, and A rose garden site may also be incorporated into the community park.
6. Revise page 1-15, under **Educational Facility**, as follows:

~~Immediately southwest of the community park~~ In the eastern portion of the Plan Area is an approximately 1.6-acre site, planned for an educational use. The site is intended to accommodate an educational museum, educational outreach use, or similar facility. Development on this site will provide a two-story facility up to 25,000 square feet ...

7. Revise page 1-16 as follows:

Three gated emergency vehicle access (EVA) connections are contemplated ~~located~~ in the Plan Area: one to the south of Neighborhood E connecting to Crow Canyon Road, one near the house of worship and Neighborhood D educational facility connecting to Claremont Crest DriveWay, and one in the southeast corner of the site connecting to Deerwood Road. All EVA points also provide pedestrian walkway connections.

8. Revise page 2-6, under *Perimeter Buffer Planting*, as follows:

Buffer planting and a berm will be installed along the south side of the Bollinger Canyon Road entry collector street for approximately 900 feet, and north of the existing single-family neighborhood to the south of the Plan Area. This planting will include trees and grounded shrubs to provide a visual buffer to improve privacy for neighboring residents, while helping to establish the character of the communities within the Plan Area. In addition, berming along the southern edge of the collector street will further improve privacy and visually buffer neighboring residents from the street.

9. Revise page 2-9, at the top of the page, by changing section b) and adding a new section d), thereby changing the old section d) to section e), as follows:

b) Provide ~~an approximately~~ up to 6.0-acre site for a house of worship.

d) Provide an approximately 0.5-acre rose garden site, which can be accommodated in the community park site.

~~d)e)~~ Provide an approximately 2.0-acre site ...

Also revise page 2-9, *Objective C, Policies*, as follows:

2. The ~~drainage~~ riparian corridor located on the western portion of the Faria property shall remain ...

10. Revise page 2-10 by adding, as follows:

...Prohibit structures intended for human occupancy within 50 feet of the Calaveras fault ~~and related splays~~; as identified in the October, 2004 Geologic Hazards Evaluation Report (Appendix B) and Supplemental Fault Investigation, Fault A/Calaveras Fault Western Traces (2005a); and within 25 feet of Fault A, as identified in the Gilpin Geosciences, Inc. 2006 Alquist Priolo Zone Peer Review, Faria Preserve, San Ramon, California.

11. Revise page 2-11 Table 2-1 Residential Land Use Summary, as follows:

Neighborhood	Gross Acreage	Developed Area (Acreage) ¹	General Plan Designation	Maximum Dwelling Units	Density (Units/Acre)
A	159.2 <u>159.23</u>	43.2 <u>43.16</u>	Hillside Residential	200	1.3
B	20.2 <u>20.22</u>	16.9 <u>16.86</u>	Medium Density Residential	200	11.49 <u>9</u>
C	11.9 <u>11.85</u>	10.6 <u>10.56</u>	Multifamily High Density Residential	300	25.4 <u>25.3</u>
D	2.1 <u>2.14</u>	1.8 <u>1.78</u>	Multifamily Very High Density Residential	86	41 <u>40.2</u>
E	63.5	16	Hillside Residential	44 ²	2
Maximum Total Dwelling Units				830	
1. Includes Common Space, Open Space, and GHAD Area within Neighborhood Boundaries					
2. Total dwelling units will depend on final neighborhood design					

It may it may be useful to insert the following paragraph in the Introduction Chapter to explain why, with the relocation of Neighborhood D and the Educational Use Facility, no changes in the table are warranted:

As discussed in the Land Use Chapter, the Senior Housing component, Neighborhood D, has been located to the west of the House of Worship, immediately south of Neighborhood B. The sanctuary and related House of Worship buildings have been reduced in scale from their original conceptual design in order to accommodate both the 86 Senior Housing units and the Community Pool with its related recreational amenities. The overall developed residential acreage associated with Neighborhood D remains unchanged, although the guest parking facilities for these senior units will be provided in a shared arrangement with the parking allocated to the Community Pool and House of Worship. Similarly, the Educational Use Facility has been relocated to the southeast corner of the site, at the same location originally planned for Neighborhood D. As a result, the Community Park facility has been expanded by approximately 1.6 acres, while the scale of building improvements at House of Worship has been reduced to accommodate the relocated Senior Center and Community Pool shared parking facilities. Overall, these changes do not alter the aggregate land area devoted to residential uses, and the ratio of residential uses to open space and public or quasi-public facilities on-site remains at 75/25.

12. Revise page 2-13, first paragraph under **Neighborhood A**, as follows:

... The neighborhood can be characterized as a low density clustering of single family residential lots, with lot sizes of approximately ~~5,500~~ 5,000 square feet. ...

13. Revise page 2-14, last paragraph, as follows:

... The homes in Neighborhood B are three stories in height and are envisioned to include architectural detailing ...

14. Revise page 2-15 as follows:

There are ~~two~~three access points to Neighborhood C, from the main internal roadway. ...

It is envisioned that Neighborhood C will contain a mix of multi-family townhouses and multi-family ~~podium~~ apartment buildings of three stories over a podium. Architectural character of development in this neighborhood will be detailed in Design Guidelines, to be submitted concurrently with a development application. The apartment buildings in this neighborhood are proposed with flat roofs, although an alternate pitched roof design has also been submitted for consideration.

15. Revise page 2-16 as follows:

The second through the fourth paragraphs of this page should be eliminated and replaced with the following:

This neighborhood is located to the west of the House of Worship and Community Pool facility, immediately south of Neighborhood B. As shown in the accompanying graphic, access to the 86 senior housing units will be provided through a driveway extending west from the main internal roadway in the eastern portion of the Plan Area. Parking for the senior units will be designed with guest spaces located to the east of the building, in a lot which is to be shared with visitors to the Community Pool and House of Worship. Continuing use of this pool of shared parking spaces will be provided for through reciprocal cross easements.

The Senior Housing community will be located within proximity of a range of recreational and cultural amenities within the heart of the project, including the Community Pool, the House of Worship, the Community Park and the Rose Garden. Neighborhood D residents will be able to walk to these project amenities. Neighborhood D will include a three-story residential structure containing 86 senior apartment units, along with a protected interior open space and plaza. This neighborhood adjoins a large open space area and public trail to the west. The senior apartment units will be buffered from noise along the Faria Preserve Parkway by an open space buffer and grade separation. The character of the development will be expressed through decorative features that will be detailed in Design Guidelines, to be reviewed concurrently with the

development application.

Also, add a new sentence to the last paragraph of page 2-16 as follows: “... Design Guidelines, to be submitted concurrently with a development application. The building comprising Neighborhood D is proposed to be three stories with a flat roof design, although an alternative pitched roof design has also been submitted for consideration.”

16. Revise page 2-19, second paragraph as follows:

The planned community park, ~~educational facility~~, and house of worship are all centrally located in the eastern portion of the Plan Area.

17. Revise page 2-19, third paragraph, as follows:

The ~~approximately 6.1-acre~~ site for the house of worship, up to 6.1 acres, is located near the Bollinger Canyon Road entrance ...

Also revise page 2-19, fourth paragraph, as follows:

The community park ~~and educational use facility~~ is located on the south side of the main access road, across from the house of worship. ~~These uses~~ The park will be designed with ample parking to serve its daily needs. ~~and will share on-site parking facilities...~~

... The community park site is approximately 12.7-acres, and will contain ball fields, an amphitheater, play lots, tennis courts, and picnic facilities. A Rose Garden of .5 acres will also be created adjacent to or within the community park. A well-defined pedestrian crossing

Also revise page 2-19, fifth paragraph as follows:

The educational facility site is approximately 1.6 acres, and is located ~~immediately southwest of the community park site~~ at the southeastern corner of the plan area.

18. Revise pages 3-1 and 3-2, *Objective A, Policies, 2 and 4*, as follows:

2. Ensure that all classifications of streets are designed to accommodate pedestrians with the provision of sidewalks per City standards on both sides of the street, or, along the collector street corridor, ~~via an off-street multi-use trail~~ on at least one side of the street.
4. Provide multiple points for emergency access: as required by the appropriate agencies. Because the Plan Area is located in a natural wooded setting with steep terrain, multiple points of emergency access ~~are~~ may be required in the event of fire and need for evacuation. The eastern portion of the Plan Area will provide two points of access with public street connections (Bollinger Canyon Road and Purdue Road) and two additional EVA points of access via Deerwood Road and Deerwood Drive if required through final project

design. The western portion of the Plan Area will provide at least one public street emergency access point and one additional emergency vehicle only access point via Bollinger Canyon or Crow Canyon , if required through final project design.

19. Revise **Legend on Figure 3-2, Proposed Circulation**, by adding to Emergency Vehicle Access, as follows:

Emergency Vehicle Access if required

20. Revise the paragraph on page 3-5 under **Bollinger Canyon Road** as follows:

~~Bollinger Canyon Road, along the frontage of the Plan Area, will be improved as a four-lane undivided arterial roadway, and The City also proposes to improve Bollinger Canyon Road along the frontage of the Plan Area to conform to the existing street section of Bollinger Canyon Road that extends north of Crow Canyon Road. The improvements will include consistent of a four-lane roadway with two Class II bike lanes, consistent with the City's General Plan (2002). The minimum curb-to-curb width will be 68-40 feet for this section of Bollinger Canyon Road, to accommodate four-two 12-wide travel lanes and two 5'-4'-wide Class II bike lanes. Minimum 5-foot wide sidewalks shall also be installed on both sides one side of the street separated from the street by a minimum 5-foot wide planter. Additional right of way may be included in areas requiring turn lanes or at intersection approaches.~~

21. Also revise the paragraph on page 3-5 titled *Spine Road Collector with a Median (See Figure 3-3, Section AA')* as follows:

. . . A 5-foot wide ~~meandering~~ sidewalk will run along at least one side of the street, separated from the travel way with a planting strip ~~varying in width~~. A minimum 3-foot wide landscape buffer will be provided on the other side of the street. Breaks are provided in the median at intersections with separate left turn lanes.

22. Revise page 3-6 under *Spine Road Collector without a Median See Figure 3-4, Section BB')* as follows:

This street section consists of a 40-foot wide travel way to accommodate one travel lane in each direction, Class II bike lanes, and on-street parking: on one side. . . . A sidewalk will be located on at least one side of the street, with a minimum width of 5-feet ~~and a 5-foot minimum landscaped separation.~~

Also revise page 3-6 as follows:

~~East Entry from Purdue Road - The easternmost entry serving the eastern portion of the Plan Area will conform to this street section. ■ Spine Collector East - The portion of the Eastern Spine Collector street located closest to Purdue Road will conform to this street section.~~

23. Revise page 3-7, as follows:

consist of a minimum ~~56~~40-foot wide travel way with a 16-foot wide raised landscaped median. Detached 5-foot wide sidewalks will be located on both one sides of the street, ~~separated from the street by a minimum 5-foot wide planter.~~

24. Revise page 3-12, first paragraph, as follows:

Emergency access to the Plan area is may be provided by both public streets and gates Emergency Vehicle Access (EVA) points. ...

25. Revise page 3-12, numbered paragraph 5, as follows:

5. Collector streets will be designed to accommodate bicyclists with Class II on-street bike lanes. In conforming to City of San Ramon standards and Fire District requirements, all streets shall provide a minimum 20 ft. wide unobstructed travel-way which automobiles and bicyclists can share safely, and which can accommodate emergency vehicles.

26. Revise certain street section figures as follows:

- a. Figure 3-4 – Make the following revisions to the diagram:

- 30-foot landscape Varies"
- 15-foot median Varies

- b. Figure 3-4: Make the following revisions along the right-hand side of diagram:

- Varies 5' Planter"
- "5' Meandering-Walk"
- "Varies 20' Landscape Easement"

- c. Figure 3-5:

- Add "Detached sidewalk optional" beneath left-hand sidewalk & planter configuration.
- Add parking on one side of the street. (Note that components currently leave 8' extra of travel right of way.)

- d. Figure 3-5:

- Move vertical line demarking right-hand end of right of way by 5', with added 5' constituting planted area (which then transitions into variable residential setback).

- e. Figure 3-6

- Add "Detached sidewalk optional" beneath left hand sidewalk and planter configuration.
- Beneath existing "56' Travel Way," add the following parenthetical note ("40' without median, in area where occurs").

27. Revise page 5-2, paragraph 5, as follows:

5. *The enhanced riparian and wildlife corridor located within the portion of the plan area east of Bollinger Canyon Road shall be improved and maintained as a passive ...*

28. Revise page 5-8, second paragraph under **Riparian and Wildlife Corridor**, as follows:

After reconstruction, ~~No~~ development, grading, or construction is permitted within the corridor, with the exception of perimeter fencing and drainage facilities, ...

29. Revise page 5-10, first paragraph, as follows:

When added to the on-site open space preserved within the eastern portion of the Plan Area (the Faria property), these additional ~~138~~144 acres will increase the ratio of open space ...

Also revise page 5-10, second paragraph, as follows:

... Within the Plan Area, a public trail system is proposed to be fully developed and improved ~~per~~ to City or EBRPD standards. ...

30. Revise page 5-12, under **Rose Garden** as follows:

A .5-acre memorial rose garden is planned to be located adjacent to ~~the western community entryway or within the Community Park.~~

31. Revise page 6-1, sixth paragraph under *Policies* as follows:

An approximately 1.6-acre site is proposed for an educational facility, located ~~immediately southwest of the community park site~~ in the southeast corner of the plan area.

32. Revise page 6-1, last paragraph, as follows:

An ~~approximately up to~~ 6.1-acre site is proposed for a house of worship, near the Bollinger Canyon entrance ...

33. Revise page 6-4 under **Objective B, Policies**, as follows:

1. Provide pedestrian connections linking the existing neighborhoods and the proposed community park to both the educational facility and the house of worship.

The public trail system within the Plan Area shall connect the community park to both the educational facility and house of worship through a series of pedestrian paths connecting to the residential neighborhoods in the Plan Area: as well as existing neighborhoods south of the Plan Area. ...

34. Revise page 6-5, top of page, as follows:

be provided via Bollinger Canyon and Purdue Road and four gated EVA points (see also Figure 3-2 Proposed Circulation Diagram). Two possible EVA points are located in the following locations: ...

35. Revise page 7-6, second paragraph, as follows:

... 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 ~~slightly exceed 32 feet.~~ would be up to 44 feet in height. ...

36. Revise Table 7-2 shown on pages 7-7 to 7-8 as follows:

Provision of RCOD & Ordinance 197	NWSP Consistency
<p>A. Structures shall be prohibited in the following areas:</p> <ol style="list-style-type: none"> 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 	<p>Consistent, in accordance with vote on the City of San Ramon's General Plan (March 2002)</p>
<ol style="list-style-type: none"> 2. Crests of Major and Minor Ridges 	<p>Consistent, no exception required <u>in accordance with vote on City of San Ramon's General Plan (March 2002)</u></p>
<ol style="list-style-type: none"> 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 	<p>Consistent, no exception required <u>in accordance with vote on City of San Ramon's General Plan (March 2002)</u></p>
<ol style="list-style-type: none"> 4. Within 100 feet of the centerline of a creek or stream channel identified on the RCPZ map 	<p>Consistent, no exception required <u>in accordance with vote on City of San Ramon's General Plan (March 2002)</u></p>
<p>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.</p>	<p>Consistent, no exception required.</p>
<p>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.</p>	<p>Consistent no exception required <u>where still applicable following application of grading provision of Fig. 8-3 of voter-approved 2020 General Plan to create buildable site.</u></p>
<p>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</p>	<p>Consistent no exception required <u>where still applicable after application</u></p>

<p>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.</p>	<p>of grading provision of Fig. 8-3 of voter-approved 2020 General Plan to create buildable site</p>
<p>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.</p>	<p>Consistent as currently proposed, <u>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 or D). Exception required (dependent on the design of the housing units in Neighborhood C).</u></p>
<p>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.</p>	<p>Consistent <u>no exception required where still applicable after application of grading provision of Fig. 8-3 of voter-approved 2020 General Plan to create buildable site</u></p>
<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 <u>no exception required where still applicable after application of grading provision of Fig. 8-3 of voter-approved 2020 General Plan to create buildable site</u></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 <u>no exception required where still applicable after application of grading provision of Fig. 8-3 of voter-approved 2020 General Plan to create buildable site</u></p>

37. Revise the chart page 7-13 as follows:

- a. Under Neighborhood A, Lot Area (s.f.), replace 5,500 with 5,000;
- b. Under Neighborhood B, Rear Yard Setback (ft.), change 3' Bldg. 5' Garage to 3' Bldg. 4' Garage;
- c. Under Neighborhood B, Sideyard Setback, change 4' to 0'.
- d. Under Neighborhood E, Front Yard Setback, change ±5' to 20'.

e. Under Neighborhood A, Parking Per Unit, add a note for offstreet parking: Parking for second units within the frontyard setback are permitted on a permeable surface, subject to review and approval by Planning Services.

f. Under Neighborhood C, Parking Per Unit, add a note for onstreet parking: Guest parking may be permitted on the spine road.

g. Add a new row under the row titled "Maximum Height (ft.)" New row should be titled "Alternate Maximum Height (ft.) (in event applicant elects to go to vote)" Under Neighborhoods A, B, and E, cells should have "--." Under Neighborhoods C and D, cells should have "44".

38. Page 7-20, under **Fiscal Analysis:**

Note: The fiscal analysis, including the fiscal impact numbers, is being updated to include current figures, reflective of the 2006-2007 City budget. This process is underway, and revised figures and a revised fiscal analysis report will be provided during the public hearing process.

Additionally, based on the results of the updated fiscal analysis, the City is considering implementing a Community Facilities District (CFD) to address the cost of providing and/or maintaining public facilities to the Plan Area. Additional detail regarding the structure and implementation of the CFD will be provided as the fiscal analysis is updated.

1. The development program will generate sufficient revenues to cover the costs to the City of San Ramon of providing public services. The fiscal impact of the proposed development program will be positive, with the revenues generated estimated to be greater than the costs of providing the additional public services required by the project. By buildout, the proposed development in the Plan Area is expected to generate annual revenue of approximately \$929,000 to the City's General Fund, as shown in Table 7-5. General Fund costs will be \$808,000 each year at buildout. The resulting net impact on the General Fund will be an annual positive surplus of approximately \$121,000, with General Fund revenues about 15% above General Fund costs.

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 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 \$473,000 each year (in 2004 dollars) at buildout. Sales tax revenue (based on estimated taxable retail sales attributable to new project households) was estimated conservatively, but is expected to contribute at least \$68,000 annually to the City's General Fund. 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's 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 and public works.*

~~New police service costs will make up almost 40% 38% of the of the new General Fund costs at \$317,000 \$490,000 each year at buildout, while park and recreation costs (for the new park) are estimated at about \$271,000 each year. while Public Service costs for maintenance of new parks and other public infrastructure are estimated at about \$390,000 each year. Public works costs Parks and Community Services costs are estimated at about are also expected to add \$178,000 \$250,000 per year.~~

Page 7-21, Table 7-4 (Annual Fiscal Impact to the City's General Fund at Project Buildout) is amended as follows:

Item			
Revenues			
Property Tax		\$473,106	\$508,880
Sales and Use Tax		\$68,289	\$62,631
Property Transfer Tax		\$51,282	\$69,971
Franchise Fees		\$50,058	\$54,759
Motor Vehicle License Fee (MVLF)		\$9,356	\$16,365
VLF Adjustment Amount (Property Tax in-lieu of VLF)		\$107,275	\$171,264
Charges for Service		\$153,260	\$181,716
Fines and Forfeitures		\$16,630	\$17,167
	Total Revenues	\$929,256	\$1,082,753
Expenditures			
General Government		\$12,020	\$16,839
Human Resources		\$9,822	\$16,473
Finance		\$19,405	\$30,033
Police Services		\$317,335	\$487,906
Engineering Services		\$67,275	
Public Works Services		\$178,326	\$387,552
Parks and Community Services		\$270,980	\$252,192

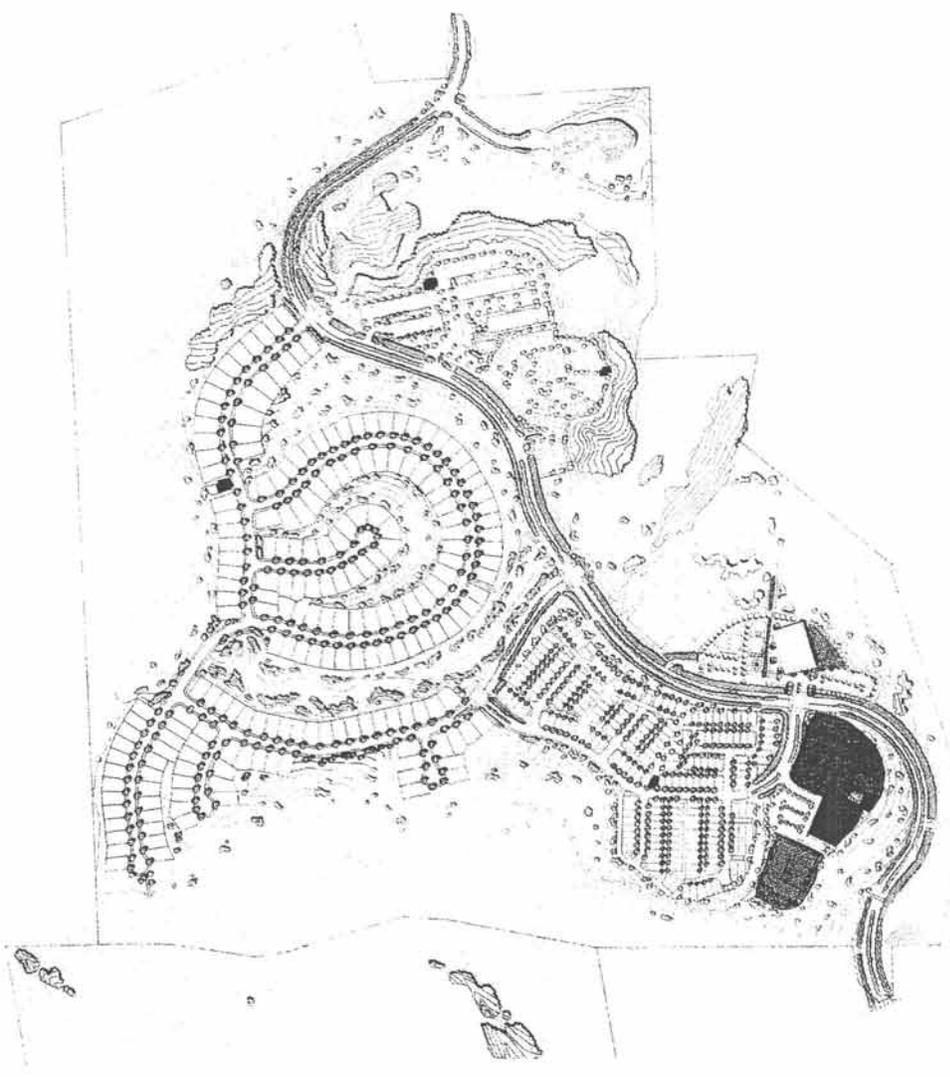
Total Expenditures	\$807,888 <u>\$1,279,983</u>
Net General Fund Surplus/Deficit	\$121,367 <u>(\$197,230)</u>

Source: Economic and Planning Systems, Inc.

39. Page 7-22, Add the following sentence to the end of the paragraph beginning “Backbone infrastructure will and community facilities . . . “:

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 Community Park to be located within the eastern portion of the Plan Area.

- A. Relocated the Senior Apartments to the House of Worship/ Community Center (the "Core Community Center Area")
- B. Enhanced the Community Pool Facility
- C. Reduced House of Worship Site
- D. Added 5 Tot Lots Throughout All Neighborhoods
- E. Added Tennis Court Facilities to Community Park and Expanded the "Neighborhood Green"
- F. Relocated Educational Facility to Former Senior Apartment Site
- G. Relocated Rose Garden
- H. Removed Merrill Gardens Parking



**GRAPHIC DEPICTION OF
FARIA PRESERVE PROJECT**
(INCLUDING RELOCATED NEIGHBORHOOD D)