



CITY OF SAN RAMON

NORTHWEST SPECIFIC PLAN

Adopted November 28, 2006
City Council Resolution 2006-172

EDAW | AECOM

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CHAPTER 1: INTRODUCTION



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 1: INTRODUCTION

BACKGROUND

The Northwest Specific Plan (Plan) provides the vision for guiding the development of approximately 350 acres in the City of San Ramon. The Plan addresses development opportunities for residential neighborhoods and community serving facilities, as well as preservation of natural resources and open space, in accordance with the City of San Ramon’s voter-approved General Plan.

This Plan provides the vision for creating a balanced community composed of public facilities, open space, and residential neighborhoods within an overall 354-acre Northwest Specific Plan Area (Plan Area). The Plan provides guidance for the creation of distinctive residential neighborhoods emphasizing affordable housing opportunities, accommodation of important public facilities, and preservation of open space amenities. The Plan integrates open space, public trails, and a riparian corridor with the development of a community park, a house of worship, an educational use facility, and five residential neighborhoods with densities ranging from 1.5 units per acre, to just over 40 units per acre. Overall, the Plan furthers a wide range of General Plan policies, including preserving at least 75% of the site area for public amenities and open space uses.

The City’s General Plan, which was adopted in 2002, serves to guide future growth and development patterns within San Ramon in order to address growth pressures and housing shortages that many Bay Area communities have been facing over the past decade. The General Plan addressed these challenges in part through the establishment of an Urban Growth Boundary (UGB), which directs where future growth should occur and defines the City’s extent of development. Additionally, the General Plan identifies opportunity sites for residential development to meet the needs of existing and future populations, and sets forth quantified affordable housing objectives to ensure that San Ramon provides its fair share of the region’s affordable housing.



The Northwest Specific Plan furthers a wide range of General Plan policies, including preserving at least 75% of the site area for public amenities and open space uses

The General Plan identifies the Northwest Specific Plan as an area for future development, specifically:

“compact urban neighborhoods offering a mix of housing types, including workforce housing, public and semi-public uses, and significant park and open space area.”

The General Plan identifies a development potential of up to 830 residential units within the Plan Area, including an affordable housing component, and a range of public amenities. In addition, the General Plan requires that 75% of the Plan Area be set aside for open space, parks, and public or quasi-public uses, including a house of worship and an educational use.

The physical setting of the Plan Area, combined with the policy direction in the General Plan, presents many challenges as well as opportunities for directing future development within the Plan Area. The physical setting of the Plan Area and its General Plan policy direction are described in greater detail later in this Plan. The Plan Area contains several distinctive natural characteristics, such as rugged topography, major and minor ridgelines, creeks and riparian corridors, and native oak woodlands.

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. It is understood that in order to implement the policies for the Plan Area included in the General Plan, development of this site would require significant earthwork and grading, while also maintaining and preserving the site’s natural and visual resources.

The Plan document provides a policy framework and implementation measures to guide future development in the Plan Area in a manner that addresses the challenges and opportunities presented by the physical environment, while simultaneously responding to the policy direction established in the General Plan.

PLANNING PROCESS

During the planning process, several community workshops were held, as well as Planning Commission and City Council meetings. Meetings and interviews were also held with interested stakeholders, such as residents of the surrounding neighborhoods and property owners. Additionally, meetings were held with City committees, such as the Housing Advisory Committee and the Open Space Advisory Committee, to incorporate their views on the future patterns of development that they would like to see in the Plan Area.

VISION STATEMENT

The Plan envisions an attractive planned community with a diversity of residential neighborhoods, a range of housing types and densities, open space preservation, and community amenities. Development of the neighborhoods will be integrated with and sensitive to the surrounding natural and built environments, with an emphasis on preserving open space and biological resources, and protecting identified ridgelines and visual quality. The Northwest Specific Plan will help implement the City of San Ramon's General Plan, by guiding development in a manner that will provide opportunities for well-balanced neighborhoods and community amenities.



A diversity of neighborhoods are found within the Plan Area

PLAN AREA LOCATION

As the name indicates, the Northwest Specific Plan Area is located immediately northwest of the City of San Ramon in Contra Costa County, immediately south of the town of Danville, as shown in Figure 1-1. The Plan Area is located just west of Highway 680 and north of Crow Canyon Road within the 644-acre Bollinger Canyon Subarea of San Ramon. The Plan Area is approximately 354-acres, and is served by Crow Canyon Road, Deerwood Road, and Purdue Road; as well as Bollinger Canyon Road, which bisects the Plan Area in a north-south direction.

There are several different jurisdictional boundaries which apply to the Plan Area, as illustrated on Figure 1-2. The entire Plan Area is located within the City's Planning Area Boundary, which consists of land within the City and "any land outside its boundaries that, in the planning agency's judgment, bears relation to its planning." The City's Sphere of Influence (SOI) and UGB also encompass the entire Specific Plan Area. The SOI is the probable ultimate physical boundary and service area of the City as determined by the Local Agency Formation Commission (LAFCO). The City's UGB is a line that is intended to contain all future urban development in the City's Planning Area, and was established during the 2002 General Plan Update process. Figure 1-3 depicts an aerial image of the Plan Area and its surroundings.

There are two major properties within the Plan Area, the Faria property and the Chang property. The Faria property is located east of Bollinger Canyon Road, and is approximately 291-acres in size. The Chang property consists of approximately 61-acres on the west side of Bollinger Canyon Road. There is also a small (2.5-acre) parcel at the northwest corner of the intersection of Bollinger Canyon Road and Crow Canyon Road, which is referred to as the Panetta property. Property ownership is indicated in Figure 1-4.

EXISTING SETTING

The Plan Area is currently undeveloped, with sporadic clusters of native trees (oak woodlands) located on the site. The vegetation within the Plan Area consists of a mixture of annual grassland, valley foothill riparian, oak woodland, and chaparral. Some of the most defining features of the Plan Area include its topography, creeks, and views, which are outlined in the following overview, and depicted in Figures 1-5 and 1-6.

Topography. A prominent characteristic of the Plan Area is the rugged topography as Figure 1-6 indicates, a large portion of the Plan Area has a slope greater than 20%. There are three major ridgelines located within the Plan Area, as seen in Figure 1-5, which run in a northwest-southeast direction and are over 500' in elevation.



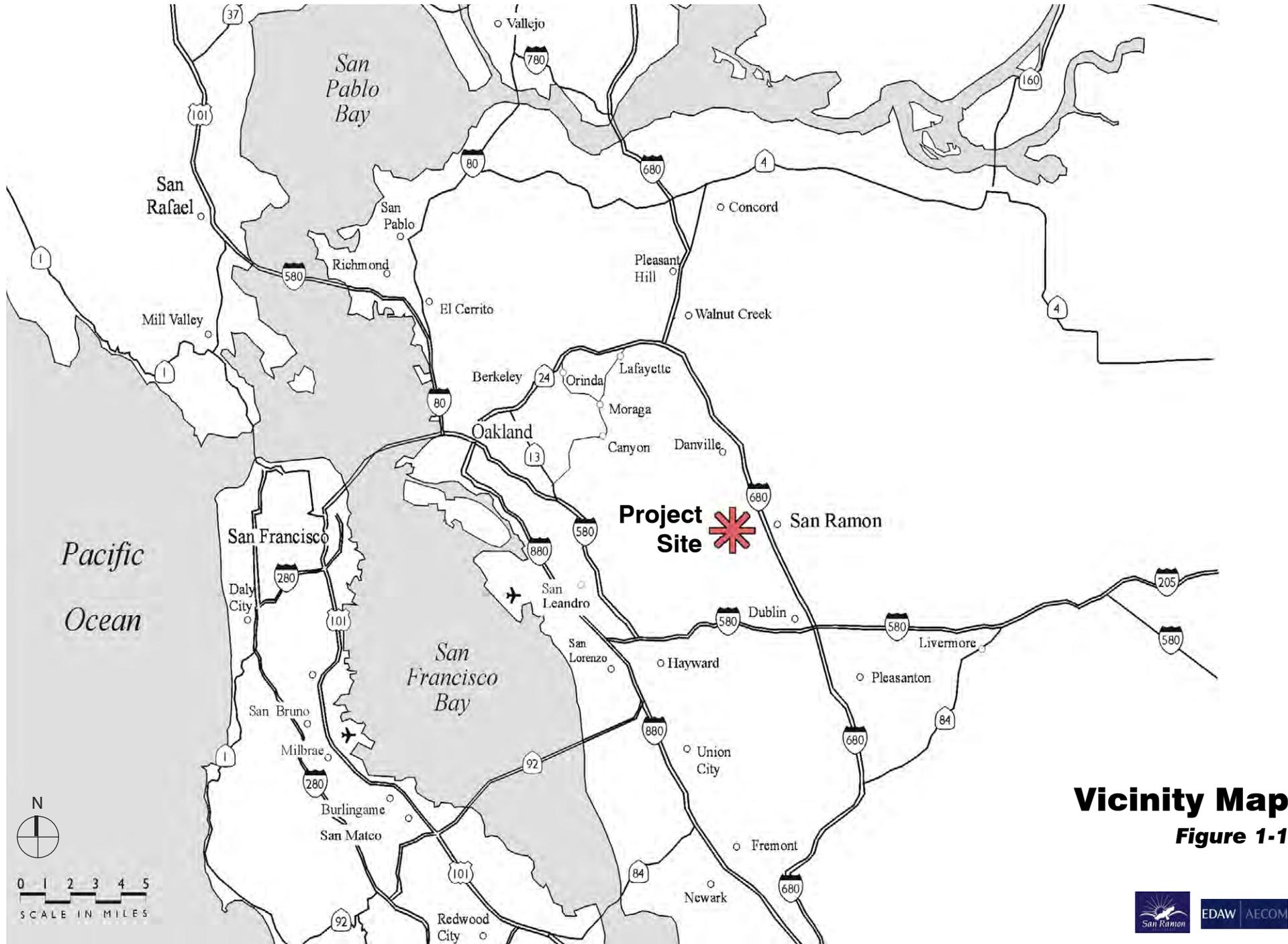
Vegetation surrounding Bollinger Creek

Creeks. Another major site characteristic is Bollinger Creek, the only creek flowing through the Plan Area, and one of the few creeks within the vicinity. The Federal Emergency Management Agency (FEMA) 100-year floodplain surrounds the Bollinger Creek corridor on the western portion of the site. Bollinger Creek runs in a north-south direction through the center of the western portion of the site, and eventually converges with San Catanio Creek just south of Crow Canyon Road. The convergence of Bollinger and San Catanio Creeks forms San Ramon Creek, which flows northeast of the Plan Area. San Ramon Creek runs along San Ramon Valley Boulevard and has several drainage corridors which flow across the eastern portion of the Plan Area.



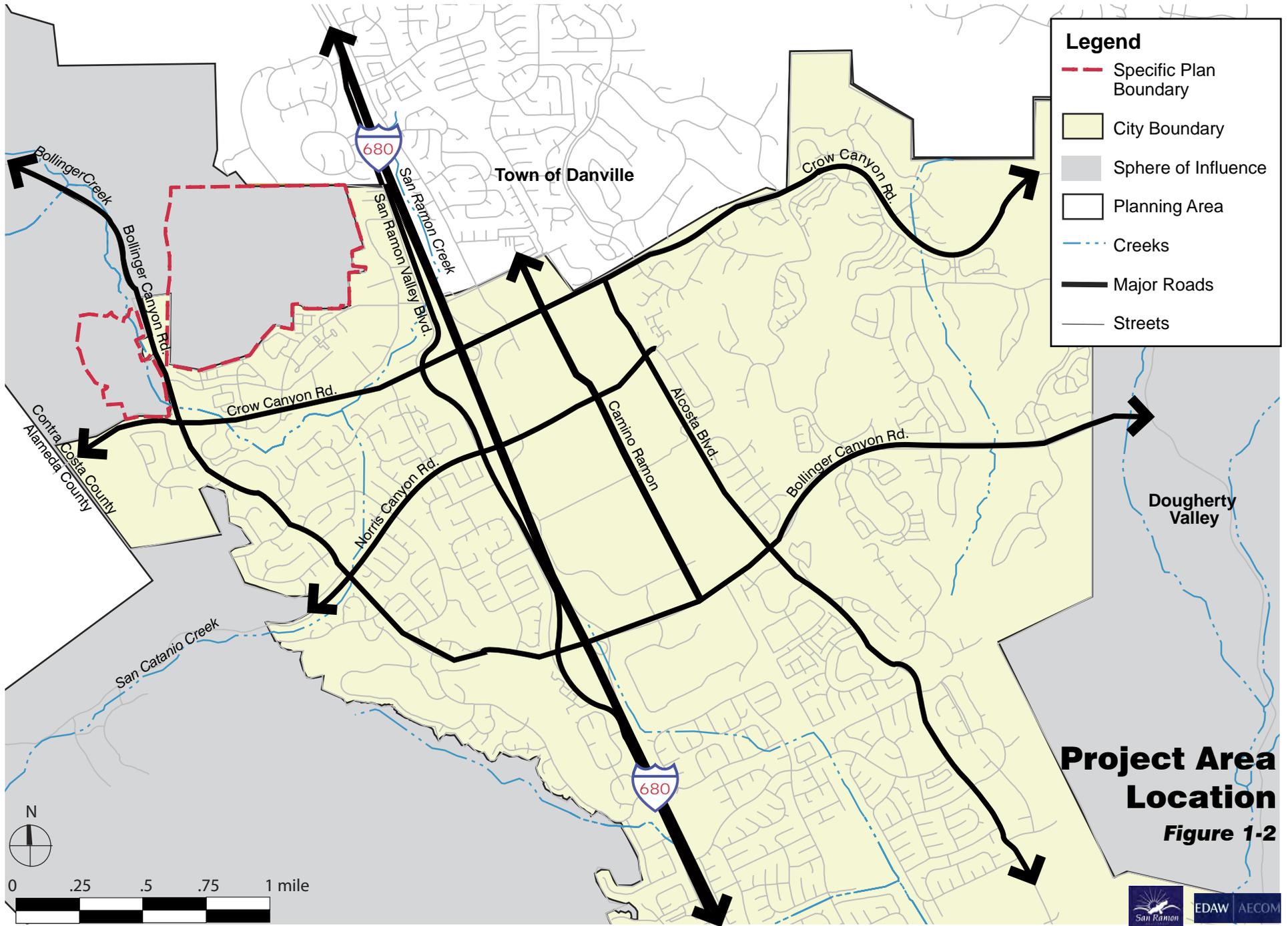
Visual elements in the Plan Area

Views. Major visual elements in the Plan Area include ridgelines, hillsides, oak woodlands, the East Bay Municipal District (EBMUD) reservoir tank, and open space areas. Views from onsite provide panoramic vistas of the Central San Ramon and the Town of Danville, and the surrounding mountain ranges; all of which can be seen from the peaks of the ridgelines. A full view of Mt. Diablo, a regional landmark, can also be seen to the east.



Vicinity Map
Figure 1-1

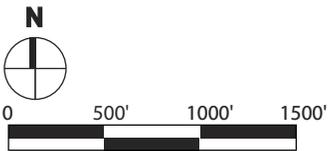






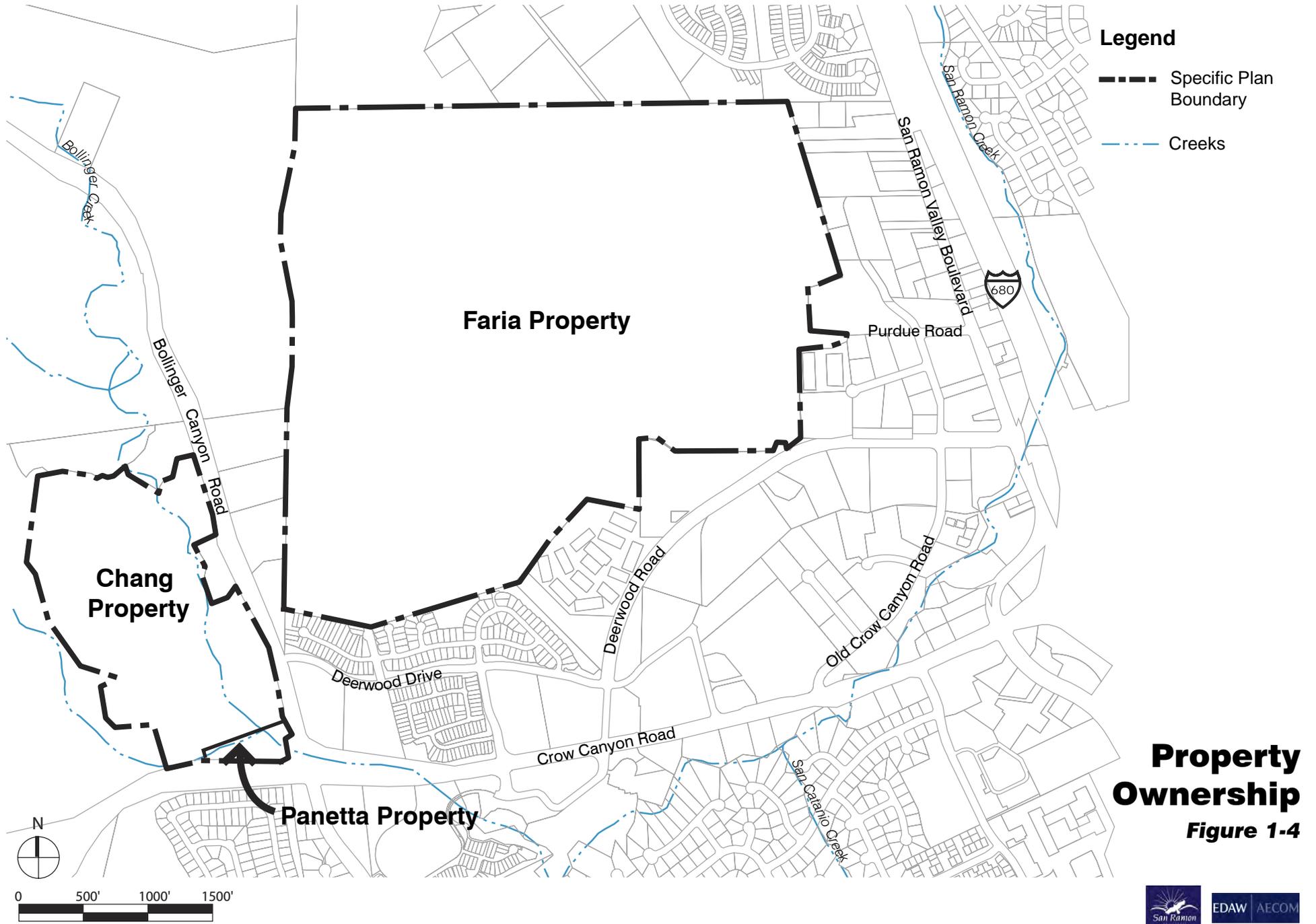
Legend

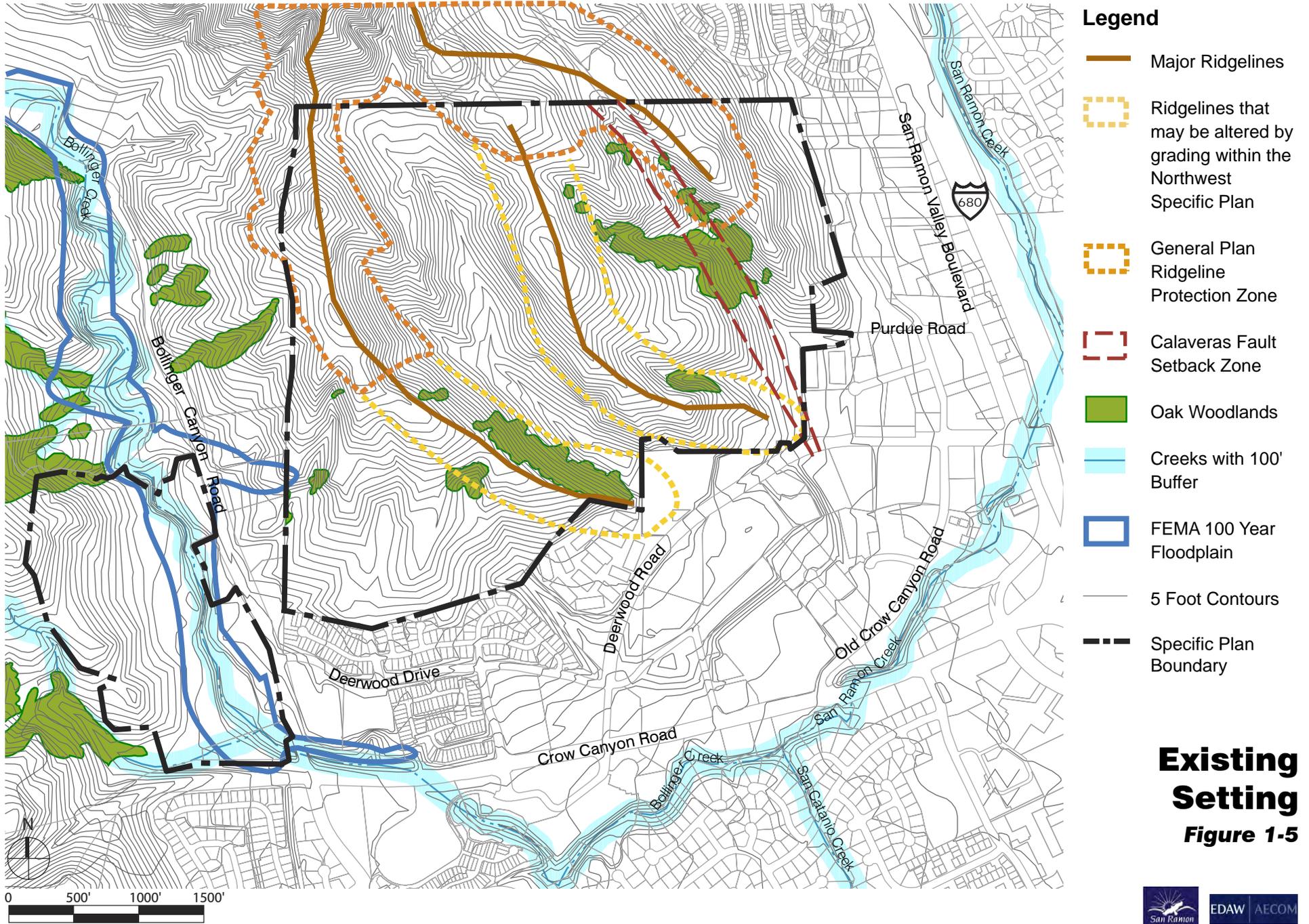
- Specific Plan Boundary
- Creeks

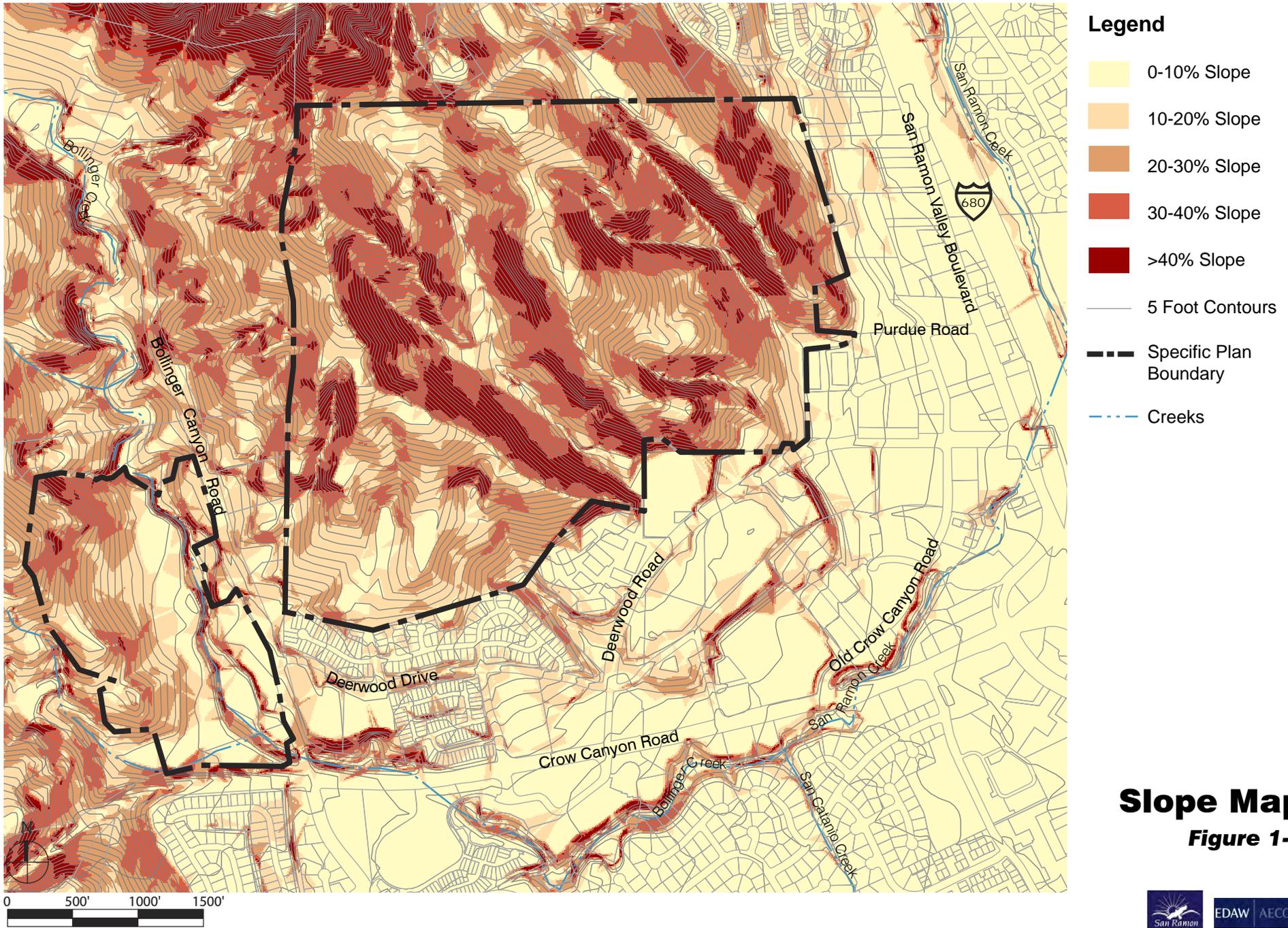


Aerial View
Figure 1-3









SURROUNDING LAND USES

Both residential and commercial development has occurred on the eastern and southern boundaries of the Northwest Specific Plan Area. Additionally, the Plan Area borders the Crow Canyon Subarea to the east and south, which encompasses the Crow Canyon Specific Plan Area. Residential development has also occurred in the area separating the eastern and western portions of the Plan Area, and immediately north of a portion of the Plan Area in the Town of Danville. The surrounding existing land uses, along with the open spaces that can be found in the vicinity, are outlined below and also shown in Figure 1- 7.

Residential neighborhoods. The residential neighborhoods south of the Plan Area include Promontory View, Pinnacle Crow Canyon, Deerwood Ridge, California Sunrise, and Deerwood Highlands. These consist of both single family and multi-family homes. Single family residences within the Town of Danville adjoin a portion of the northern Specific Plan boundary.

Further residential development is located in the parcels which create a pie-shaped wedge between the eastern and western portions of the Northwest Specific Plan Area, along Bollinger Canyon Road. Several of these parcels are developed, including Merrill Gardens, a 99-bed assisted residential senior housing development; a private school; and several single-family residential properties.

Rural and undeveloped areas. The land northwest of the planning area is primarily undeveloped and is part of the Bollinger Canyon Subarea, which includes preserved open space areas. According to the City’s General Plan, there are approximately 120 large lot homes in this Subarea. This land is located outside the UGB and is not planned for further growth and development. This area is known for its rugged natural beauty and is expected to remain rural in character, while accommodating some additional very low density single-family residential development in the future.

Crow Canyon Subarea. Adjacent to the Plan Area to the east is the Crow Canyon Subarea which includes the Crow Canyon Redevelopment Area. This 610-acre area incorporates industrial, office, and commercial uses. Currently, the Crow Canyon Specific Plan process is underway, with the goals of redeveloping and recycling underutilized land, and creating a pedestrian oriented community with retail shops, restaurants, a town center, housing, and mixed use.

Existing community parks. There are two City parks that are within close proximity to the Plan Area. Mill Creek Hollow Park is located on Deerwood Road, directly south of the Plan Area, and serves as a community gathering area



Single-family residential neighborhood to the south of the Plan Area



Merrill Gardens, a senior housing development

for local residents. Crow Canyon Gardens is a public park located south of Crow Canyon Road, approximately ½ mile south of the Plan Area. This park offers community gardens, a demonstration kitchen garden, classes, and tours. Additionally, the East Bay Regional Parks District (EBRPD) currently owns land contiguous to the northern border of the Plan Area located east of Bollinger Canyon Road.

PROJECT SUMMARY

The Northwest Specific Plan sets forth a development program that incorporates a variety of residential neighborhoods with community open spaces and facilities, and provides for the enhancement of wildlife and riparian habitats. The Specific Plan land use program includes five distinct neighborhoods that are interconnected by a public trails and open space system, and linked to new community and public facilities. These five neighborhoods could accommodate a total of up to 830 housing units, including 238 affordable housing units, meeting the requirements of the City of San Ramon General Plan regarding housing affordability.

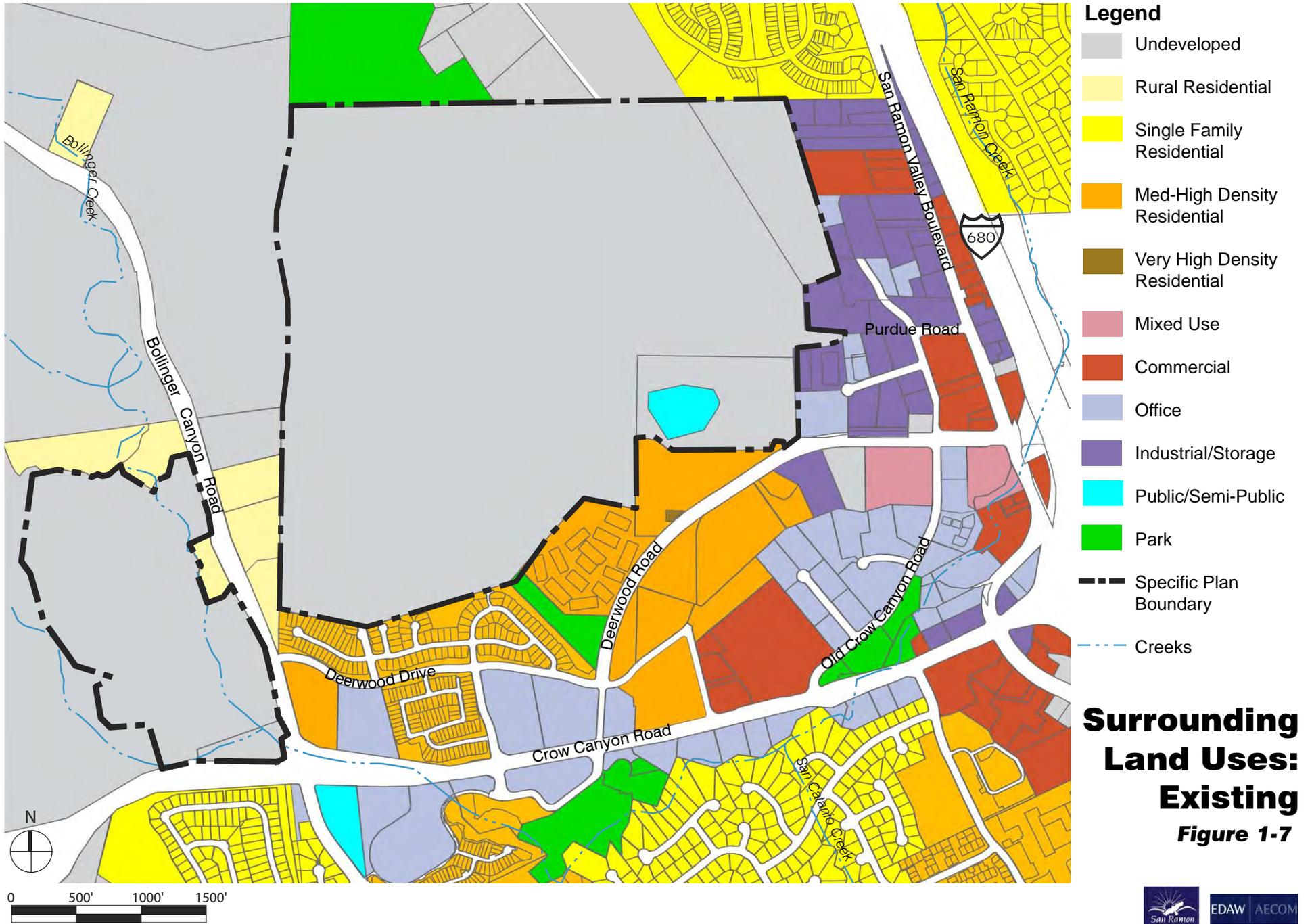
A prominent component of the land use program is the provision of several new community amenities in the form of an active community park, a rose garden, a house of worship, an educational site, a public trails system and passive open space areas. The proposed community park includes soccer and softball facilities, basketball courts, picnic and play areas, and parking facilities. The park facilities will be easily accessible by neighboring properties and all neighborhoods via its central location and a public trails system. The educational site is designed to accommodate an educational museum or outreach facility, and will have an adequate parking supply.



*Las Trampas Ridge
Trail*

Another characteristic of the Plan is linkages with surrounding neighborhoods and uses. The project includes a public trails system which originates from the community park and links to adjoining passive open space areas and to Mill Creek Hollow Park to the south. The proposed public trails system will also establish new connections to existing trails within the vicinity, including the East Bay Regional Park District trail along Bollinger Canyon Road and the Las Trampas Ridge trail.

Open space and resource conservation are integral elements of the Plan, with the creation of a riparian and wildlife corridor along a meandering drainage



swale containing a series of small wetland habitat areas and connecting ponds. Additionally, as required by the General Plan, at least 75% of the Plan Area must be designated for schools, parks, common and public open spaces uses, ownership and maintenance of public and private open space, and design of open space amenities, such as staging areas, trails, and connections. The Plan Area's open space system is also intended to serve as a visual and noise buffer between the proposed Specific Plan development and existing residential neighborhoods.

In order to achieve the City's desired vision for the Plan Area, a hierarchy of community design elements is proposed. The underlying community design principles focus on creating a distinct community identity through unique design features, such as community and neighborhood gateways, an extensive open space system, pedestrian trails, distinct neighborhoods, and community amenities. These principles are described and illustrated in the Land Use, Parks and Open Space System, and Community Facilities Chapters of this Plan. Additionally, each development application within the Plan Area will be required to submit detailed Design Guidelines, illustrating how future development will incorporate the desired community design goals and vision.

LAND USES

A variety of land uses are incorporated into the Plan to produce a community with carefully integrated open space, residential neighborhoods, and public areas. The following is a brief description of each land use:

Residential. As required by the City of San Ramon's General Plan, the Plan Area's residential neighborhoods will accommodate a range of households and incomes, including market rate, senior, and affordable housing types. As required by the General Plan, the Northwest Specific Plan contains a workforce housing program, providing 238 units available for households of very-low, low, or moderate income. The allocation of affordable units is detailed in Chapter 7, Implementation.

Five residential neighborhoods (referred to as A, B, C, D, and E as shown in Figure 2-1 in the Land Use Chapter) are included in the Plan Area, consisting of detached single family units, townhomes, attached multi-family units, and large lot homes. Densities will range from 1.5 dwelling units per acre for single-family homes to over 40 dwelling units per acre for senior housing.

Community Park. 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, an amphitheater, an interpretive center, and parking facilities. A rose garden site may also be incorporated into the community park. In the western portion of the Plan Area, a two acre neighborhood park is envisioned to be integrated into Neighborhood E.

House of Worship. An approximately 6.1-acre site has been provided in the Plan Area to accommodate a house of worship with a day care use and neighborhood serving recreational facilities. Parking will be accommodated on-site. The maximum Floor Area Ratio (FAR) for this facility is .35, and the maximum height is 32 feet (not including a steeple or similar architectural projection).

Educational Site. 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 (based on a .35 FAR), together with supporting parking facilities, and landscaping improvements integrated with the adjoining community park uses.

Open Space. A variety of open space areas are included within the Plan Area, encompassing permanently preserved open space areas, a restored and enhanced riparian and wildlife corridor, and a drainage swale and detention/retention system. Additionally, 144-acres of off-site open space contiguous to the Plan Area will be recorded under a permanent conservation easement, in order to provide an overall ratio of open space and non-residential uses to housing development on the Faria Preserve site of 80%. The conservation easement will be detailed in an agreement with the Faria Ranch property owners and the City of San Ramon.

CIRCULATION OVERVIEW



Bollinger Canyon Road

There are two primary access points to the Plan Area, one from Bollinger Canyon Road and one from Purdue Road. The General Plan requires a collector level street connection between Bollinger Canyon Road and Purdue Road. In accordance with this requirement, automobile access into the Plan Area will occur through Bollinger Canyon Road from Crow Canyon Road, with a main internal roadway extending west from Bollinger Canyon Road into Neighborhood E and east providing access to Neighborhoods A, B, C and D. The access for

Neighborhood E will consist of a new street with a bridge crossing at Bollinger Creek, providing both pedestrian access and allowing for wildlife movement. The access for Neighborhoods A through D are also configured with a new internal roadway and neighborhood streets branching off into each neighborhood.

Automobile access will also occur from Purdue Road, which connects to San Ramon Valley Boulevard, a major thoroughfare for the City of San Ramon. Purdue Road also provides access to Old Crow Canyon Road and Deerwood Road. It is anticipated that Neighborhood C will use the Purdue Road entrance as a primary access point. The Crow Canyon Specific Plan Area is located southeast of the Plan Area, and will be accessible via the Purdue Road entryway.

Three gated emergency vehicle access (EVA) connections are contemplated 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 connecting to Claremont Crest Way, and one in the southeast corner of the site connecting to Deerwood Road. All EVA points also provide pedestrian walkway connections.

The streets within the Plan Area are designed to be pedestrian and bicycle friendly with sidewalks separated from curbs and traffic calming devices at major intersections and at neighborhood entries. Design guidelines, submitted as part of development applications for future development within the Plan Area, will also contain comprehensive discussions of traffic calming measures.

All paths within the Plan Area will be linked to an extensive trail system that internally links open spaces and park areas to the neighborhoods, and connects the Plan Area to adjacent open space areas and nearby City parks. The Circulation Chapter of this Plan will further detail the circulation patterns, and guiding circulation policies within the Plan Area.

SPECIFIC PLAN REQUIREMENTS

Under the California Government Code Sections 65450 through 65457 and the State General Plan Guidelines prepared by the Office of Planning and Research (OPR), a Specific Plan may be used to implement a general plan and its policies/programs. Specific plans must be consistent with the applicable elements of the jurisdiction's general plan. Cities and counties may use specific plans to develop policies, programs, and regulations to implement the jurisdiction's general plan.

California Government Code Section 65451(a) defines the following content requirements for specific plans include text and a diagram or diagrams, which specify all of the following:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

In 1999 the voters of San Ramon approved the City Council sponsored initiative Measure G which required that a citizens' commission develop a new general plan for submittal to the voters for approval. Measure G further provided that once the new general plan received voter approval the plan could only be amended by a 4/5 vote of the Planning Commission and a 4/5 vote of the City Council in favor of the amendment following a minimum of three public hearings before each body. The current General Plan is the result of the Measure G process.

Because Government Code section 65453(a) requires that a specific plan be adopted or amended in the same manner as a general plan, the Northwest Specific Plan required a 4/5 vote from both the Planning Commission and the City Council following the requisite public hearings.

The Northwest Specific Plan has been prepared in accord with state law and with Measure G. The Plan complies with all requirements of both.

RELATIONSHIP TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

An Environmental Impact Report (EIR), pursuant to the requirements of the California Environmental Quality Act (CEQA), has been prepared to provide an analysis of the potential impacts of this Specific Plan and to recommend

appropriate mitigation measures as policies and features of the plan. The Specific Plan and the EIR were prepared in close coordination with one another; mitigation measures have been incorporated into the Specific Plan where possible.

The EIR prepared for the Northwest Specific Plan evaluates impacts from implementation of the Specific Plan at a programmatic level. Because a development application for development of the Faria Preserve project on the Faria Property was submitted before work on the EIR had begun, a single EIR analyzes development of the Faria Preserve at a project level and of implementation of the Specific Plan at a programmatic level. Therefore, development of the Faria Preserve will require no further environmental review unless the project is modified in ways that generate new or increased environmental effects not studied in the EIR and requiring supplemental environmental review under CEQA. Development other than the Faria Preserve project within the Plan Area will be subject to future development entitlements and environmental review.

GENERAL PLAN CONSISTENCY

The City of San Ramon's General Plan (San Ramon 2020) sets the overall land use and planning policy affecting development in the City, including the Northwest Specific Plan Area. The General Plan serves as the City's vision for long-range physical growth, economic development, and resource conservation. The Northwest Specific Plan will help achieve the vision established by the policies and implementation program of the General Plan through the preservation of valuable natural resources, expanding public access to open space opportunities, providing a range of housing opportunities including affordable housing, a house of worship, an educational site and a community park for the City.

The City of San Ramon General Plan contains policies requiring that at least 75% of the Plan Area is designated for non-residential uses, including schools, parks, common and public open space uses, ownership and maintenance of public and private open space, and design of open amenities such as staging areas, trails, and connections. As a result of these policies, a large portion of the Plan Area is designated as open space, with the remainder being designated for residential development.

The land uses included within the Plan Area are consistent with General Plan requirements. As specified by the General Plan, the land use designations within Specific Plan Areas on the General Plan Diagram are illustrative:

“The final land use plan for the Northwest Specific Plan Area may deviate from the General Plan Diagram, provided it is faithful to representations of land use relationships and meets the criteria and standards of the Specific Plan policies contained in the General Plan.”

Ordinance 197, which was adopted by the City Council in 1990, requires that land above the 500 foot elevation limit be subject to the Resource Conservation Overlay District (RCOD). The entirety of the Plan Area is located within the RCOD. According to the RCOD, development is not permitted within 100 vertical feet of a major ridgeline, within 50 feet of a minor ridgeline, or within 100 feet of a creek or a stream channel.

Elsewhere in the RCOD, a slope density formula applies:



- Where the slope exceeds 20% only 1 dwelling unit/320-acres is allowable, and that density must be transferred to a developable area
- Where the slope is between 15-20%, the maximum density is 1 dwelling unit/5-acres
- Where the slope is between 10-15%, the maximum density is 1 dwelling unit/acre



According to Ordinance 197 text, this measure is not intended to prevent the City from processing General Plan Amendments, Specific Plans, or other development plans for specific areas which differ from its terms. However, such development plans shall only take effect if elements of plans that do not adhere to Ordinance 197 requirements are approved by the majority of voters of the City of San Ramon. The Implementation Chapter of this Plan addresses consistency with RCOD policies and Ordinance 197.



Topography within the Plan Area

Another consideration for site development is ridgeline preservation policies within the Open Space and Conservation Element of the General Plan, which stem from the Measure G Open Space Preservation Action Plan. Measure G is a City Council sponsored initiative approved by the voters in 1999 which mandates “a plan for the acquisition of ridgeline lands, contiguous to the City of San Ramon, to be preserved for open space purposes in perpetuity.” The guiding policy of the Measure G Open Space Conservation Plan states the following intention:

- Policy 8.4-G-1: Expand the ridgeline and hillside open space

system in the City's Planning Area by joint efforts with East Bay Regional Parks District, Contra Costa County and nonprofit trustee agencies.

The Open Space Conservation Plan also contains implementation policies giving ridgelines and viewsheds over 650 feet elevation greater priority for open space preservation and acquisition. This policy is relevant to the Plan Area because it contains ridgelines over 650 feet in elevation.

The Plan Area falls entirely within the UGB, designating it as an appropriate area to carry out general plan policies to develop in a more compact form by preserving open space and natural resources, and limiting the extent of urban development and services outside of the boundary.

CHAPTER 2: LAND USE



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 2: LAND USE

INTRODUCTION

The Land Use Chapter of the Northwest Specific Plan sets forth the types, locations and intensities of land uses to be accommodated within the Plan Area. The program of land uses proposed for the Plan Area responds to General Plan direction, as well as other adopted City policies, direction provided by City Council, and comments and suggestions offered by the public, the Planning Commission and various City Boards and Committees.

The intent of this Chapter is to define the overall direction for the development of five new residential neighborhoods within the Plan Area, as well as the integration and development of a range of infrastructure and community-serving facilities. Following the vision of the Plan, a community design framework has been prepared to establish land use and community character. The framework described is intended to guide development in a manner that embraces the scenic character of the site, preserves and enhances open space and biological resources, and supports the creation of a variety of residential neighborhoods with a range of densities and housing types.

The development pattern and densities associated with these concepts are shown in the Land Use Plan, illustrated in Figure 2-1. Additionally, the Illustrative Plan for the Plan Area (Figure 2-2), illustrates the overall design concepts, and relationships between residential neighborhoods, community facilities, and circulation facilities. The Implementation Chapter (Chapter 7) of this Plan describes zoning codes, development standards, and other requirements such as Design Guidelines that will be used to establish project-wide theme and character elements.

PLANNING PRINCIPLES

The Plan Area is envisioned as a community comprised of integrated walkable neighborhoods, organized around open space elements and community amenities. The community is envisioned as a place that offers an enjoyable lifestyle for its residents, and will offer visitors and neighbors an equally desirable experience in an attractive, comfortable setting. Establishing a community with these traits will be accomplished by implementing a community design framework planned around two major development features: 1) Open Space and Natural Resources, and 2) Community Identity Elements. Each of the community's



neighborhoods, public amenities, circulation improvements, and design features will build on this fundamental design framework to create the final development envisioned for the Plan Area, as depicted in the Illustrative Plan in Figure 2-2.

Open Space and Natural Resources

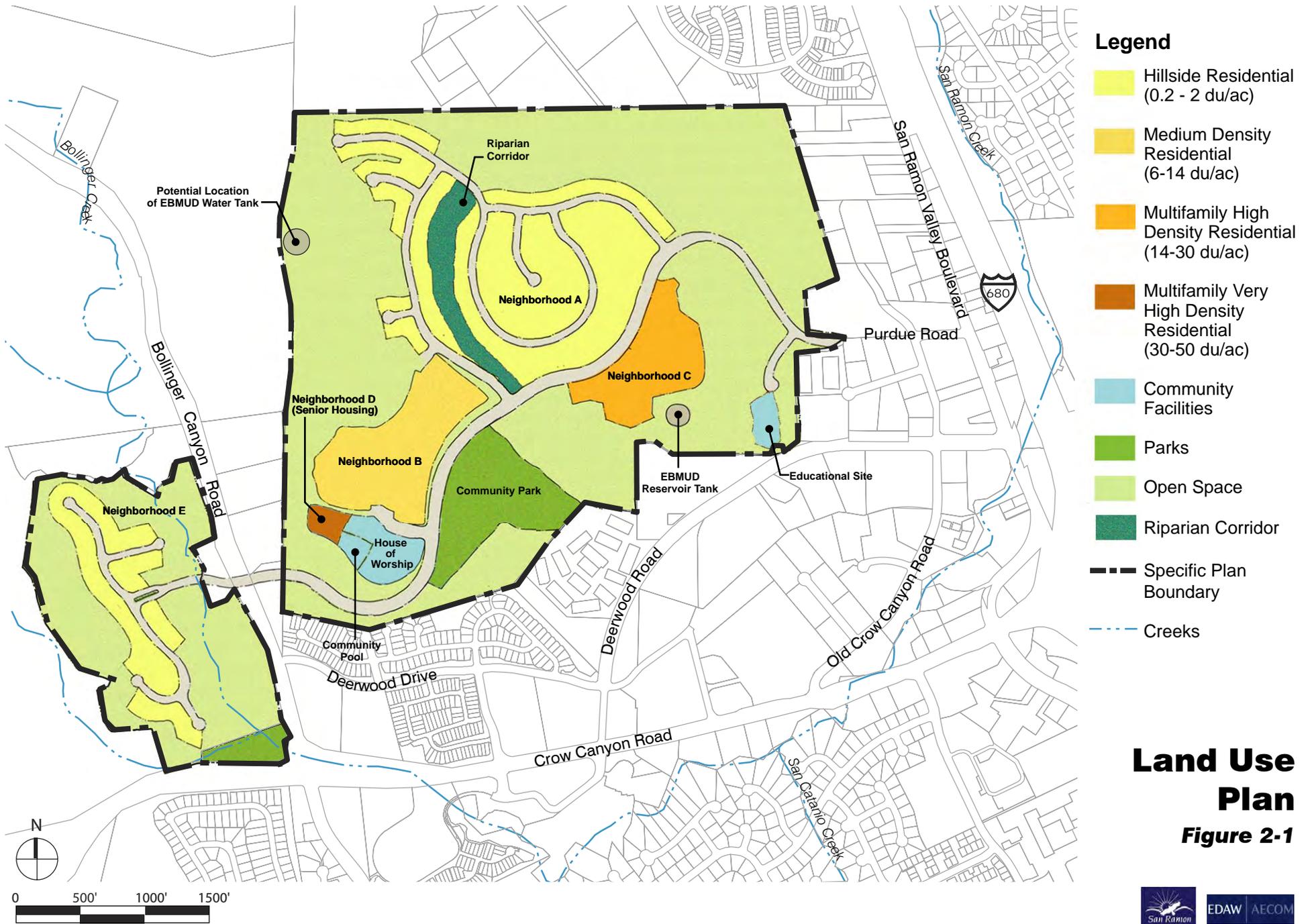
Open space and parks will be the single largest land use within the Plan Area, and will serve as community amenities and primary design elements. As required by the City's General Plan, protected open spaces and public uses represent 75% of the total land area within the Plan Area. Additionally, the natural resources and amenities present within the Plan Area—including open space—provide a great opportunity for developing a community that is compatible with, and takes advantage of, the natural setting. The open space system acts as a tool for creating a sense of project-wide unity by integrating resource conservation and urban landscapes. The open space system consists of several key components:

Major Ridgelines. In accordance with the General Plan Open Space and Conservation Element, the easterly ridgeline and a portion of the westerly ridgeline located within the eastern portion of the Plan Area shall be preserved from grading and development, and shall remain as permanent open space. These major ridgelines lend a distinct sense of character to the Plan Area, and maintaining them as open space will help to preserve the aesthetic qualities of the site.

Riparian and Wildlife Corridor. The area surrounding the existing drainage swale within the eastern portion of the Plan Area is underlain by deep seated landslides. This approximately 8.9-acre area will be graded and reconstructed as an enhanced riparian and wildlife movement corridor, which will incorporate permanent wetlands. The corridor will serve as a passive open space amenity.

Bollinger Creek Corridor. Bollinger Creek is located in the western portion of the Plan Area and is identified as a resource to be protected. A creek buffer will ensure that development will not encroach on Bollinger Creek, and the wildlife habitat areas contained in this corridor. The roadway crossing Bollinger Creek will be designed with a bridge structure, to ensure that the creek is not disturbed.

Community Park. An approximately 12.7-acre site is proposed as a community park. This park will be designed and constructed for public use, both for the residents of the Northwest Specific Plan neighborhoods, and for residents of San Ramon. The community park will include facilities such as ball





**Illustrative
Plan**
Figure 2-2

fields, play areas, picnic facilities, a garden, an amphitheater, and a nature learning center. In order to create a network of passive and active open spaces throughout the Plan Area, the community park will be linked to residential areas, open space areas, and the existing Mill Creek Hollow Park through a public trail system.

Neighborhood Park. An approximately 2-acre neighborhood park is planned for the western portion of the plan area, providing recreational facilities such as a tot-lot and picnic tables. The exact location and programming for this park will be determined in the future.



Example of a neighborhood park

Public Trail System. The public trail system within the Northwest Specific Plan Area will help to create a linked and interconnected open space system. The linkages within the Plan Area will help to connect the neighborhoods to each other, as well as to the community park and other amenities. Additionally, the public trail system will also provide linkages to the existing EBRPD trail on Bollinger Canyon Road, a connection to the proposed community park, and a future connection to the contiguous properties north of the Plan Area that is currently owned by the EBRPD. The public trail system is also intended to provide linkages to Mill Creek Hollow Park, and to the neighborhoods located south of the Plan Area. The trail system will include a range of facilities improved to accommodate pedestrian, bicycle and equestrian access.

All of the other land uses will be organized around these key open space elements and natural resources. Each of these elements is discussed in greater detail in Chapter 5 (Parks and Open Space System) and Chapter 6 (Community Facilities and Services).

Community Identity Elements

An essential component in establishing the character of the development in the Plan Area will be the implementation of unifying building, landscape, and streetscape community identity elements. These elements, located throughout the community, as shown in Figure 2-3, work within the land use framework to reinforce the sense of continuity within the Plan Area.

Community Entryway Features. Entryway features serve as the gateways to the neighborhoods within the Plan Area, and help to establish the character of the community. Community entryway features shall be located at the entrances on Bollinger Canyon Road into both the eastern and western portions of the Plan Area. These entryway features will create an entry



Examples of entryway features

statement appropriate to the scale of the street width and the setting, and will include architectural elements and plantings that are compatible with the natural environment and character of the area.



Example of entryway feature

Neighborhood Entryway Features. Neighborhood entries will serve as the primary entry portals into individual neighborhoods, with a consistent theme and image for each neighborhood. Each of the five residential neighborhoods within the Plan Area will have a unique identity and gateway treatment consistent of special landscaping, paving, and entry structures.

Integration of Urban and Natural Open Spaces. The Plan Area will merge urban and natural landscapes to create development that is compatible with its environment. This will be achieved by integrating native grasses and plant communities into the developed environment, and providing seamless connections with and views of open space areas.

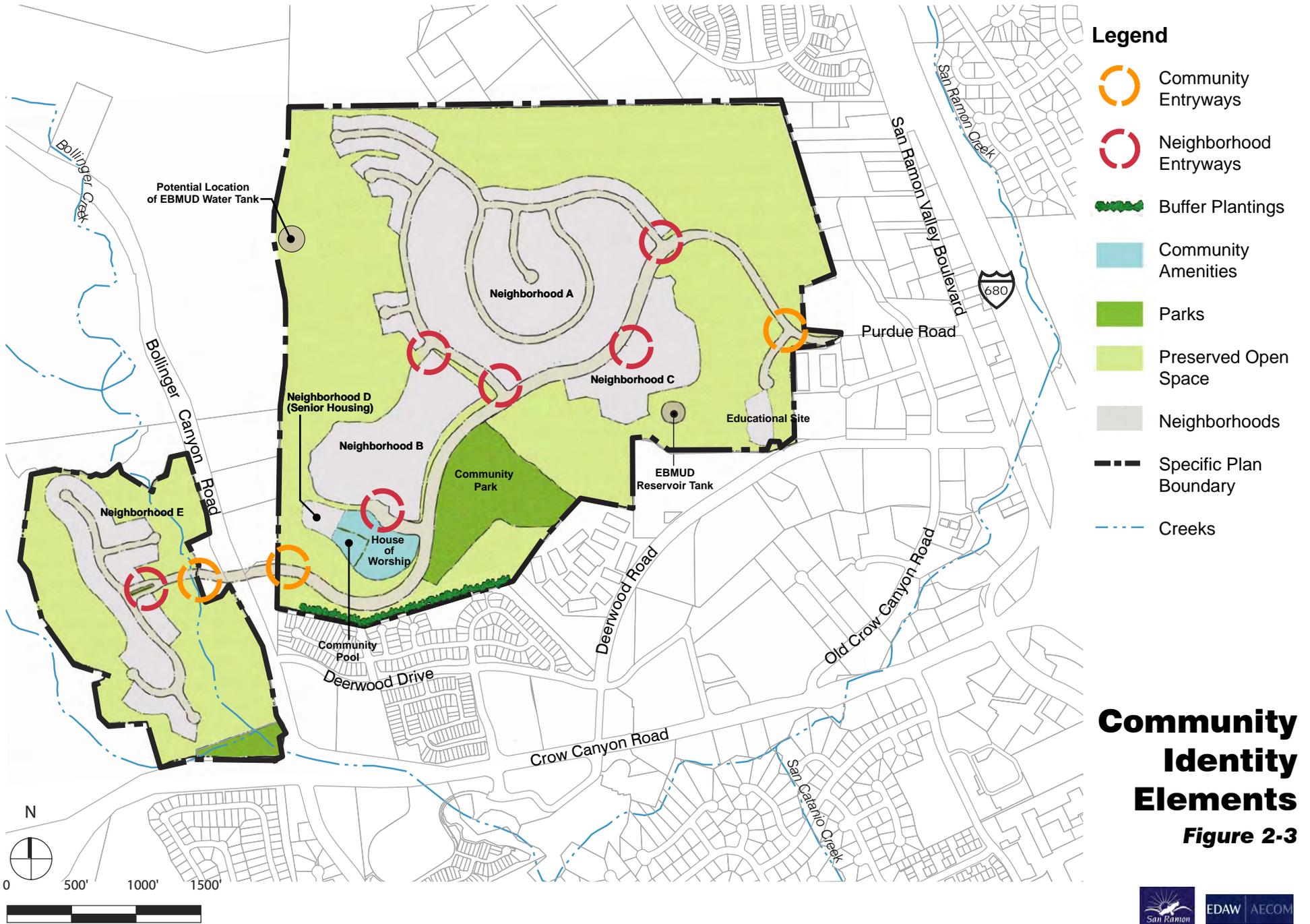
Character of Community Amenities. Community amenities, centrally located within the Plan Area, are intended to offer a range of services, facilities, and opportunities for residents and visitors. The buildings and landscaping shall be designed to reflect the natural resources and open space amenities present in the setting.

Hierarchical Streetscape Pattern. Street trees will be planted along all streets, and at neighborhood entries in the Plan Area, creating attractive, inviting, visually consistent, and walkable streets.



Street trees and landscaped berms will improve neighborhood character and provide visual buffers for neighboring residents

Perimeter Buffer Planting. 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.



Legend

-  Community Entryways
-  Neighborhood Entryways
-  Buffer Plantings
-  Community Amenities
-  Parks
-  Preserved Open Space
-  Neighborhoods
-  Specific Plan Boundary
-  Creeks

Community Identity Elements

Figure 2-3



LAND USE GOALS, OBJECTIVES, AND POLICIES

The type, location, and density of land uses within the Plan Area have been established following the direction of the City of San Ramon General Plan and the urban design and planning principles described in this chapter. These principles establish parks, open space preservation, and natural resources as the fundamental components of the community structure. The land uses described in this Chapter are intended to create a development pattern that protects valuable ecological resources and creates a well balanced residential community of neighborhoods, with amenities that are within convenient walking distance of each other.

The following goals, objectives, and policies define the location, density and character of development of the Plan Area. The plan goals and objectives serve to implement the Specific Plan in a manner which is consistent with the San Ramon General Plan.

GOAL 1. An attractive residential community comprised of interconnected neighborhoods, offering a range of housing types, community amenities, and open space areas.

Balanced Development Pattern

Objective A: Provide a balanced development pattern that offers a diversity of residential choices, utilizing open space areas and community amenities as organizing and defining elements.

Policies:

1. Establish a buffer between new development within the eastern portion of the Plan Area, and existing single family residences to the south, in accordance with Figure 2-3.
2. Organize neighborhoods in a manner that is pedestrian scaled and walkable, with convenient access to community amenities, open space areas, and the Crow Canyon Redevelopment area.
3. Include a wide range of housing types, densities, sizes, and affordability levels.
4. Create well-defined residential neighborhoods served by a community park, public trails, and related open space amenities.
5. Provide convenient pedestrian, bicycle, and vehicular access to link neighborhoods and connect residents with public facilities.

6. The total number of residential dwelling units within the Plan Area shall not exceed 830, which includes a density bonus for workforce and affordable units. This figure does not include second units designed in accordance with State law.
7. Develop an Inclusionary Housing Program, providing that at least 25% of the total units within the Plan Area are affordable to very-low, low, and moderate income levels.
8. Encourage the concentration of recreation, education, service, public and community activities as focal points of the community.
 - a) Provide an approximately 12.7-acre site for a community park facility.
 - b) Provide up to a 6.0-acre site for a house of worship.
 - c) Provide an approximately 1.6-acre site for an educational site, such as an educational museum or an outreach facility.
 - d) Provide an approximately 0.5-acre rose garden site, which can be accommodated within the community park.
 - e) Provide an approximately 2.0-acre site for a neighborhood park facility in the western portion of the Plan Area (exact location to be determined in the future).

Cohesive Community Design

Objective B: Design neighborhoods and community amenities to create a consistent identity and sense of community within the Plan Area.

Policies:

1. Prepare a set of comprehensive design guidelines to accompany each development application within the Plan Area. The design guidelines shall promote a conservation-based community design concept which incorporates high quality neighborhood character, integrated with open space and public uses. The following design elements should be established for all neighborhoods in the design guidelines, promoting a consistent neighborhood design throughout new development:
 - a) Design character and architectural styles for residential and non-residential development, including appropriate use of materials;
 - b) Development standards, including specific site layout;

- c) Streetscape character and entryways, including paving and signage;
- d) Design of parks, trails, and open space; and,
- e) Landscape site amenities, including street trees, landscape features.

Compatibility with Natural Resources

Objective C: Ensure that development patterns within the Plan Area are compatible with natural resources, and maintain the natural beauty and character of the area.

Policies:

1. No development shall occur within 100 feet of the centerline of Bollinger Creek.
2. The riparian corridor located on the western portion of the Faria property shall remain as a passive open space amenity, with an average width of 200 feet. This corridor will be improved and maintained as a riparian and wildlife corridor, in accordance with a Biological Enhancement Plan, which is included in the Biological Assessment (Appendix A).
3. No development or grading for development shall occur within major ridgeline protection zones as defined by the General Plan, except in areas that may be altered by grading, as identified in the General Plan (General Plan Figure 8-3).
4. Blend cut-and-fill slopes with existing contours to avoid the appearance of artificial or angular slopes.



Scenic views of the Plan Area

Protection from Natural Hazards

Objective D: As development occurs in the Plan Area, mitigation measures shall be taken to avoid any potential danger from natural hazards, such as floodplains, unstable soils, or active faults. The policies outlined below are development mitigation measures that shall be implemented in order to prevent negative environmental effects and/or safety hazards within the Plan Area.

Policies:

1. Ensure that grading of land occurs in a manner so that buildings remain above the 100-year floodplain.

2. Prohibit structures intended for human occupancy within 50 feet of the Calaveras fault (as identified in the October, 2004 Geologic Hazards Evaluation Report (Appendix B) and Supplemental Fault Investigation, Fault A/Calaveras Fault Western Traces (2005)) and within 25 feet of Fault A (as identified in the Gilpin Geosciences, Inc. 2006 Alquist Piolo Zone Peer Review, Faria Preserve, San Ramon, California).
3. Grading and improvement plans for all future development within the Plan Area shall be reviewed by a registered engineering geologist who shall verify feasibility, consistency with recommended design standards, and mitigation measures.
4. Require geotechnical field review during the construction phase of any new development within the Plan Area.
5. Require preparation of a soils report as part of the development review process for any development applications in the Plan Area.



Five distinct neighborhoods are included within the Plan Area, offering a variety of densities, housing types, and open space areas

RESIDENTIAL LAND USES

The overall mix of land uses within the Plan Area is intended to create five distinct neighborhoods offering a variety of densities, housing types, and open space areas. Housing types will range from hillside neighborhoods with homes on large (one-half acre) lots to higher density multi-family housing for seniors. Features characteristic of all neighborhoods will include passive open space areas encompassing each neighborhood, pedestrian trail connections to community open spaces and facilities, and varying architectural styles with decorative facades to promote community character.

The proposed land use plan showing the location and distribution of the five neighborhoods within the Plan Area is shown in Figure 2-1. Each neighborhood differs in size, density, and characteristics, but the community design of the Plan is intended to maintain overall continuity and cohesiveness.

Table 2-1, the Residential Land Use Summary, establishes the area and density of each neighborhood illustrated in the Land Use Plan (Figure 2-1). All development projects shall be consistent with the densities established for each neighborhood.

Table 2-1: Residential Land Use Summary

Neighborhood	Gross Acreage¹	Developed Area (Acreage)	General Plan Designation	Maximum Dwelling Units	Density (units/acre)
A	159.23	43.16	Hillside Residential	200	1.3
B	20.22	16.86	Medium Density Residential	200	9.9
C	11.85	10.56	Multifamily High Density Residential	300	25.3
D	2.14	1.78	Multifamily Very High Density Residential	86	40.2
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					

ALLOCATION OF AFFORDABLE HOUSING UNITS

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) establishes targets that 20% of this allocation will be affordable to Very Low Income Households, 30% affordable to Low Income Households, and 50% affordable to Moderate Income Households.

An Inclusionary Housing Program is required as a condition of approval for any development application within the Plan Area, and includes details of implementation measures for meeting the City’s goals for affordable housing. Table 2-2 is a summary of the planned housing units, and allocation of affordable units within the Plan Area:

Table 2-2: Allocation of Affordable Units

	Total Housing Supply	Total Affordable Units	Allocation of Affordable Units		
			Very Low Income (min. 20%)	Low Income (targ. 30%)	Moderate Income (targ. 50%)
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

NEIGHBORHOOD ORGANIZATION

The following is a summary of each of the five neighborhoods in the Plan Area, with a description of the planned type and density of development, as well as a discussion about the proposed character and identity of each.

Neighborhood A

Located in the northern portion of the Plan Area, this neighborhood consists of approximately 159 gross acres, with up to 200 single family dwelling units for an overall gross density of 1.3 dwelling units/acre, which is consistent with the City's General Plan designation of Hillside Residential. The neighborhood can be characterized as a low density clustering of single family residential lots, with lot sizes of approximately 5,000 square feet. The graphic on this page illustrates the conceptual design and layout of the neighborhood, which includes residential lots clustered around an interior open space and restored wildlife and riparian corridor, and a loop road connecting the two ends of the neighborhood.



Illustrative design of Neighborhood A

The design for Neighborhood A includes the recreation and enhancement of a riparian drainage and wildlife movement corridor which extends in a northerly direction through the entire neighborhood. Neighborhood A also provides for the preservation of existing oak woodlands habitat and establishment of new oak woodland habitat communities within the preserved open space areas. It is envisioned that the majority of homes in Neighborhood A will back onto open space or landscaped slopes. When homes back onto the riparian corridor, rear yard fence guidelines shall be established to allow visual connections, but discourage physical access. The neighborhood will also have easy access to the nearby EBRPD regional trail system, which runs north-south near the western edge of the neighborhood.

There are two planned access points into Neighborhood A from the internal roadway connecting Bollinger Canyon Road to Purdue Road, with an entry feature established at each access point.

Neighborhood A is proposed to include two story single family homes with a variety of architectural styles. In order to create visual interest within the neighborhood, homes should vary in roof designs, fascia, entryway treatments,

and garage door materials. Specific design characteristics will be provided in Design Guidelines, to be submitted concurrently with a development application.

Neighborhood B

Neighborhood B is envisioned as a compact, pedestrian scaled neighborhood. The graphic on this page details the conceptual layout and design of Neighborhood B, located on the southwest portion of the Faria property, on



Illustrative design of Neighborhood B

the eastern side of Bollinger Canyon Road. This neighborhood will consist of up to 200 dwelling units on approximately 16.9-acres, with an overall density of 9.9 dwelling units/acre. This density is consistent with the City of San Ramon General Plan designation of Medium Density Residential.

Two access points are planned for Neighborhood B, one at the southern end and one at the northern end. The southern access point adjoins the site containing the house of worship, and the northern access point connects with Neighborhood A. Entry areas will be clearly defined with the use of distinctive plantings, and architectural elements.

Residents of Neighborhood B will have a connection to the EBRPD regional trail system, on the western side of the neighborhood. The house of worship, which will also include recreational facilities serving the neighborhood, directly adjoins the neighborhood to the south. The community park is also within close proximity, across the main internal roadway, serving as the primary access for the neighborhood.

To help support the pedestrian character of this neighborhood, it is envisioned that garages may be accessed from alleys behind the homes, or by other suitable means to help create an internal streetscape where front doors, pedestrian spaces, and landscape features are prominent. Within Neighborhood B, well-defined residential cluster areas will help to create a setting that is at a comfortable, intimate scale, within the greater neighborhood and community. Typical home sites in this neighborhood will include compact front lawns and sideyard areas, with consistent street trees, as well as landscaping in the alleys. The homes in Neighborhood B are three stories in height and are envisioned to include architectural detailing consistent throughout the neighborhood and complementary to development in the Plan Area. Specific design characteristics will be provided in Design Guidelines, to be submitted concurrently with a development application.

Neighborhood C

With up to 300 dwelling units on approximately 10.6-acres, Neighborhood C can be characterized as high-density multifamily development, with an overall density of approximately 25.3 dwelling units/acre. The proposed layout and illustrative design for Neighborhood C is illustrated in the graphic on this page.

Situated in the southeastern portion of the Plan Area, the neighborhood is surrounded by open space to the south, and is south of the main internal roadway, closer to the Purdue Road connection to San Ramon Valley Boulevard. Neighborhood C is situated approximately 300 feet north of existing high density residential development. Residences in Neighborhood A are located across the road and to the north of Neighborhood C.



Illustrative design of Neighborhood C

There are three access points to Neighborhood C, from the main internal roadway. Entry areas are clearly defined, with the use of architectural elements and distinctive planting.

It is envisioned that Neighborhood C will contain a mix of multi-family townhouses and multi-family 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 be submitted for consideration.

This neighborhood emphasizes internal pedestrian circulation, including pedestrian spines between buildings, as well as pedestrian connections to the greater community within the Plan Area. This neighborhood will also contain common open space areas for both passive and active recreation.

Neighborhood D

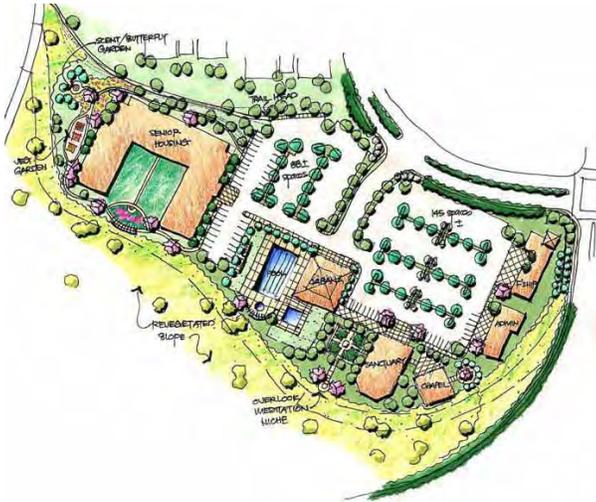
Neighborhood D is designed specifically for the creation of up to 86 senior housing units on approximately 1.8-acres, consistent with the General Plan land use designation of Multiple Family-Very High Density Residential, at an overall density of approximately 40 dwelling units/acre. It is envisioned that the neighborhood will consist of a large block of senior housing units with ample parking and a connection to the main internal roadway of the Plan Area.

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 (David Gates and Associates, 2006). 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 shapes 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 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. The building design 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.



Illustrative design of Neighborhood D, showing connections to the House of Worship and associated community facilities (Source: David Gates and Associates)

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.

Neighborhood E

Neighborhood E is located within the westernmost portion of the Northwest Specific Plan Area, west of Bollinger Canyon Road (consisting of the Chang and Panetta properties). According to the General Plan, after application of the density bonus for provision of affordable housing, this neighborhood may consist of up to 44 residential lots, with an overall density of 2 dwelling units/acre, consistent with the General Plan land use designation of Hillside Residential. The Northwest Specific Plan Inclusionary Housing Program provides for 12 of the residences in Neighborhood E to contain second dwelling units. One of the 44 total units is reserved for the Panetta property, following approval of necessary entitlements.

The vision for Neighborhood E is to provide large lot single family homes (approximately 20,000 square foot lots), which will help to include a wide range of residential options within the Plan Area. The range of lot sizes for large lot single family homes is 15,000-22,000 square feet. However, another design option for this community would be to cluster development, which would help achieve the General Plan policy requiring that at least 75% of the site be designated for non-residential development. The total area for Neighborhood E is 64-acres, of which 16-acres may be developed with residential units pursuant to General Plan open space policies. At 2 dwelling units/acre, only 32 single-family residences could be accommodated with 22,000 square foot lots. In order to reach the maximum development potential of 40 homes, it would be necessary to cluster development, resulting in smaller lots. The minimum lot size permitted when clustering homes in Neighborhood E is 12,500 square feet.



Illustrative design of Neighborhood E

The graphic on this page illustrates the conceptual design and layout of Neighborhood E. The design of this neighborhood is characteristic of a hillside residential community, with large estate homes nestled into the existing topography of rolling hills. The lots are approximately one-half acre, and are situated linearly into the hillsides, taking advantage of the scenic vistas of nearby ridgelines and open space. Neighborhood E is proposed to be located directly west of the Bollinger Creek corridor and riparian area. Residences shall be situated to take advantage of views and proximity to this natural amenity, while ensuring that the resources are not disturbed. A small neighborhood park

is envisioned as being integrated into the community design of Neighborhood E.

One access point is proposed to Neighborhood E from Bollinger Canyon Road, which is directly across from the main access point to the neighborhoods on the eastern side of the Plan Area. This access point for Neighborhood E includes a bridge structure across Bollinger Creek. The access point is conceptual, and determination of the exact location of access to the Plan Area west of Bollinger Canyon Road is subject to refined engineering and design, which would be documented by the approval and recordation of a separate Vesting Tentative Map for the western portion of the Plan Area. If the necessary easements cannot be obtained, the conceptual access point may need to be relocated.

COMMUNITY FACILITIES

In addition to the residential neighborhoods, public facilities and amenities play an essential role in forming the basis of the community in the Plan Area.

The planned community park and house of worship are centrally located in the portion of the Plan Area east of Bollinger Canyon Road (shown in Figure 6-1 of the Community Facilities Chapter). Additionally, a small neighborhood park is envisioned for the western portion of the Plan Area. Detailed descriptions of the community facilities and policies to guide their future development are included in the Community Facilities Chapter of this Plan document.

The site for the house of worship, up to 6.1 acres, is located near the Bollinger Canyon Road entrance to the Plan Area, north of the access roadway. It is envisioned that the house of worship site will include a religious assembly facility and related activities, including a day care. The house of worship site is envisioned to include neighborhood recreational facilities, such as a pool and indoor recreation areas. These facilities will be developed based on a maximum FAR of .35, and will be served by a combination of surface, below-grade and/or structured parking.

The community park is located on the south side of the main access road, across from the house of worship. The park will be designed with ample parking to serve its daily needs. 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 will be provided near the southwest corner of the park, to connect the park to nearby residential uses and the house of worship. Additionally, the community park will include a connection to Mill Creek Hollow Park, located directly south of the Plan Area. The community park site will be developed as a turnkey park facility.

The educational site site is approximately 1.6-acres, and is located in the southeastern corner of the Plan Area. The educational use facility is envisioned to accommodate an educational museum, interpretive learning center, or educational outreach use intended to serve the residents of the adjoining neighborhoods in the Plan Area, as well as the greater community. The facility on this site will be two stories, developed at a maximum FAR of .35. The design and landscaping of the educational site will be consistent with the character of the surrounding community.



House of Worship, Community Pool, and Community Park sites

An approximately 2-acre neighborhood park is planned for the western portion of the plan area, providing recreational facilities such as a tot-lot and picnic tables. The exact location, design, and programming for this park will be determined in the future.

CHAPTER 3: CIRCULATION



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 3: CIRCULATION

This chapter describes the Northwest Specific Plan’s circulation system and its relationship to regional and local transportation systems in the City of San Ramon. It includes an overview, and goals, objectives, and policies for the vehicular, and pedestrian and bicycle circulation systems.

The Northwest Specific Plan Area is comprised of two major properties which have independent but linked circulation systems. The circulation plan for the eastern portion of the Plan Area (on the east side of Bollinger Canyon Road), provides a system of curvilinear collector streets along landscaped corridors and neighborhood streets providing direct access to homes. Pedestrians are accommodated with a combination of sidewalks and separated paths along streets, as well as a system of public trails connecting the eastern portion of the site to City streets and the EBRPD trail system. Bicyclists will have access to the eastern portion of the Plan Area on Class II bicycle lanes provided within the main collector roadway. Neighborhood E, located west of Bollinger Canyon Road, is envisioned as a small neighborhood of hillside residential development, served by a series of local neighborhood streets with sidewalks.



CIRCULATION GOALS, OBJECTIVES, AND POLICIES

GOAL 1: To create a safe, convenient, and functional circulation system that balances access for vehicles with choices to walk and bicycle.

Objective A: Provide streets that conform to City standards and a circulation system that provides adequate accessibility to surrounding San Ramon.

Policies:

1. Provide a hierarchy of streets consistent with City engineering and Fire District standards. The eastern portion of the Plan Area includes two classifications of streets, collectors and local neighborhood streets, while the western portion of the Plan Area is comprised of one classification, local neighborhood streets.
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 on at least one side of the street.

3. Provide access that distributes traffic to the City’s arterial street system. The eastern portion of the Plan Area will provide collector street access from Purdue Road in the east connecting with San Ramon Valley Boulevard, and access to Bollinger Canyon Road in the west connecting to Crow Canyon Road. The western portion of the Plan Area will provide local street access to Bollinger Canyon Road.
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 may be required in the event of a 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 (Emergency Vehicle Access) 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 Roads, if required through final project design.

EXISTING CIRCULATION SYSTEM

Vehicular access to the Plan Area is provided through the City’s arterial street system. San Ramon Valley Boulevard, Crow Canyon Road and the adjacent interchange of Crow Canyon Road/I-680 provide access to the Plan Area at the regional level. Locally, roadways including Bollinger Canyon Road and Purdue Road provide direct access to the Plan Area. Other streets in the vicinity provide indirect access to/from nearby commercial and institutional facilities, and provide pedestrian and bicycle access. These streets include Old Crow Canyon Road, Deerwood Road, Deerwood Drive, Omega Road, and Twin Creeks Drive. The City roadway network connects the Plan Area to greater San Ramon, as well as to the adjacent cities of Dublin and Danville. Figure 3-1 illustrates the existing circulation system in the vicinity of the Plan Area.



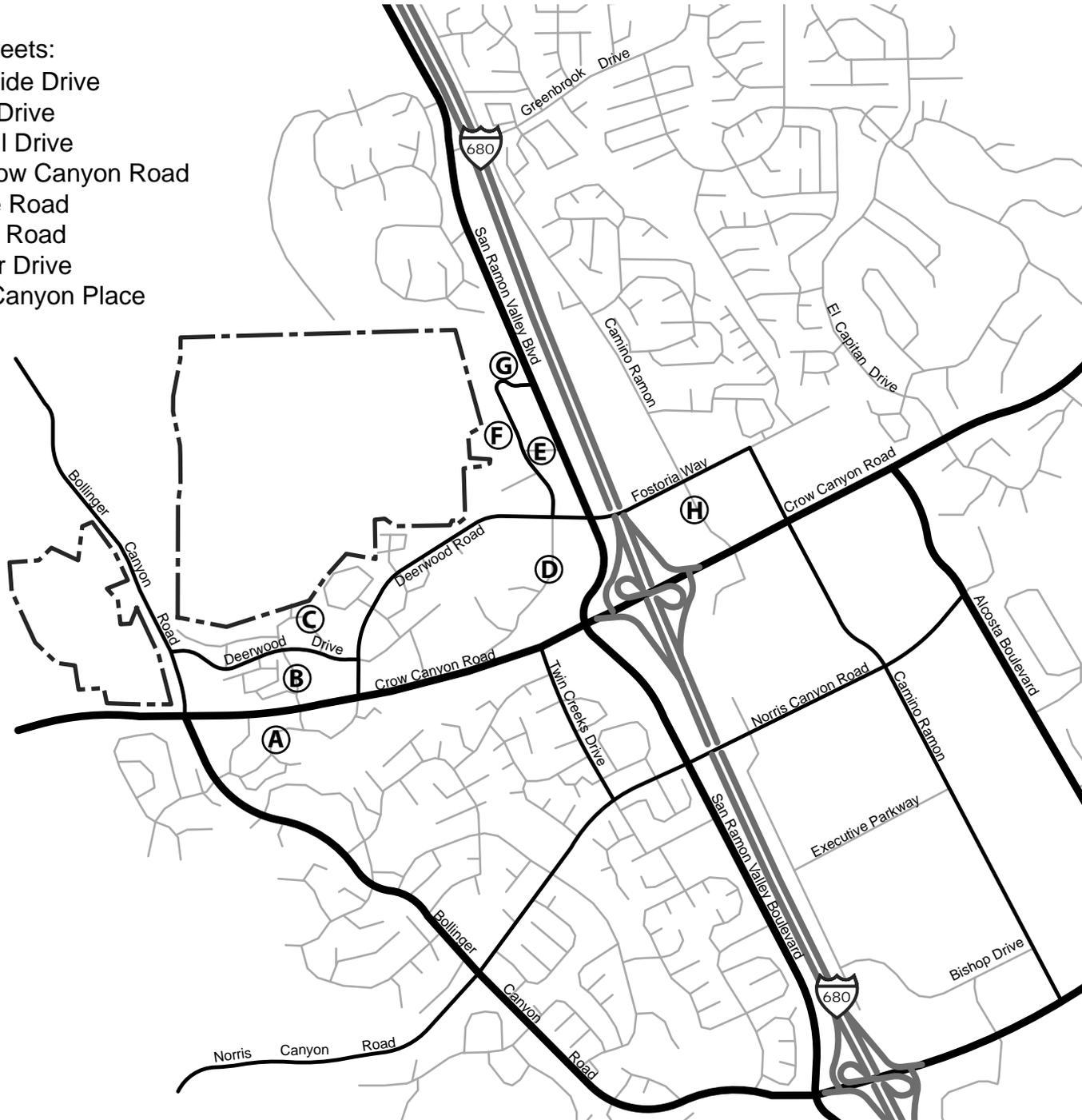
Crow Canyon Overpass across I-680

Key to Streets:

- A. Creekside Drive
- B. Porter Drive
- C. Deerhill Drive
- D. Old Crow Canyon Road
- E. Purdue Road
- F. Omega Road
- G. Hooper Drive
- H. Crow Canyon Place

Legend

-  Arterial Streets
-  Collector Streets
-  Local Streets
-  Freeway
-  Specific Plan Area



Existing Circulation
Figure 3-1



PROPOSED CIRCULATION SYSTEM

The Plan Area is comprised of two development areas with independent circulation systems. The Plan circulation system is directed by the General Plan to provide a system of internal spine road collectors, with connections at Purdue Road and Bollinger Canyon Road. The spine road winds through the Plan Area connecting local neighborhood streets which provide direct access to homes or community facilities. The circulation system for the portion of the Plan Area west of Bollinger Canyon Road will consist of local neighborhood streets serving single family residential development. Figure 3-2 illustrates the proposed circulation system for the Plan Area.

Street System Hierarchy

The streets within the Plan Area will conform to the functional classification system established by the City of San Ramon. The following is a description of each street type. The location of the roadway segments conforming to these street sections is shown in Figure 3-2 (Proposed Circulation).

Bollinger Canyon Road

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 minimum curb-to-curb width will be 40 feet for this section of Bollinger Canyon Road, to accommodate two 12-foot wide travel lanes and two 4-foot wide Class II bike lanes. Minimum 5-foot wide sidewalks shall also be installed on one side of the street. Additional right-of-way may be included in areas requiring turn lanes or at intersection approaches.

Spine Road Collectors

The following is a description of the typical primary collector streets serving the Plan Area, also illustrated in the typical cross sections in Figure 3-3 and Figure 3-4.

The collector roadways within the Plan Area will be sized to accommodate on-street parking. It is anticipated that the community facilities and amenities will provide adequate parking to serve their needs, and that it will not be necessary to accommodate overflow or shared parking on collectors adjacent to these areas. Additionally, all collector roadways are sized to accommodate Class II bike lanes, per City standards.

Spine Road Collector with a Median (See Figure 3-3, Section AA’). This street section consists of a 63-foot wide travel way, with one travel lane in each direction and a 15-foot wide raised and landscaped median. The minimum width between the median curb and outside curb face is 24 feet. This width is sufficient to allow for one travel lane, Class II bike lanes, and on-street parking, and conforms to City standards for collectors with on-street parking and Class II bike lanes. A 5-foot wide sidewalk will run along at least one side of the street, separated from the travel way with a planting strip. 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.

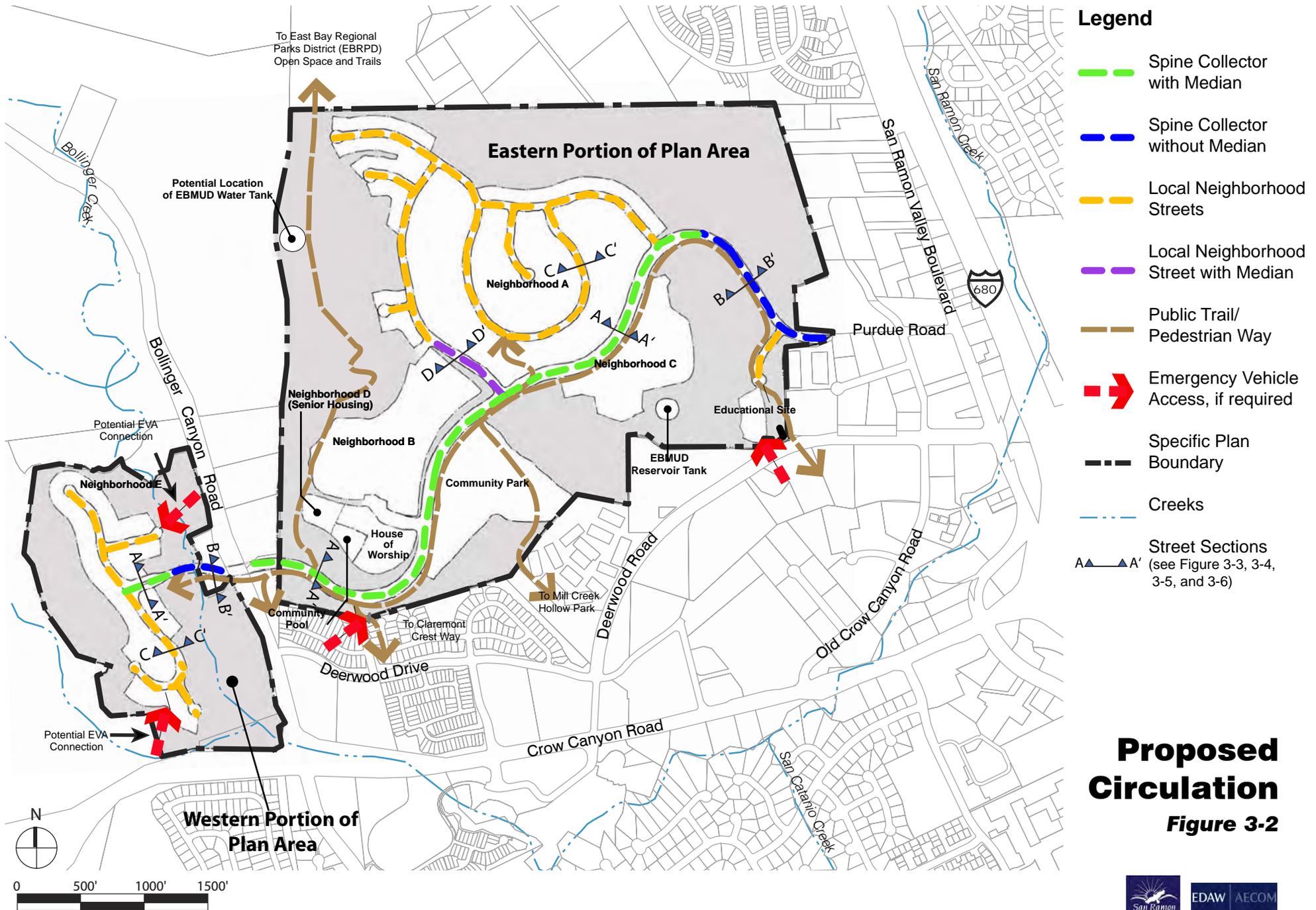
The following roadway segments of the Plan Area will conform to this street section:

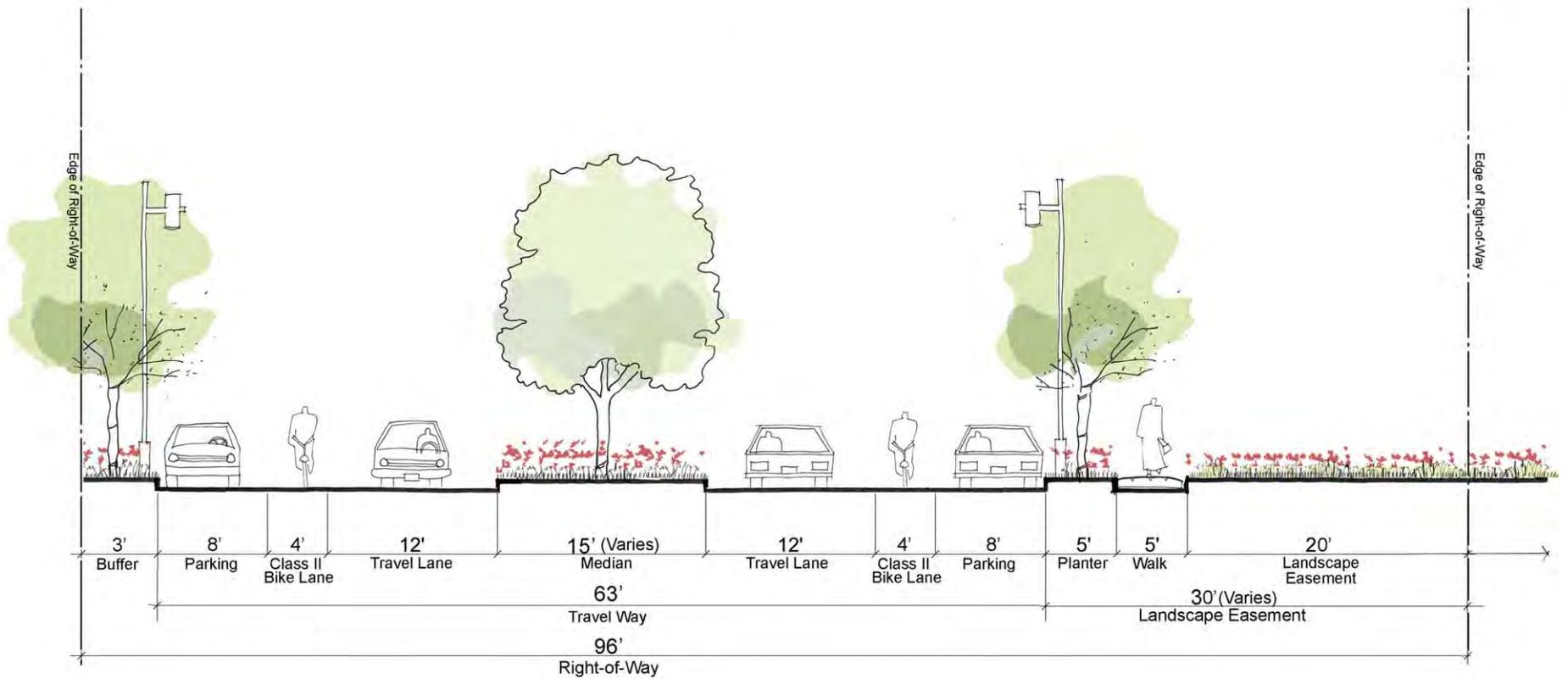
- *Entry from Bollinger Canyon Road (serving the Eastern Portion of the Plan Area)* – This entry will meet the requirements as specified for a Spine Road Collector with a median. At the approach to Bollinger Canyon Road, the collector will widen and the median will narrow to accommodate turning lanes.
- *Spine Collector West (serving the western portion of the Plan Area).* The portion of the roadway connecting to the entry from Bollinger Canyon Road and serving the western portion of the Plan Area will widen at the approach to the local neighborhood streets to incorporate a median. This segment of the roadway will consist of a 63-foot wide travel way and 15-foot wide median, consistent with the entry serving the eastern portion of the Plan Area.

Spine Road Collector without a Median (See Figure 3-4, Section BB’).

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. The street width is sufficient to provide striped turning lanes at intersections, and conforms to the City standards for minimum travel-way width to accommodate on-street parking and Class II bike lanes. A sidewalk will be located on at least one side of the street, with a minimum width of 5 feet. A minimum 10-foot wide landscape easement will be provided on the other side of the street.

The following roadway segments of the Plan Area will conform to this street section:





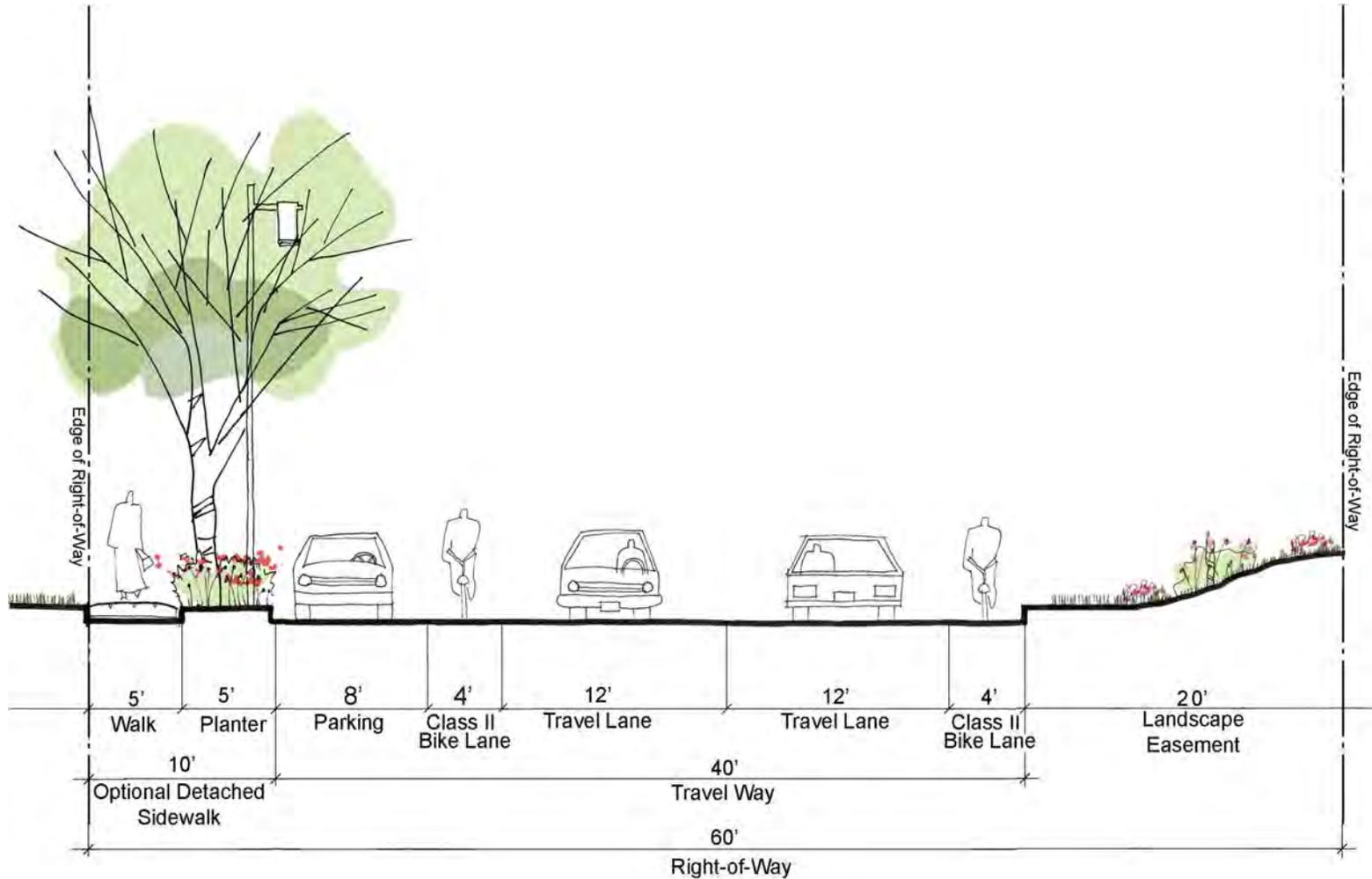
Section AA':

- Entry from Bollinger Canyon Road (serving eastern portion of Plan Area)
- Spine Collector West (serving western portion of Plan Area)

Spine Collector with a Median

Figure 3-3





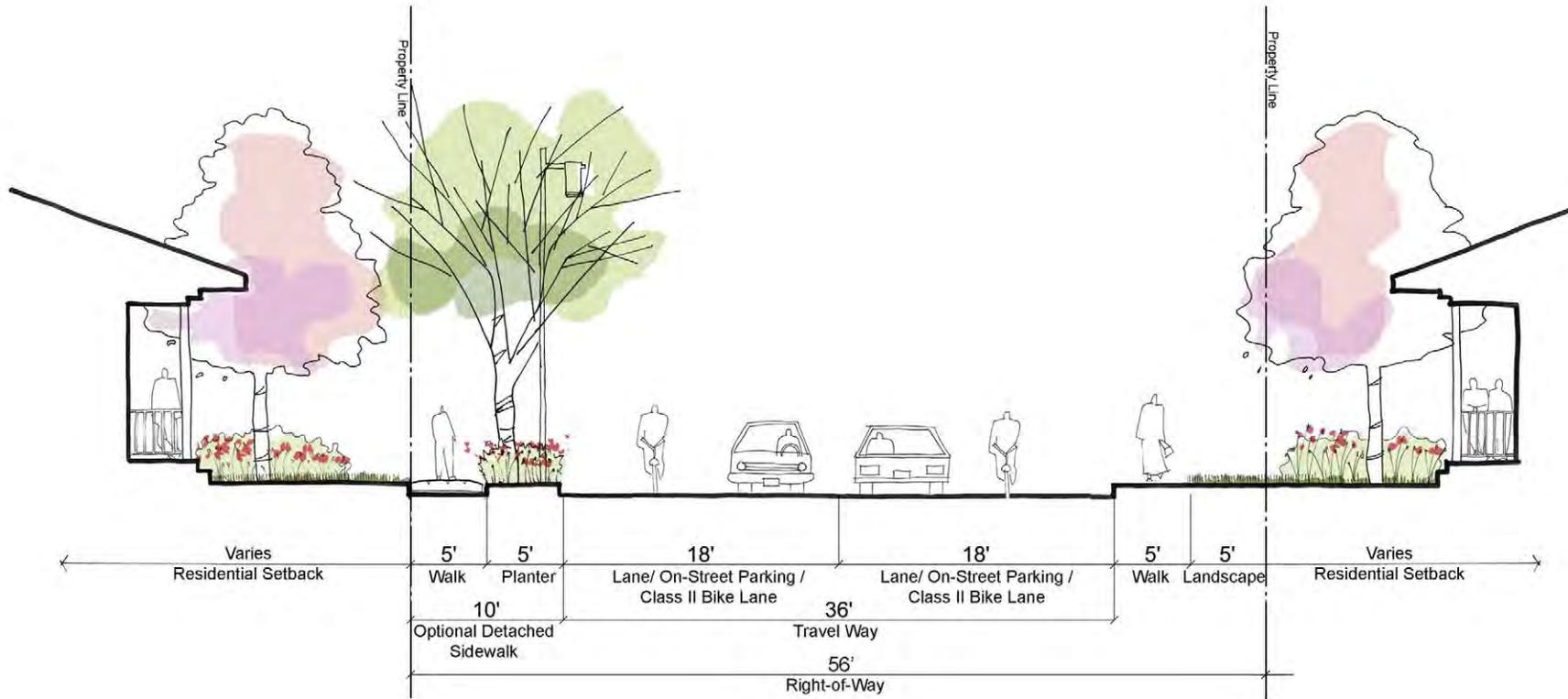
Section BB':

- Entry from Bollinger Canyon Road (serving western portion of Plan Area)
- East Entry from Purdue Road
- Spine Collector East (serving eastern portion of Plan Area)

Spine Collector without a Median

Figure 3-4



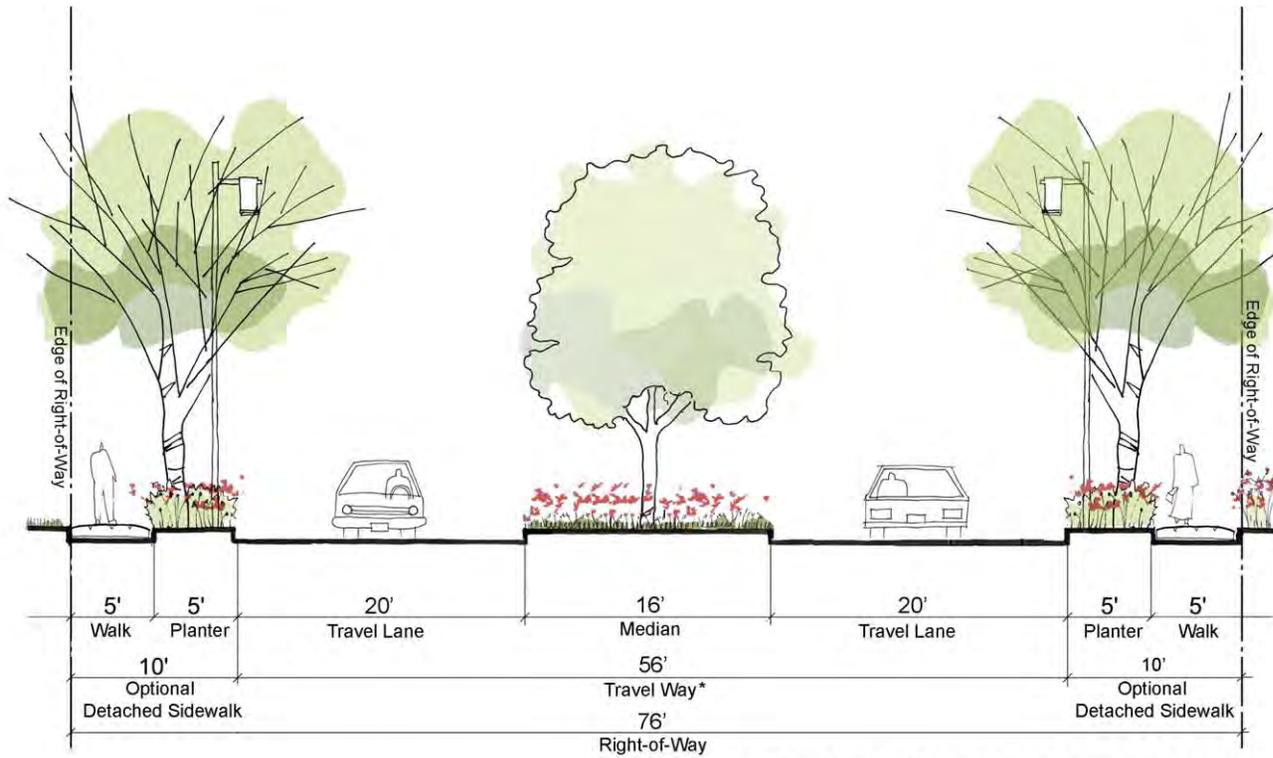


Section CC'

Local Neighborhood Streets

Figure 3-5





*Note: Travel Way is 40' feet wide when it occurs without a median.

Section DD'

Local Street with a Median

Figure 3-6

- *Entry from Bollinger Canyon Road (serving the Western Portion of the Plan Area)* – This entry consists of a divided collector street with a 40-foot travel way width. At the portions of the roadway that intersects with the local neighborhood streets, the road widens to a 63-foot wide travel way to accommodate a median, as discussed in the Spine Collector with a Median section.
- *East Entry from Purdue Road* - The portion of the Eastern Spine Collector street located closest to Purdue Road will conform to this street section.

Local Neighborhood Streets

The following is a description of the typical local streets serving the residential neighborhoods within the Plan Area, also illustrated in the typical cross sections in Figure 3-5 and Figure 3-6.

Local Neighborhood Streets (See Figure 3-5, Section CC). Local neighborhood streets are comprised of a 36-foot wide travel way, with 5-foot wide attached sidewalks on both sides of the street. Detached sidewalks are optional with a minimum 5-foot wide planting strip.

Local Street with a Median (See Figure 3-6, Section DD). A portion of the connecting local street leading to the entries for Neighborhoods A and B will consist of a 40-foot wide travel way with a 16-foot wide raised landscaped median. Detached 5-foot wide sidewalks will be located on one side of the street.

Cul-De-Sacs. Cul-de-sacs will be designed to conform to the City’s standards and Fire District requirements in terms of length, number of homes served, width, and turning radius.

EMERGENCY VEHICLE ACCESS

Emergency access to the Plan Area may be provided by both public streets and gated EVA points. Emergency access to the eastern portion of the Plan Area by public streets is via Bollinger Canyon and Purdue Roads at the western and eastern gateways to the development, respectively. EVA points are only provided from two points, from Claremont Crest Way connecting to the spine collector near the west entry and from Deerwood Road connecting to the educational site near the east entry. No public vehicular access is permitted through the EVA points.



Future Emergency Vehicle Access (EVA) point

The portion of the Plan Area that is west of Bollinger Canyon Road (Neighborhood E) is required to provide at least one public street emergency access point and potentially one EVA point of access. The EVA point of access will be required if this portion of the Plan Area is developed with only a single public street entry. The EVA to this portion of the Plan Area could be from either Bollinger Canyon Road or Crow Canyon Road.

PEDESTRIAN AND BICYCLE CIRCULATION

The following goals and policies address pedestrian and bicycle circulation for the Plan Area.

GOAL 2: A system of sidewalks, paths, and trails that encourages walking and provides alternative connections to surrounding neighborhoods, and institutional and recreational facilities.

GOAL 3: A circulation system that is accessible from the City of San Ramon's bicycle system, and is safe for bicyclists.

Objective B: Provide convenient and safe pedestrian and bicycle facilities that offer a range of transportation options.

Policies:

1. Provide an interconnected system of sidewalks on public streets, off-street paths, and connections to regional recreational facilities such as the EBRPD trail system. It is essential that pedestrian facilities be seamlessly interconnected to encourage walking and provide for safe transitions between facility types.
2. Provide safe and convenient pedestrian crossings at intersections. Many of the planned pedestrian facilities within the Plan Area are off-street paths located on one side of the public street system. As such, it is important that these facilities are channeled to street intersections with crosswalks. Crosswalks will be located at all intersections and can either be painted or delineated with unique paving material such as stamped concrete or pavers.
3. Connect the Plan Area's pedestrian system to adjacent neighborhoods. Streets at the gateways of the Plan Area will have sidewalks that conform with existing streets resulting in a continuous pedestrian system. In addition to streets, pedestrian connections are provided at

EVA points to reduce walking distance to adjacent neighborhoods and to provide access to the Specific Plan’s recreational and institutional facilities and trail connections for those who reside outside of the Plan Area.

4. Ensure public accessibility to the EBRPD trail system. The Specific Plan will provide a public trail that links to the EBRPD regional trail system. Public access to these trails will be provided at the west entry. Anticipated development within the Plan Area will provide a limited amount of public parking to serve the newly created trailhead.
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 foot wide unobstructed travel-way which automobiles and bicyclists can share safely and which can accommodate emergency vehicles.

Pedestrian Access and Connections

Pedestrians traveling to and from the Plan Area are served by sidewalks on arterials, collectors and most public local streets which are built to City standards. There are some sidewalk gaps along the roadways in the vicinity of the Plan Area. These include the undeveloped and private portion of Hooper Drive, one segment of Old Crow Canyon Road, the east side of San Ramon Valley Boulevard (at the Danville Town limit), and along most portions of Bollinger Canyon Road, north of Crow Canyon Road.

Walking to and from the Plan Area to nearby destinations (e.g. commercial, retail, schools and parks) is possible through existing facilities leading up to the Plan Area boundaries (excluding the gaps mentioned above). Development within the Plan Area will provide new pedestrian facilities connecting to these existing facilities.

A system of pedestrian facilities is provided within the Plan Area consisting of sidewalks on public streets, off-street paths, and links to regional trails. These facilities will be integrated to provide a continuous walking system throughout a majority of the Plan Area.



A system of pedestrian facilities is provided within the Plan Area consisting of sidewalks on public streets, off-street paths, and links to regional trails



Bicycle Access and Circulation

The Plan Area is accessible by bicycle facilities on City streets. Class II bike lanes are provided along San Ramon Valley Boulevard, the eastern end of Deerwood Road, westerly section of Fostoria Way, and some segments of Bollinger Canyon Road. Some of the streets with Class III bike routes, such as Deerwood Road, have striped parking lanes or shoulders which are underutilized and serve as de facto bike lanes. Deerwood Drive has a striped parking lane which can also be used by bicyclists. The San Ramon Valley Boulevard bike lanes connect to a series of Class II and III bike facilities on the City's arterial and collector street system.

The Iron Horse Trail is accessible to the Plan Area via Deerwood Road and Fostoria Way. Class II bike lanes are planned for the length of Bollinger Canyon Road, particularly on the northern end accessing the Plan Area once it is improved to City standards.

Bicyclists traveling to and from the Plan Area are adequately served by the existing bicycle system and can access nearly all of the primary citywide facilities by Class II lanes, Class III routes, or non-designated, but low volume streets. Within the Plan Area, bicyclists will be able to share streets with automobiles along local streets with low traffic volumes, utilize adjoining pedestrian/bicycle pathways, or utilize Class II bike lanes along the Spine Collector roadway.

CHAPTER 4: INFRASTRUCTURE AND UTILITIES



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 4: INFRASTRUCTURE AND UTILITIES

This chapter addresses the provision of adequate infrastructure and facilities to serve development within the Northwest Specific Plan Area. The Plan Area will be served by multiple agencies and utility providers, consistent with the provisions laid out in other sections of this specific plan. Providers of services discussed in this document are listed below:

- Water – East Bay Municipal Utility District (EBMUD)
- Sanitary Sewer – Central Contra Costa Sanitary District (CCCSD)
- Storm Drainage – City of San Ramon (City)



View of the EBMUD water storage tank in the Plan Area

This chapter describes at a conceptual level how and where services will be extended, improved, and provided to serve development within the Plan Area.

This chapter of the Plan includes schematic sketches illustrating connection points, routing, and locations of facilities within the Plan Area. Exact sizing and location of the facilities will be determined and illustrated in tentative and final improvement maps.

INFRASTRUCTURE AND UTILITIES GOAL AND OBJECTIVES

The following goal and objective have been established to guide the implementation of the Plan Area's infrastructure and utilities.

GOAL 1. Accommodate the neighborhoods of the Plan Area with adequate infrastructure and utilities to serve them at buildout.

Objective A: Provide facilities and connections to extend water service, wastewater service, and storm drainage to the Plan Area.

WATER SERVICE

The Plan Area will be supplied with potable water from EBMUD. As shown in Figure 4-1, the Plan Area will be served by a connection to the existing San Ramon Reservoir and potential connections to existing water pipelines in Purdue Road and Bollinger Canyon Road. Development within the Plan Area will result in the average use of approximately 385 acre-feet of water per year, or approximately 343,871 gallons of water per day, as shown in Table 4-1.

Demands shown in Table 4-1 include all potable uses as well as landscaping irrigation requirements.

Table 4-1: Water Demand

LAND USE ¹	NUMBER OF UNITS (Includes hookups to non-residential units)	USE ³ (gpd/UNIT)	TOTAL USE (gpd)	TOTAL USE (ac-ft/Yr)
Neighborhood A (Hillside Residential)	200	247	49,400	55
Neighborhood B (Medium Density Residential)	200	214.5	42,900	48
Neighborhood C (Multifamily High Density Residential)	300	138	41,400	46
Neighborhood D (Multifamily Very High Density Residential)	86	120	10,440	12
House of Worship	1	1,500 ⁴	1,500	2
Community Park	1	500 ⁵	500	1
Educational Site	1	4,500 ⁶	4,500	5
Exterior Water Use²			150,429	168
TOTALS: PLAN AREA EAST OF BOLLINGER CANYON ROAD	789		301,069	337

Neighborhood E (Hillside Residential)	44	247	10,621	12
Exterior Water Use²			32,181	36
TOTALS: PLAN AREA WEST OF BOLLINGER CANYON ROAD	44		42,802	48

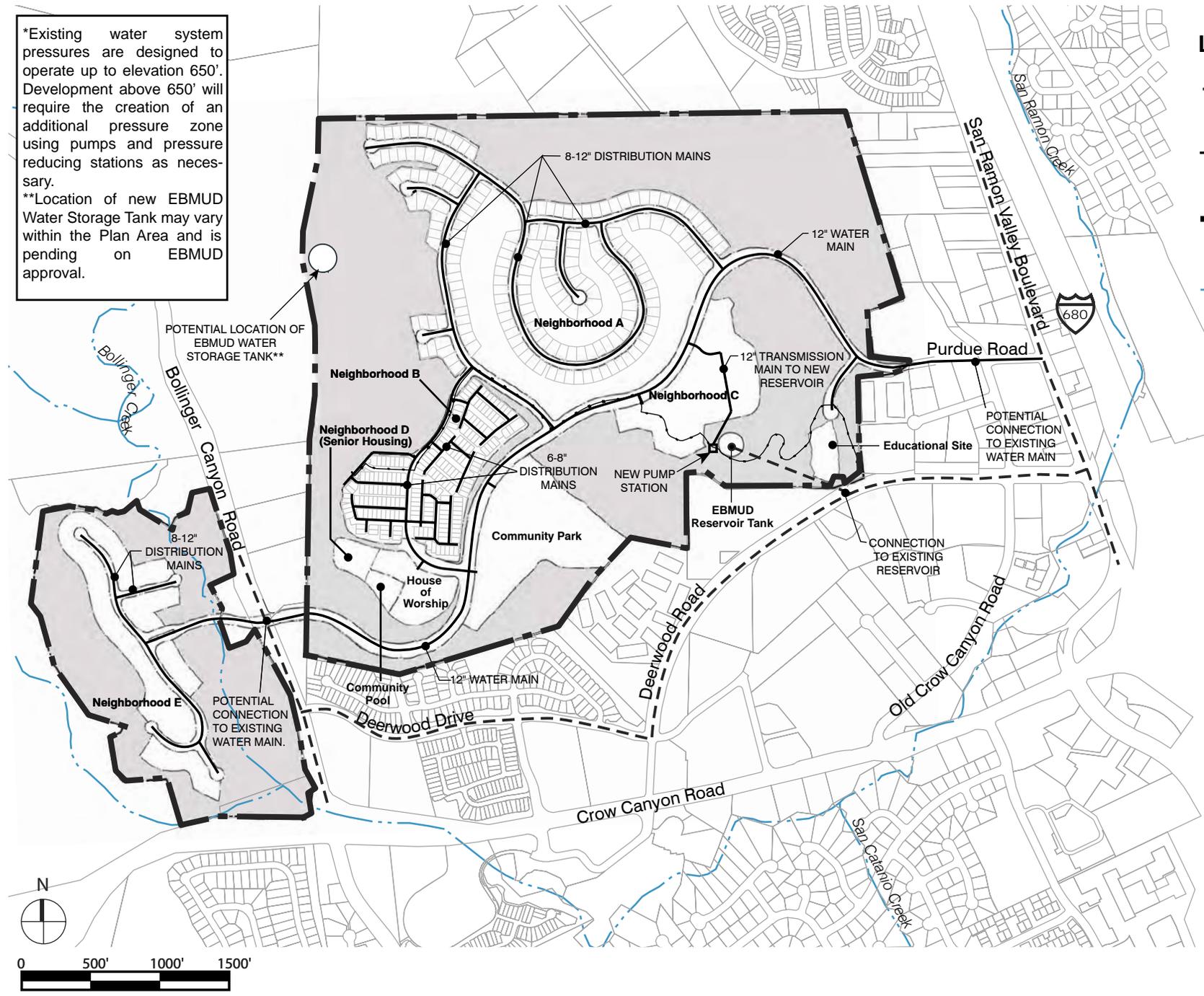
NORTHWEST SP TOTALS	833		343,871	385
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- | |
|---|
| <ol style="list-style-type: none"> 1. Land Use per Neighborhoods as shown in Figure 2-1 2. Exterior Water Use includes all areas of Northwest Specific Plan to be irrigated 3. Water Use factor as supplied by Maddaus Water Management, adjustments per Specific Land Use 4. Water Use factor as supplied by Maddaus Water Management, assumes daily occupancy of 100 and 15 gpd per occupant 5. Water Use factor as supplied by Maddaus Water Management, assumes daily occupancy of 50 and 10 gpd per occupant 6. Water Use factor as supplied by Maddaus Water Management, assumes daily occupancy of 300 and 15 gpd per occupant |
|---|

*Existing water system pressures are designed to operate up to elevation 650'. Development above 650' will require the creation of an additional pressure zone using pumps and pressure reducing stations as necessary.

**Location of new EBMUD Water Storage Tank may vary within the Plan Area and is pending on EBMUD approval.

- Legend**
- Existing Water Mains (EBMUD)
 - Proposed Water Mains*
 - Specific Plan Boundary
 - Creeks



Water System
Figure 4-1



The existing water supply infrastructure is part of the San Ramon Pressure Zone, which can provide water to a 450 to 650-foot elevation band. Development of housing and public facilities as described in this Plan will occur between elevations of 550 to 950 feet. Based on an initial analysis of servicing requirements by EBMUD, it has been determined that additional storage and distribution facilities will be required to support an additional water pressure zone to serve the Plan Area. The location of the water storage tanks, pumping facilities and distribution lines is shown in Figure 4-1. The location of the new water storage tank may vary within the general vicinity of the location illustrated on the graphic, pending approval by EBMUD. Detailed engineering design for these facilities and distribution lines will be completed by EBMUD concurrently with the civil engineering work for future development in the Plan Area.



Existing EBMUD water storage tank

The water distribution system for the Plan Area will be a public system, constructed to EBMUD standards. Preliminary engineering analysis shows that the on-site supply and distribution system will include 8-12 inch water mains in conjunction with the storage tanks and pump station, as shown in Figure 4-1. The final design of water infrastructure associated with the project will be determined by the EBMUD engineering department.

WASTEWATER

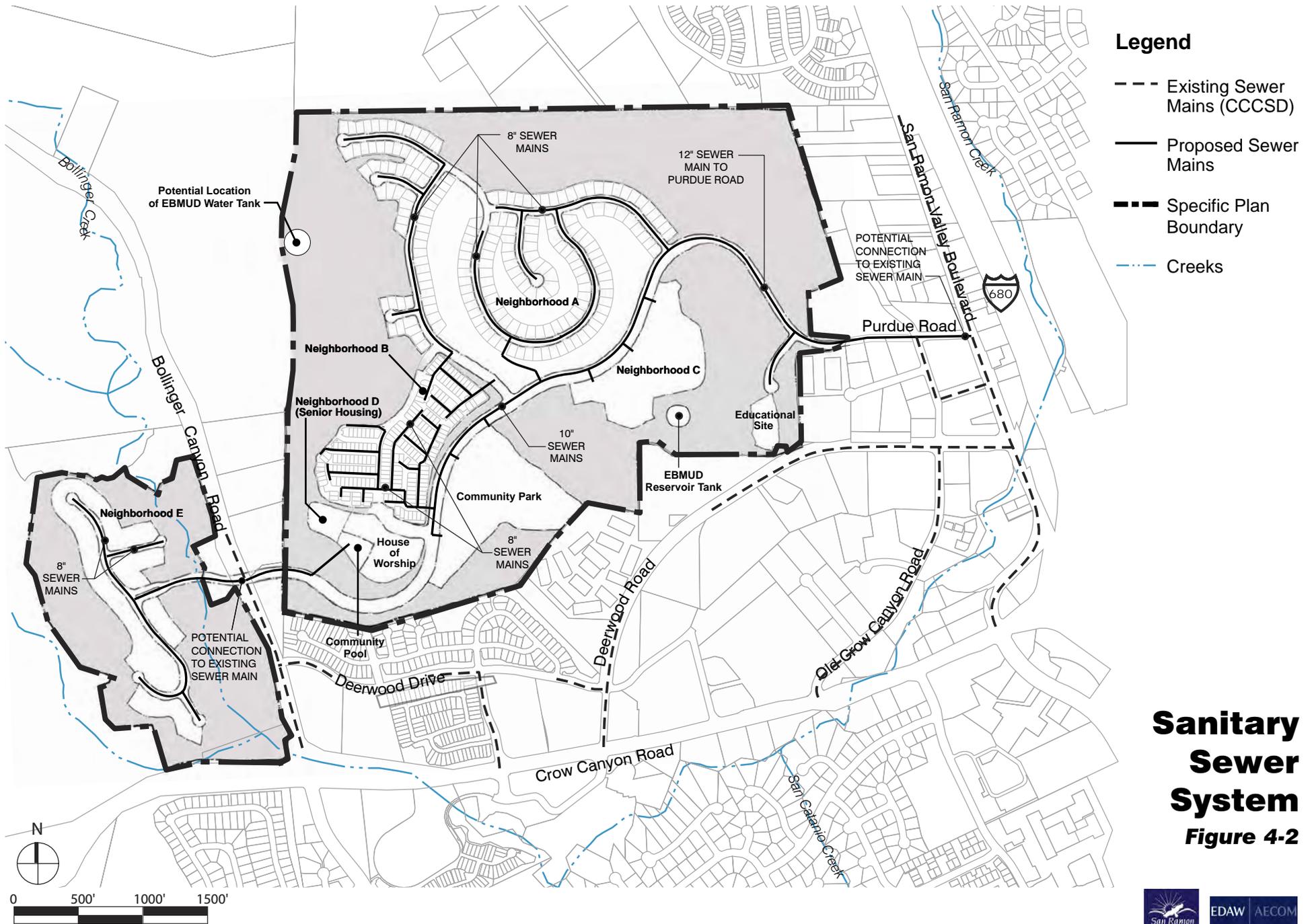
Wastewater generated by the proposed development in the Plan Area will be sewered to existing sanitary sewer infrastructure in Purdue Road and Bollinger Canyon Road, as shown in Figure 4-2. The existing sewer infrastructure is part of the CCCSD's existing collection system that abuts the development area boundaries. Connection to CCCSD's existing sewer collection system will require annexation of the subject property into their District boundaries. The Plan Area would result in an average wastewater contribution of approximately 185,447 gallons per day of sewage to the existing system, as shown in Table 4-2. Contributions shown in Table 4-2 include rainfall infiltration and inflow to the entire piping infrastructure.

Table 4-2: Wastewater Contribution

LAND USE ¹	NUMBER OF UNITS (Includes hookups to non-residential units)	WWGR ³ (gpd/EDU)	AVERAGE DAILY FLOW (gpd)	AVERAGE DAILY FLOW (MGD)
Neighborhood A (Hillside Residential)	200	250	50,000	0.050
Neighborhood B (Medium Density Residential)	200	225	45,000	0.045
Neighborhood C (Multifamily High Density Residential)	300	150	45,000	0.045
Neighborhood D (Multifamily Very High Density Residential)	86	150	13,050	0.013
House of Worship	1	1,000	1,000	0.001
Community Park	1	250 ⁴	250	0.000
Educational Site	1	3,300 ⁵	3,300	0.003
RDI/I² (Entire Site)			15,511	0.016
TOTALS: PLAN AREA EAST OF BOLLINGER CANYON ROAD	789		173,111	0.173
Neighborhood E (Hillside Residential)	44	250	10,750	0.011
RDI/I² (Entire Site)			1,586	0.002
TOTALS: PLAN AREA WEST OF BOLLINGER CANYON ROAD	43		12,336	0.012
NORTHWEST SP TOTALS	833		185,447	0.185
<ol style="list-style-type: none"> 1. Land Use per Neighborhood as shown in Figure 2-1 2. RDI/I = Rainfall Dependent Infiltration and Inflow per CCCSD design standards applied to total lineal feet of sewer piping infrastructure 3. Wastewater Generation Rate per CCCSD design standards, adjustments per Specific Land Use 4. Wastewater Generation Rate per CCCSD design standards, assumes an occupancy of 50 and 5 gpd per occupant 5. Wastewater Generation Rate per CCCSD design standards, assumes an occupancy of 300 and 11 gpd per occupant 				

Currently, CCCSD has the available treatment capacity to accommodate the expected wastewater from the Plan Area. However, studies by CCCSD indicate that capacity in the existing collection system between the point of connection and the treatment plant may need to be improved in the future, through system upgrades to be paid for by fees collected from projects on a system-wide basis.

The sanitary sewer collection system for the Plan Area will be a public system, constructed to CCCSD standards. The layout of the system lies primarily within the development area and flows northeast to Purdue Road (Figure 4-2).



Collectors within the main access loop located east of Bollinger Canyon Road will be 8-inch minimum diameter pipes with manholes at angle points and required grade breaks. Sewer mains of 10 to 12 inches will convey wastewater from future development within the Plan Area to the existing collection system as stated above.

The sanitary sewer system for Neighborhood E (west of Bollinger Canyon Road) will be finalized depending on the final design of the neighborhood, which will be determined through the development application process. The sewer system may require pump facilities, depending on the final design of the neighborhood. Additionally, the proposed bridge crossing over Bollinger Creek may or may not be able to house a sewer line. If it is unsuitable for housing a sewer line, the sewer must cross under a creek. Further design and environmental analysis will be required for the sewer infrastructure serving Neighborhood E.

STORM DRAINAGE

A “Master Plan Hydrology Report”, (prepared in November, 2004, and revised in February, 2005) was prepared for the Northwest Specific Plan by Kimley-Horn and Associates. The purpose of the report was to summarize calculations made to assess the existing and future developed hydrology characteristics of the Plan Area. This report summarized the analysis of the necessary drainage infrastructure required to collect and convey storm water generated from the preliminary layout and land use for the developed area. A summary of this report is included as an appendix to the Specific Plan (Appendix C).



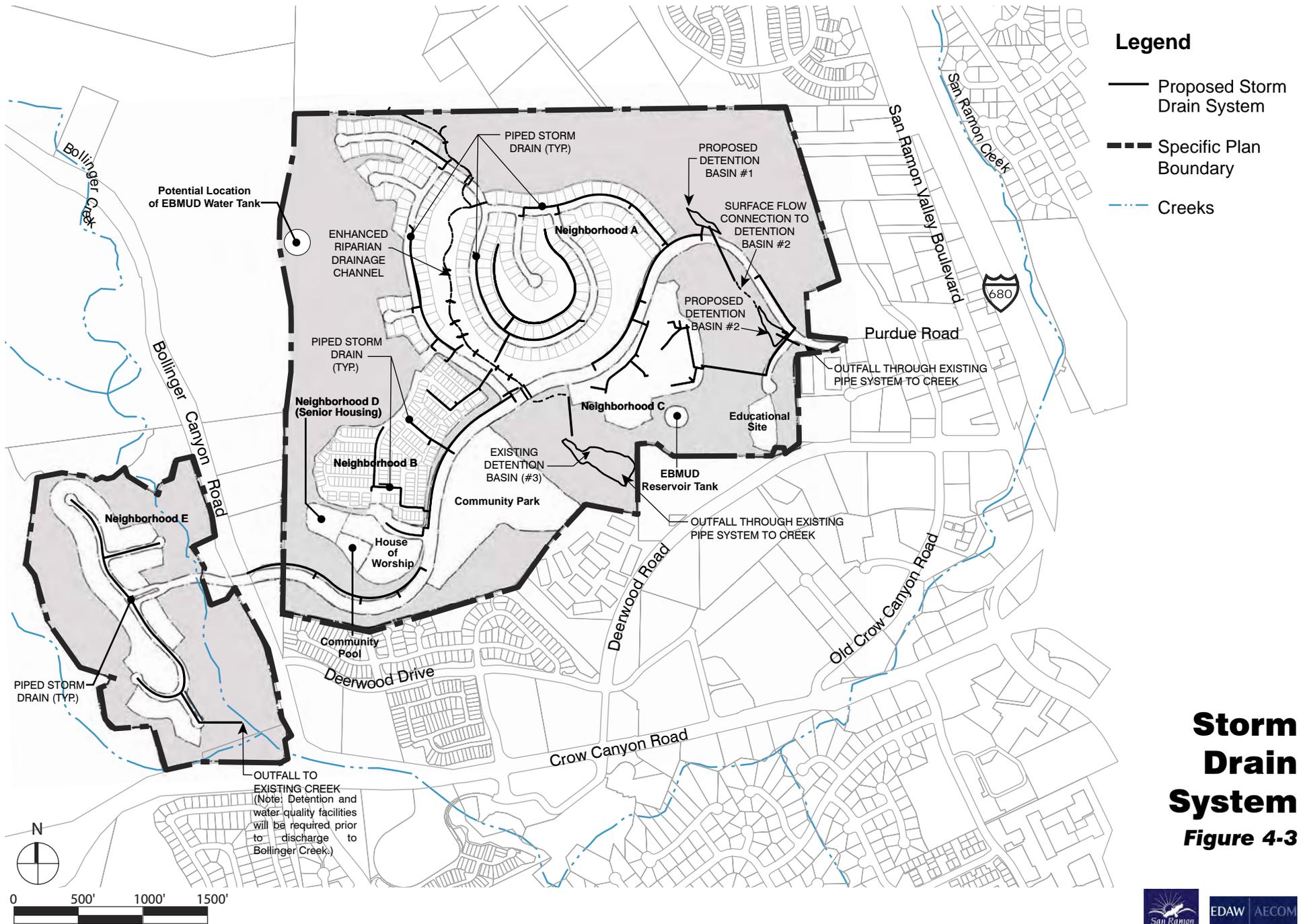
Bollinger Creek

The hydrology report concludes that the proposed system of interconnected storm water detention basins, as shown in Figure 4-3, would be adequate to reduce the peak storm water discharge from the portion of the Plan Area east of Bollinger Canyon Road to a level equal to or below that of pre-development conditions. Storm runoff generated from the Plan Area east of Bollinger Canyon Road will be conveyed through piped storm drain systems and drainage channels to three detention basins, as shown in Figure 4-3. These basins can be described as an existing pond north of the community park and two ponds upstream of an existing creek located near Purdue Road.

Storm discharge generated from the Plan Area west of Bollinger Canyon Road will be conveyed through a piped storm drain system, though appropriately

sized detention and water quality facilities and outfall to Bollinger Creek. It is assumed that the additional constraints posed by the Contra Costa Clean Water Program (commonly called the C3 provisions) will result in the requirement that runoff from the land west of Bollinger Canyon Road to be detained prior to discharge to the creek. Specific sizes and locations of detention and quality facilities (which may be combined facilities) will be determined through the development application process.

Additionally, future developments within the Plan Area will be required to follow Storm Water Pollution Prevention Plans (SWPPPs), prepared by the developer and/or contractors and specific to each project. The SWPPPs will address both construction and post construction Best Management Practices (BMPs) needed to reduce erosion from graded surfaces and minimize water quality degradation from sediment and construction materials to surrounding drainage basins. Project improvement plans will also address storm water management, in order to assure continued water quality in the post-development condition.



Storm Drain System
Figure 4-3



CHAPTER 5: PARKS AND OPEN SPACE



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 5: PARKS AND OPEN SPACE

Open space, both active and passive, is a key feature of the Northwest Specific Plan, and serves as a framework for the land use patterns within the Plan Area. The Plan Area will contain parks and open space areas as essential components of its design framework. Each land use within the Plan Area will be oriented around open space and/or parks, and will be inter-connected via a combination of trails and roadways. The parks and open space system (illustrated in Figure 5-1) offers a variety of parks, playfields, open space, and conservation areas that fulfill a variety of neighborhood and community needs, as well as resource protection and education objectives.

The City of San Ramon General Plan contains policies that require that at least 75% of the Plan Area is designated for non-residential uses, including schools, parks, common and public open space uses, ownership and maintenance of public and private open space, and design of open amenities such as staging areas, trails, and connections. The Land Use Program for the Plan, as detailed in Chapter 2 (Land Use), includes approximately 88-acres of residential development and 265-acres of non-residential development and permanent open space (for a ratio of 75% of non-residential development in the Plan Area).

The eastern portion of the Plan Area provides approximately 72-acres of residential development with approximately 218-acres of non-residential and permanent open space (including common open space and Geologic Hazard Abatement District (GHAD) areas within neighborhoods); in compliance with the 75/25 General Plan Open Space and Conservation Element development ratio. In addition, the developers of the eastern portion of the Plan Area will provide an additional 144-acres of adjacent off-site permanent open space, in order to achieve a total open space ratio of 80/20 (illustrated in Figure 5-2). The western portion of the Plan Area includes approximately 16-acres of residential development, with a corresponding 47.5-acres of open space, also in compliance with the General Plan's development ratio of 75/25.



The parks and open space system offers a variety of parks, playfields, open space, and conservation areas that fulfill a variety of neighborhood and community needs

PARKS AND OPEN SPACE GOALS, OBJECTIVES AND POLICIES

The following goals, objectives, and policies have been established to guide the implementation of the Northwest Specific Plan Area's open space and parks system.

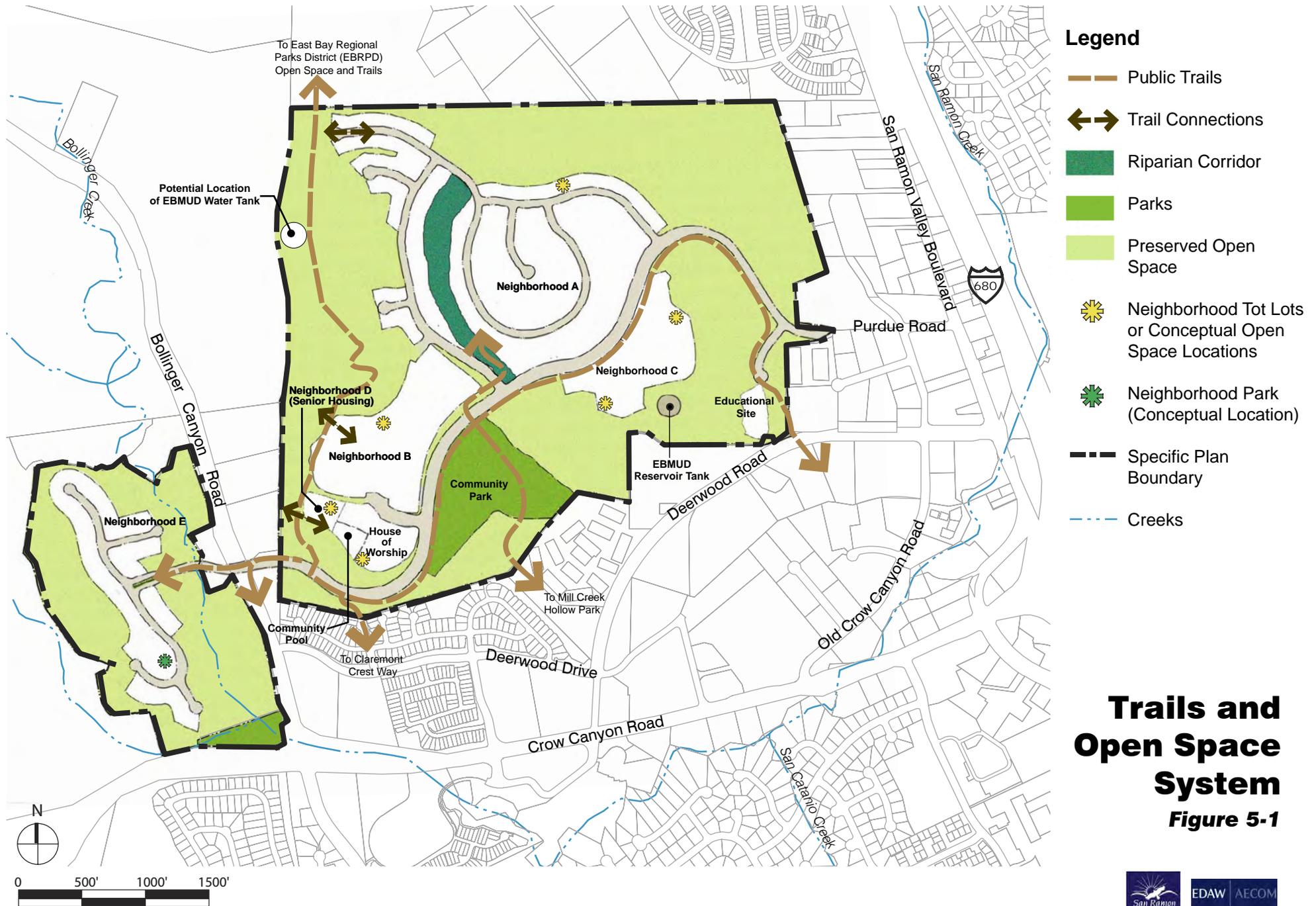
GOAL 1. An open space and park system that is compatible with and sensitive to the natural environment and surrounding resources, provides active and passive recreational facilities, functions as a prominent aesthetic resource, provides links to a greater regional park and open space network, where frequent use is encouraged through location, accessibility and amenities.

Preservation of Natural Resources

Objective A: Orient land uses around sensitive resource areas, ensuring preservation of vegetation, open space, natural resources, and significant topographic features.

Policies:

1. No development, or grading for development, shall occur within major ridgeline protection zones, unless as demonstrated as an exception in the General Plan (General Plan Figure 8-3).
2. Protect existing oak woodlands outside of identified development areas, and provide for replacement of effected oak woodland habitat, in accordance with Figure 5-1.
3. Preserve Bollinger Creek and the surrounding riparian corridor. Development shall not occur within 100' of the centerline of Bollinger Creek.
4. Require a maintenance program, such as a GHAD, Landscape Overlay, Homeowners' Association (HOA), or combination of the above for protected open space areas, including ridges, riparian corridors, Bollinger Creek, replantings and other natural resources.
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 open space amenity, with an average overall width of not less than 200 feet, as conceptually shown in Figure 5-1 and detailed in Figure 7 of the Biological Assessment (included as Appendix A).





**Offsite
Open Space
Preservation
Area**
Figure 5-2

Legend

-  Adjacent Faria Offsite Preservation Area
-  Faria Preserve
-  Not a Part

Balance of Development and Open Space

Objective B: Maintain a balance of residential development, non-residential development, and passive and active open space within the Plan Area.

Policies:

1. Ensure that at least 75% of the Plan Area is designated for non-residential development or open space, as per the requirements in the City of San Ramon General Plan.

Community Park Facilities to Meet a Variety of Needs

Objective C: Provide park facilities that meet the needs of the residents of the Plan Area and surrounding communities for a variety of passive and active recreational facilities.

Policies:

1. Develop and dedicate an approximately 12.7-acre community park as a turnkey facility, with a variety of recreational facilities to provide passive and active recreational opportunities.
2. Ensure that the community park is connected to adjacent land use areas by either sidewalks or trails.
3. Provide a pedestrian connection via a dedicated easement from the community park to Mill Creek Hollow Park, south of the Plan Area.
4. Provide common open space areas integrated with residential development to support both active and passive open space uses.
5. Provide a neighborhood park (approximately 2-acres) within the western portion of the Plan Area.

Open Space Management and Maintenance

Objective D: Develop Open Space Management Plans to ensure funding methods for ongoing maintenance and operations for public and private open space in the Plan Area, including trails facilities.

There are several options for open space management within the Plan Area, including developing a GHAD or other special assessment district, establishing a HOA, or arranging a partnership with the EBRPD and/or the City of San Ramon. A combination of ownership and maintenance could also occur. The options and requirements for Open Space Management Plans are discussed further in the Implementation Chapter.

Policies:

1. Develop and implement an Open Space Management Plan, as part of the entitlement processes for future development applications within the Plan Area. An Open Space Management Plan will specify ongoing funding mechanisms for open space management, ownership patterns, and responsibilities for maintenance.

OPEN SPACE AND RESOURCE PROTECTION AREAS

There are several primary organizing components of the open space system within the Plan Area, including the riparian corridor, preservation of major ridgelines, and significant open space areas surrounding the residential neighborhoods. Additionally, the open space areas within the Plan Area will be linked via a trail system to regional open space areas.

Riparian and Wildlife Corridor

The Land Use Plan delineates an approximately 8.9-acre corridor in the western portion of the Faria property as an area that should be protected, and maintained as a riparian corridor.

After reconstruction, no development, grading, or construction is permitted within the corridor, with the exception of perimeter fencing and drainage facilities, including water quality and detention ponds as needed to provide wetland habitat and help control drainage.

As conceptually illustrated in the accompanying graphic, the riparian and wildlife corridor will include a meandering riparian drainage swale and a series of small wetland habitat areas and connecting ponds. The ponds will help to support adjoining wetland areas support wildlife movement, and enhance the planned storm water filtration system, while the corridor will connect major on- and off-site open space areas to the north of Neighborhood A, with the community park and additional open space to the south, as well as existing Mill Creek Hollow Park further to the south.

The average overall width of the riparian and wildlife corridor shall be a minimum of 200 feet. The planned facilities are to be improved and maintained in accordance with a Biological Assessment to be approved by the Army Corps of Engineers, which is included as an appendix to this document (Appendix A).



Artist's rendering of reconstructed riparian and wildlife corridor within Neighborhood A

Protection of Major Ridgelines

The General Plan Open Space and Conservation Element and the RCOD contain policies and standards for the protection of Major and Minor Ridgelines, and limit where grading and development may take place within the planning area.

Ordinance 197 was adopted by the City in 1990 and incorporated certain RCOD policies into the City's prior General Plan. It also extended the RCOD to cover a greater area in the City, including land that is above 500 feet in elevation. Ordinance 197 restricts development adjacent to ridgelines, on steep slopes, and along creek corridors, and it is designed to maintain an environmental balance consistent with the existing vegetation, soils, geology, slopes, and drainage pattern.

In 2002, San Ramon voters approved a new General Plan, which included certain exceptions to the RCOD policies for the Plan Area. Specifically, the voter approved General Plan expressly provided that portions of two of the three major ridgelines within the Plan Area may be altered by grading, and that housing and other community facilities may be developed on these and other areas, which include slopes that exceed 20%, to meet the goals and objectives of the General Plan for the Plan Area. (Gen. Plan Fig. 8-3, "Ridgelines, Viewsheds, and Resource Conservation Zone").

Residential Neighborhoods Integrated with Open Space

As detailed in Chapter 2 (Land Use), the Plan's land use program includes five distinct residential neighborhoods organized around an open space system, which is designed to preserve natural resources and create accessible and functional community open space amenities. The intent of the open space system is to maintain natural resources, and create a high-quality environment through the inclusion of a community park, an educational site, a house of worship, and a passive open space system with trails, and a riparian/wildlife corridor.



View of the offsite preservation area

The Plan's open space system extends beyond the Plan Area's boundaries, with the permanent preservation of open space within the Bollinger Canyon Subarea. This area consists of approximately 144-acres of additional off-site open space adjacent to the Plan Area, to be protected through recordation of a conservation easement. When added to the on-site open space preserved within the eastern portion of the Plan Area (the Faria property), these additional 144-

acres will increase the ratio of open space to residential development area for the Faria property to 80/20 (using the 2-acres of off-site open space equivalency to 1-acre of on-site open space standard as outlined in the General Plan Open Space and Conservation Element).

Linkages to Regional Open Space Resources

Another characteristic of the Plan Area is linkages to regional open space resources through a public trail system. Within the Plan Area, a public trail system is proposed to be fully developed and improved to City or EBRPD standards. The proposed trail system follows the major roadway connecting all neighborhoods to the Plan Area's community facilities, and eventually leads to the existing Mill Creek Hollow Neighborhood Park immediately to the south. Additionally, the proposed trail system is planned to serve as a regional trail link, running north-south along the ridgeline directly east of Bollinger Canyon Road, and to the adjoining EBRPD open space area to the north of the Plan Area.

EBRPD owns and maintains several areas in the vicinity of the Plan Area, including the Las Trampas Regional Wilderness, the Bishop Ranch Open Space area, and several parcels located north of the Specific Plan Area which EBRPD is in the process of acquiring to create a connection to Las Trampas. Integrated within these preserved open space areas are the existing Iron Horse Trail running parallel to San Ramon Valley Boulevard and I-680, the Las Trampas Ridge Trail within the Las Trampas Regional Wilderness, the Calavaras Ridge Trail, and future trail connections planned by EBRPD. The public trails system proposed for the Plan Area will supplement these existing regional trails with new connections to the surrounding regional open space amenities that offer a variety of recreational opportunities such as hiking and equestrian riding.



The Las Trampas Ridge Trail is accessible to the Plan area through a network of public trails

PARK FACILITIES

Several different types of active and passive recreational opportunities will be developed within the Plan Area, including a community park, a rose garden, an extensive trail system, the passive riparian and wildlife corridor, a tot lot, and interconnecting open space areas within the residential neighborhoods.

Community Park

As previously discussed, an approximately 12.7-acre community park is planned for the southern portion of the Plan Area, east of Bollinger Canyon Road, to be developed as a turnkey facility. The park is intended to provide a range of recreation opportunities for the residents of the neighborhoods within the Plan Area, as well as visitors to the area and residents of the community. The community park is envisioned as a series of terraces, gently stepping down the slope to provide flat, usable recreational areas. The park is surrounded by open space areas to the south and to the northeast, and is located across the roadway from Neighborhood B, and the house of worship.

The community park is envisioned to include facilities such as soccer and baseball fields with sloping areas for spectators, large grassy areas, a community services/maintenance building, picnic areas, a tot lot, an amphitheater, and parking facilities.

Pedestrian access is a key element of the community park design. A pedestrian crossing will be provided near the southwest corner of the park, to connect the site to nearby residential uses, the house of worship, and Mill Creek Hollow Park. The park entry will be located on the main internal access road through the Plan Area, and the entry way will be landscaped in a manner that is consistent with the residential development within the Plan Area. Parking areas will be located adjacent to the main internal roadway. The accompanying graphic illustrates a conceptual plan for the community park.



The community park is envisioned to include facilities such as soccer and baseball fields



Artist's rendering of the community park facility (Source: David Gates and Associates)

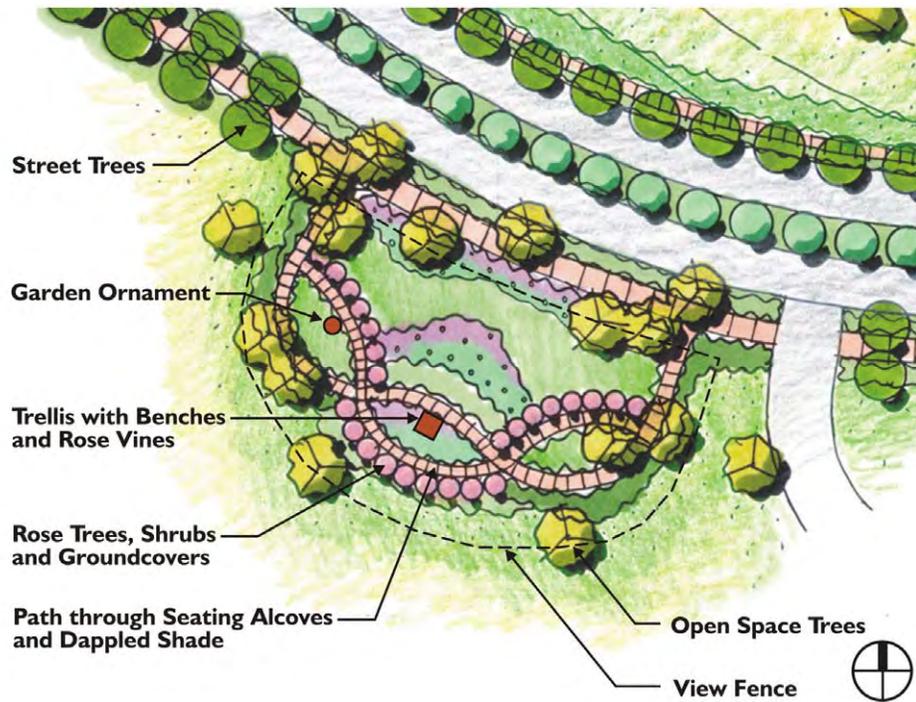
Rose Garden

A .5-acre memorial rose garden is planned to be located adjacent to or within the Community Park. This garden is envisioned as a small, intimate space that provides an area for residents to sit and enjoy the natural environment, and helps to define and enhance overall character of the community.

The rose garden will include shaded seated areas, and internal pathways. The rose garden will be pedestrian accessible. The garden will be enclosed with a view fence to help control deer intrusion. A variety of plant materials and garden ornaments and trellises will help to create a pleasant, inviting environment throughout the year.



Rose garden features



Artist's rendering of a rose garden facility (Source: David Gates and Associates)

Neighborhood Open Space Areas

Within the Plan Area there shall be a variety of common neighborhood areas that provide both active and passive open space opportunities. These neighborhood open space areas could serve as functional community amenities for residents, supplementing the Plan Area's proposed community facilities and enhancing the visual quality of the neighborhoods.

All neighborhoods will be surrounded by passive open space, creating a setting that enhances the visual quality of the Plan Area and delineates each neighborhood with a natural buffer. Passive open space is also proposed to be located within Neighborhoods A and D. Neighborhood A is planned around a riparian and wildlife corridor that intersects residences and the entry road, and Neighborhood D is designed with an informal meadow. Both of these areas are also linked by pedestrian paths and ultimately to the public trail system within the Plan Area.

Small tot-lots are envisioned to be located within Neighborhoods A, B, and C, and within the community center area containing the House of Worship and community pool. Neighborhood E will also contain a small neighborhood park that could be developed with a tot-lot and pedestrian trail easements, connecting to open space areas. These common open space areas will help to provide a distinctive identity to the neighborhoods.



All neighborhoods are integrated in an open space system and also include formal common open space and recreation areas

CHAPTER 6: COMMUNITY FACILITIES



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 6: COMMUNITY FACILITIES AND SERVICES

The Northwest Specific Plan incorporates community facilities of a character and scale sufficient to serve both the neighborhoods located within the Plan Area and the surrounding community. The Plan Area will be served by the City of San Ramon's existing public facilities and public safety services, consistent with the provisions of the City's General Plan. This chapter describes at a conceptual level how and where services will be extended, improved, and provided to the Plan Area. Figure 6-1 illustrates the locations of the proposed community facilities.



Illustration of community facilities in the Plan Area (Source: David Gates and Associates)

COMMUNITY FACILITIES GOAL, OBJECTIVES, AND POLICIES

The following goal, objectives, and policies have been established to guide the implementation of the Plan Area's community facilities and services.

GOAL 1. The provision of necessary community services and facilities to adequately serve the Plan Area.

Community Facilities

Objective A. Provide new community facilities, consistent with the San Ramon General Plan, that meet the needs of neighborhood residents and the greater community of San Ramon.

Policies:

1. Reserve a site for the purpose of accommodating an educational museum, educational outreach use and/or similar function.

An approximately 1.6-acre site is proposed for an educational site, located in the southeast corner of the Plan Area. The proposed educational site shall accommodate a future educational museum, educational outreach use, or similar facility intended to serve the residents of the neighborhoods in the Plan Area and in the surrounding community. The facility on this site shall be developed at a maximum FAR of .35.

2. Reserve a site west of the community park to accommodate a house of worship.



Illustration of Educational Site

An approximately up to 6.1-acre site is proposed for a house of worship, near the Bollinger Canyon entrance, in the eastern portion of the Plan Area. The proposed house of worship includes a religious assembly facility and related activities, such as a day care. The house of worship site is also envisioned to include neighborhood recreational facilities, such as a pool and indoor recreation areas. These facilities shall be developed based on a maximum FAR of .35, and must include adequate parking through the combination of surface, below-grade and/or structured parking.

3. Provide a neighborhood park (approximately 2-acres) in the western portion of the Plan Area.

The exact location, design, and program for the park will be determined in the future. The neighborhood park is envisioned to have facilities such as a tot-lot and picnic areas, designed to serve residents of Neighborhood E.

4. Ensure that new community facilities are appropriately designed to be compatible with surrounding areas, and demonstrative of the character of the neighborhoods within the Plan Area.
5. Ensure that the community amenities and facilities within the Plan Area provide adequate on-site parking facilities.

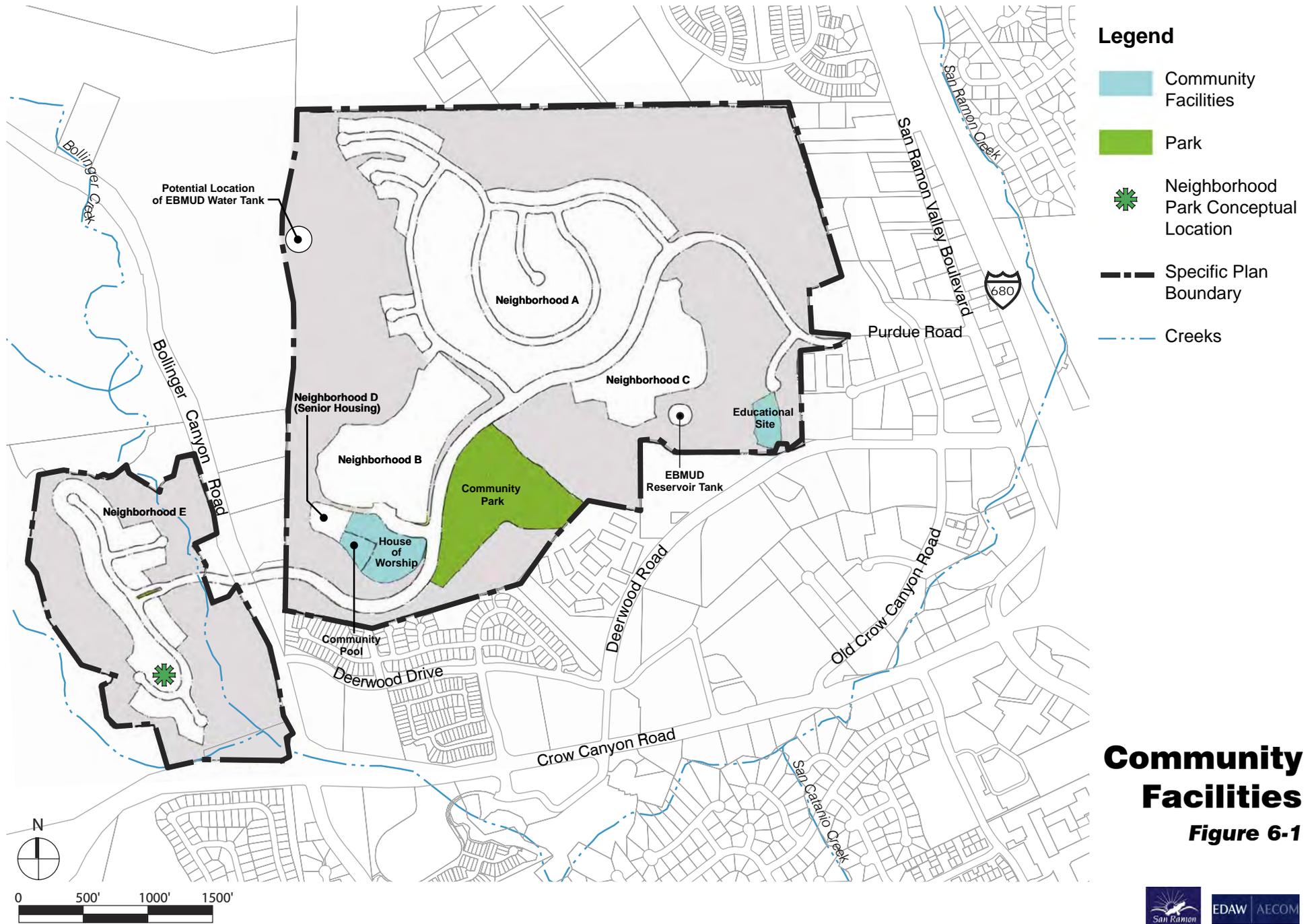
Public Trails and Connectors

Objective B. Ensure adequate public pedestrian connections to community facilities in the Plan Area.

Policies:

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

The public trail system within the Plan Area shall connect the community park to both the educational site and house of worship through a series of pedestrian paths connecting to the residential neighborhoods in the Plan Area, as well as to existing neighborhoods south of the Plan Area. Other proposed public trails linking to the house of worship and associated facilities include a regional trail along the west of the site, connecting to the parkway with a well-defined pedestrian crossing. There is also a trail and a trail leading from the community park to the adjacent Mill Creek Hollow Park.



The main spine road that connects through the eastern portion of the Plan Area also includes pedestrian connections to the community facilities, and helps to connect the facilities to the individual neighborhoods.

Schools

Objective C. Provide funding to support adequate public school facilities to serve the residents of the Plan Area.

The Plan Area is located within the boundaries of the San Ramon Valley Unified School District. The District has determined that its existing and already planned facilities located outside of the Plan Area will be adequate to serve the needs of future Plan Area residents.

Policies:

1. When development occurs in the Plan Area, the developer shall be required to contribute to school impact mitigation fees, pursuant to Senate Bill 50 (February 1999).

Fire

Objective D. Provide sufficient fire protection services for the Plan Area, including fire stations with locations to provide adequate response times and maneuverable streets for fire vehicles.

Fire protection services for the Plan Area will be provided by the San Ramon Fire Protection District. The San Ramon Valley Fire Station #38, located nearby at the intersection of Bollinger Canyon Road and Crow Canyon Road, can provide adequate response time and levels of service to the Plan Area. Emergency access to the Plan Area is provided via Bollinger Canyon Road 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: 1) from Claremont Crest Way, connecting to the spine collector near the west entry, and 2) from Deerwood Road connecting to the Senior Housing development at the east entry. In addition, two potential EVA connections for the portion of the Plan Area west of Bollinger Canyon Road are located at Bollinger Canyon and Crow Canyon Roads. These potential EVA connections will only be required if this portion of the Plan Area is developed with only a single public street entry.



Future Emergency Vehicle Access point located off Claremont Crest Way

Police

Objective E: Provide adequate police protection services for the Plan Area.

As the new development of the neighborhoods within the Plan Area does not require a new police station, no police facilities are provided as part of this Plan. The City of San Ramon Police Department will serve the Plan Area through the existing police station located on Camino Ramon near Crow Canyon Road, which can provide adequate response time and levels of service to the Plan Area.

Transit Services

Objective F: Provide public transit services to residents of the neighborhoods within the Plan Area.

Public transit services will be provided to the Plan Area by the bus service of the City of San Ramon, which is provided by the Central Contra Costa Transit Authority (CCCTA), the County Connection. Direct service to the Plan Area will include routes 121 running north-south along San Ramon Valley Boulevard, and 221 running east-west along Crow Canyon Road and Norris Canyon Road. Access to public transit services in surrounding areas shall include routes 259 and 920 running from the San Ramon Transit Center, and 960B&960C and 970B&970C running from Bishop Ranch.

Objective G: Implement transportation system improvements that will incorporate local improvements identified in the City's General Plan.



County Connection vehicle

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.

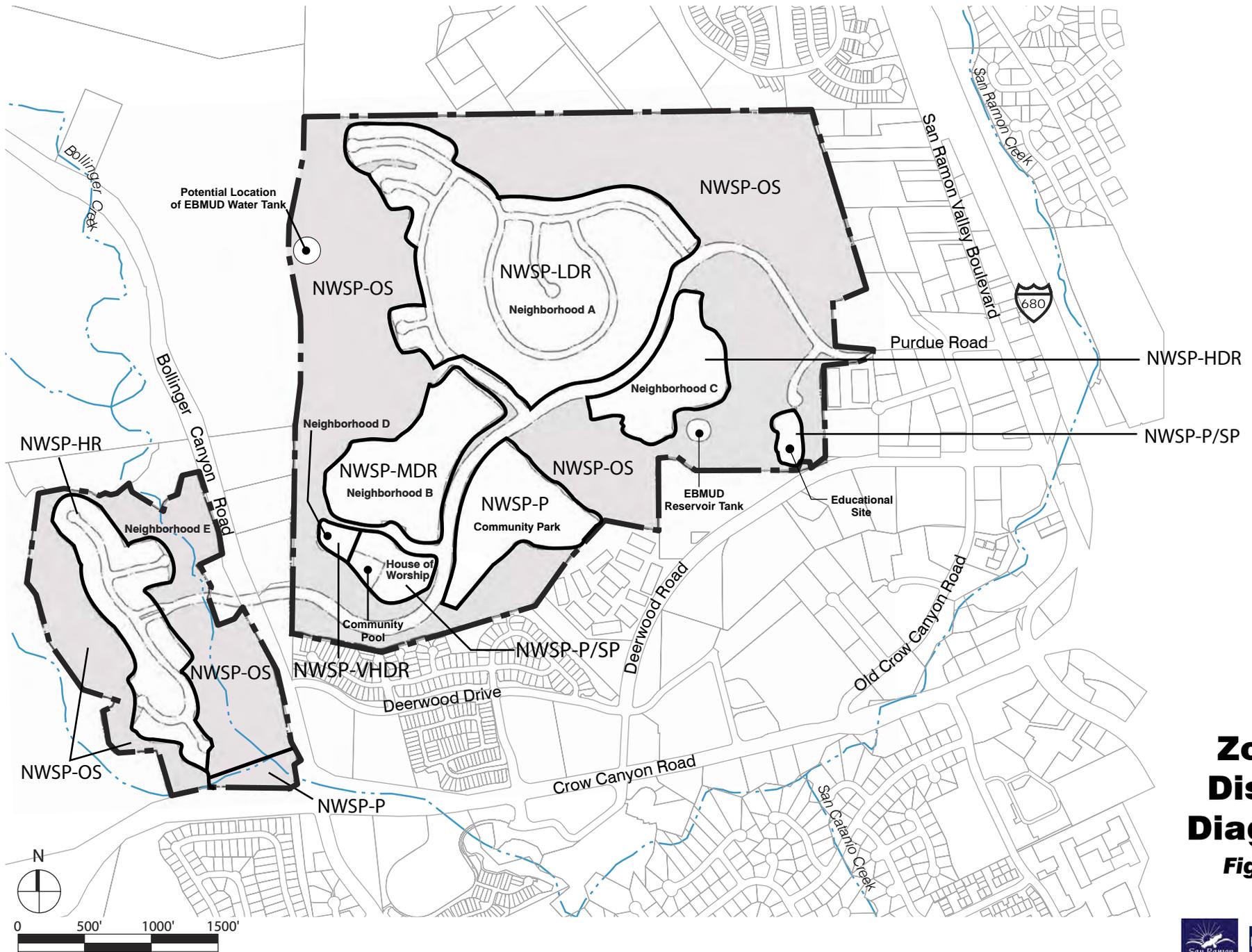
High Density Residential District (NWSP-HDR). The purpose of this zoning district is to provide opportunities for apartments, condominiums, and townhouses at a density of 22-30 units per net acre. This zoning district applies to Neighborhood C within the Northwest Specific Plan Area.

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				
Sideyard	5'	3'	0'	9'	9'	
Setback (ft.)						
Aggregate	10'	8'	0'	19'	20'	
Sideyard						
Minimum	10'	6'	10'	35'	--	
Between Bldgs.						
Corner Sideyard	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.