Agenda Item #

Department of Conservation and Development

Contra Costa County

COUNTY PLANNING COMMISSION

TUESDAY, DECEMBER 10, 2013–7:00 P.M.

I. INTRODUCTION

SHAPELL HOMES (APPLICANT AND OWNER): The applicant is requesting approval of the following applications as they relate to Gale Ranch Phase III and Phase IV of Dougherty Valley;

A. General Plan Amendment #GP12-0004: A request for approval of a General Plan Amendment in order to accommodate the establishment of a new elementary school on a 7.9-acre site in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV in Dougherty Valley;

B. Specific Plan Amendment #SP12-0001: A request for approval of various amendments to the Dougherty Valley Specific Plan (DVSP) including amending the Specific Plan to accommodate the establishment of a new elementary school within Gale Ranch Phase IV;

C. Revised Final Map for Subdivisions #9247, 9297, 9298, 9302, 9303 and 9326: A request for approval of revised tentative maps for Subdivision 9326 (Gale Ranch Phase 3, Neighborhood 6), Subdivisions 9247, 9302 and 9303 (Gale Ranch Phase 4, Neighborhood 6) and Subdivisions 9297 and 9298 (Gale Ranch Phase 4, Neighborhood 3).

D. Final Development Plan Modification #DP12-3032: A request for approval of a modification to the final development plan for Gale Ranch Phase III and IV.

The applications are related to the Gale Ranch portion of Dougherty Valley located in eastern San Ramon. (Zoning: P-1)

II. RECOMMENDATION

Staff recommends that the County Planning Commission:

A. FIND that on the basis of the whole record before the County (Department of Conservation and Development, 30 Muir Road, Martinez, CA, 94553) that there is no substantial evidence the project will have a significant effect on the

environment and that the October 16, 2013 Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;

B. ADOPT the October 16, 2013 Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project;

C. APPROVE the Final Development Plan modifications for Gale Ranch Phase III and IV as shown in the plans received by the Department of Conservation and Development on September 5, 2013;

D. APPROVE the revised final maps for subdivisions #SD-8856, SD-9247, SD9297, SD-9298, SD-9302, SD-9303 and SD-9326 as shown in the plans received by the Department of Conservation and Development on September 5, 2013;

E. ADOPT County Planning Commission Resolution #17-2013;

F. ADOPT a motion to recommend that the Board of Supervisors:

i. Find that on the basis of the whole record before the County that there is no substantial evidence the project will have a significant effect on the environment and that the October 16, 2013 Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;

ii. Adopt he October 16, 2013 Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project;

iii. Approve the General Plan Amendment to allow 7.9-acres of land within Gale Ranch Phase IV to be designated Public-Semi-Public (PS) from Single-Family Residential, High-Density (SH) for a new elementary school and to allow a 2.2-acre portion of Gale Ranch Phase III to be designated Multiple-Family Residential, Low-Density (ML) from its current Parks and Recreation (PR) Designation to allow for the relocation of twenty-five residential lots displaced by the new elementary school;

iv. Approve the amendment to the Dougherty Valley Specific Plan (DVSP) with modifications to the Specific Plan listed in Appendix A.

III. GENERAL INFORMATION

A. California Environmental Quality Act (CEQA) Compliance: On October 16, 2013 a Mitigated Negative Declaration (MND) for the project was circulated and posted with the County Recorder's Office in accordance with the provisions of the California Environmental Quality Act (CEQA). The MND was sent to the State Office of Planning and Research Clearing House for distribution to responsible

agencies. The last day for providing comments on the MND was November 18, 2013. No comments on the adequacy of the Mitigated Negative Declaration were received in response to circulation of the MND.

B. Project Location: The project involves modifications to Gale Ranch Phase III and Phase IV in the Dougherty Valley Development area. Dougherty Valley is an 11,000 unit Planned Development located on 5,978 acres of land east of the City of San Ramon. The Dougherty Valley project consisted of two distinct development areas, Gale Ranch, which made up most of the western part of the project and Windemere Ranch which made up the eastern portion.

The project is to modify Gale Ranch Phase III and IV, which make up the southern half of Gale Ranch, with Phase IV consisting of the southernmost portion of Gale Ranch. The proposed elementary school will be located in in future Neighborhood 3 (Pod 3) of Gale Ranch Phase IV, which will be located on the east side of the new Dougherty Road near the south end of Bollinger Canyon Road. The other changes will be made to Neighborhood 6 (pod 6) of Gale Ranch Phase III and to the Village Center in Gale Ranch Phase IV.

C. Zoning: The entire Dougherty Valley development area is zoned P-1. All development in Dougherty Valley is guided by the Dougherty Valley Specific Plan and the Dougherty Valley Community Design Handbook (October 1992).

D. General Plan: The General Plan designation for each of the areas to be modified varies. The current General Plan designation of the 7.9-acre school site is Single-Family Residential, High-Density (SH), the proposed General Plan designation for the site will be Public, Semi-Public (PS). Twenty-five of the 45 lots to be displaced by the new elementary school will be re-located to a 2.2-acre portion of land within Gale Ranch Phase III with a current General Plan designation of Parks and recreation (PR). The proposed General Plan designation for the 2.2-acres is Multiple-Family Residential, Low-Density (ML).

E. Previous Applications:

- County File #DP11-3030, SD04-8856 and SD04-9247: On February 22, 2012 the County Zoning Administrator approved revised tentative maps for Gale Ranch Phase IV along with other modifications to the Gale Ranch Phase IV Final Development Plan.

- County File #DP08-3031: On September 9, 2008 the County Zoning Administrator approved a modification to the Gale Ranch Phase IV Final Development Plan to allow the relocation of various multiple and single family residential units.

- County File #SP06-0001, GP06-0003, DP06-3050, DP06-3051, DP06-3052: On November 14, 2006 the Board of Supervisors adopted an addendum to the 1992 Dougherty Valley EIR and approved a Specific Plan Amendment, General Plan Amendment and Final Development Plan Amendment for portions of Gale Ranch Phases III and IV relating to the relocation of Gale Ranch Middle School.

- County File #SD04-8856 and DP04-3070: On January 25, 2005 the County Planning Commission approved the vesting tentative map and final development plan for Gale Ranch Phase IV which allowed for the development of 1,306 units.

IV. BACKGROUND

On March 19, 2013 the Board of Supervisors authorized the Department of Conservation and Development to initiate a General Plan and Specific Plan review for Shapell Homes involving several parcels within Phase III and IV of Gale Ranch in Dougherty Valley in order to accommodate the establishment of a new elementary school within Gale Ranch Phase IV. The original EIR and Specific Plan for Dougherty Valley included four elementary schools, two middle schools and one high school, all of which have been completed and placed into service.

Due to an unforeseen demand for public elementary schools in the Dougherty Valley, Shapell Homes has agreed to provide the San Ramon Valley Unified School District (SRVUSD) with a 7.9-acre portion of land within Neighborhood 3 of Gale Ranch Phase IV. The school will be constructed by the district. In order to accommodate the new school, modifications need to be made to the approved final development plans for Gale Ranch Phases III and IV. In addition to modifying the final development plan, the Dougherty Valley Specific Plan (DVSP) and the County General Plan must be amended to accommodate the proposed modifications.

In addition to the final development plan modifications related to establishment of the new elementary school, the applicant is also requesting approval of various other modifications to the final development plans for portions of Gale Ranch Phase III and Phase IV. The proposed additional modifications involve changes to future public improvements such as parking layouts, landscape strips and roadway sections. The specific changes are discussed in detail in Section VI below. Most of the public improvement requirements are being proposed at the request of the City of San Ramon, who is incrementally annexing Dougherty Valley and will be responsible for maintaining the public roadways in the future.

Originally adopted by the County Board of Supervisors in January 1993, the Dougherty Valley Specific Plan (DVSP) provides the plan for development and conservation in the Dougherty Valley. The Dougherty Valley Specific Plan shares many characteristics with the County General Plan but is specific to the Dougherty Valley development project. The

Specific Plan includes chapters on land use, housing, conservation and open space just to name a few. Since the start of construction of Dougherty Valley, development has taken place in accordance with the Specific Plan, which has resulted in the development of a desirable, well-designed and functional community in Contra Costa County.

Since being adopted in 1993, the Dougherty Valley Specific Plan has been amended three times. In 1996 an amendment of the Specific Plan and Subsequent Environmental Impact Report (EIR) was adopted by the Board of Supervisors to allow for the relocation of Gale Ranch Middle School. In 2005 the Board of Supervisors approved an update of the Specific Plan, and finally in 2006 the Board approved an amendment to the Specific Plan addressing the relocation of Gale Ranch Middle School and some residential units displaced by the school relocation.

V. PROJECT DESCRIPTION

A. General Plan Amendment

In order to accommodate placement of the new elementary school within Gale Ranch Phase IV, the County General Plan Land Use Element Map and Dougherty Valley Specific Plan Land Use Map must be amended. The General Plan designation of two specific areas within Gale Ranch Phase III and IV will be amended. The first area would be the 7.9-acre area where the new elementary school will go, which is located within Neighborhood 3 (Pod 3) of Gale Ranch Phase IV. The 7.9-acre site has a current General Plan designation of Single Family Residential, High-Density (SH), in order to accommodate the school site the General Plan designation would have to be changed to Public, Semi-Public (PS) since the school will be owned by a public agency (San Ramon Valley Unified School District).

The second area to be amended is a 2.2-acre site located within Neighborhood 6 (Pod 6) at the eastern edge of Gale Ranch Phase III which has a current general plan designation of Parks and Recreation (PR). The 2.2-acre site will be used to allow placement of 25 of the 45 residential lots displaced by the establishment of the new elementary school in Gale Ranch Phase IV. The proposed general plan designation for the 2.2-acre site will be Multiple Family Residential, Low-Density (ML), which is generally consistent with the General Plan designation of the surrounding area. The 2.2-acre site is currently part of the future 10.6-acre Rose Glen Park which will be reduced to 8.4-acres upon approval of the proposed General Plan amendment. The existing **(Attachment A)** and proposed **(Attachment B)** General Plan land use maps are attached to this staff report.

B. Dougherty Valley Specific Plan (DVSP) Amendment

Several changes to the Dougherty Valley Specific Plan are proposed in order to accommodate the new elementary school in Neighborhood 3 of Gale Ranch Phase IV

and to address other changes to Gale Ranch Phase IV as requested by the City of San Ramon.

i. New Elementary School

Four elementary schools were originally envisioned in Dougherty Valley. This is reflected in various portions of the Specific Plan including figures and tables throughout the document. In order to ensure that establishment of the new elementary school within Neighborhood 3 of Gale Ranch Phase IV is consistent with the specific plan, the plan must be modified to reflect the addition of the new elementary school. All of the proposed amendments to the Specific Plan can be found in Appendix A. Descriptions of the proposed changes found below.

ii. Revised Roadway Sections

According to City of San Ramon staff, maintaining landscape strips within the public right-of-way is costly and results in damage to public improvements such as sidewalks, curbs and gutters. Therefore the City has requested that landscape strips not be required within the future public right-of-ways for the remaining Gale Ranch neighborhoods. Figure 6-7 of the Dougherty Valley Specific Plan shows landscape strips between the curb and sidewalks for all local streets within Dougherty Valley. In order to allow approval of right-of-ways without landscape strips, figure 6-7 of the Specific Plan has to be amended.

The City has also requested that the sidewalk or "trail" along the future Dougherty Road be widened to 12-feet from 8-feet as currently shown in the Dougherty Valley Specific Plan. The city has expressed safety concerns regarding the future bike lane on Dougherty Road. They are concerned that traffic on Dougherty Road will be moving relatively fast and that parents and children on bicycles my not feel safe using the bike lane. Therefore, the city has requested that the sidewalk along Dougherty Road be widened to 12-feet in order to allow parents and their children on bicycles to travel together on the sidewalk. In order to address the City's concern, the applicant has proposed that center lanes of Dougherty Road be reduced to 12' from 14' in order to provide the additional four feet of right-of-way needed to widen the trail to 12' from 8'. Although the City's request is understandable, reducing the center lanes on Dougherty Road to 12-feet from 14-feet is not consistent with accepted roadway standards or with Figure 6-3 of the Dougherty Valley Specific Plan. Therefore, staff is not recommending approval of the 12-foot center lanes on Dougherty Road. According to the Dougherty Road right-of-way (ROW) sections (Figure 6-3) in the DVSP, the additional 4-feet needed to widen the sidewalk could be obtained by reducing the landscape strip or other areas within the ROW.

iii. Modifications to Tables and Figures

In order to incorporate the changes, various portions of the Specific Plan need to be modified, including changes to text, figures and tables throughout the document. All of the changes to be made to the Specific Plan can be found in Appendix A, which is attached to this staff report. Listed below are the figures as found in Appendix A, along with a brief description of the proposed revision:

Table 1 - Land Use Program: The acreage for schools in the Shapell column has been increased to 47.9-acres and the total Public/Semi-Public acreage has been increased to 50.9-acres to reflect the addition of the new elementary school.

Table 4 - Community Facilities: The number of elementary schools in the Quantity column has been changed to show 5 elementary schools from 4.

Table 5 - Park Allocations: The number of pocket parks has been reduced to 10 from 12.

Figure 4-1: Dougherty Valley Land Use Map. Land Use Designation of proposed school site changed to Public Semi Public (PS), area of relocated lots in Phase III changed to Multiple Family Residential, Low-Density (ML).

Figure 6-7: Dougherty Valley Street Sections (Typical). I. Local Street-Minor (Double Loaded) landscape strip between roadway and sidewalk eliminated.

Figure 8-1: Dougherty Valley Community Facilities. New school site added to map.

Figure 10-4: Dougherty Valley Park & Trail Concept. School site with neighborhood Park added to map.

C. Final Development Plan Amendment and Revised Final Maps

In addition to the proposed General Plan Amendment and Specific Plan Amendment the applicant is requesting approval of revised final maps for subdivisions 9247, 9297, 9298, 9302, 9303 and 9326 in addition to modifications of the final development plans and for Gale Ranch Phase III and Phase IV.

As part of their application submittal, the applicant has provided revised Final Development Plans (FDP) and Vesting Tentative Maps that identify all of the

proposed changes to Gale Ranch Phase III and Phase IV. A copy of the modified final maps and FDP is attached to the staff report as **Appendix B**[1].

The proposed modifications to the final maps and final development plans, as identified in Appendix B, are as follows:

- **Sheet 2 – Gale Ranch Phase 3 (Pod 6) – Subdivision 9326:** Identifies the 2.2-acre site (Subdivision 9326) where 25 lots displaced by the new elementary school will be relocated. The area currently has a general plan designation of Parks and Recreation (PR) and was designated to be part of the future Rose Glen Park which is located directly north of the 2.2-acre site. The map also identifies the proposed typical lot layout for the proposed "Paseo" home lots to be developed at the site. The future "Valencia" apartment complex will be located directly west of the site with open space located to the east.

- **Sheet 3 – Gale Ranch Phase 4 (Pod 6) – Subdivision 9247, 9302, and 9303:** Identifies the revised vesting tentative map and final development plan for Pod 6 (Neighborhood 6) of Gale Ranch Phase IV. The proposed changes include replacing four 45' x 80' lots located near the intersection of Ivyleaf Springs Road and South Monarch Road with 11 "Paseo Home" lots increasing the lot count by seven to 311 from the previously approved 304 units. The additional 7 lots are part of the 45 lots displaced by the new elementary school. Sheet 3 of the final development plan also identifies the Community Center at the center of the neighborhood as "Private" which was previously identified as a public community center. The plan also designates the linear park as "Public".

- **Sheet 4 – Gale Ranch Phase 4 (Pod 3) – Subdivision 9297 and 9298:** Identifies the revised vesting tentative map and final development plan for Pod 3 (Neighborhood 3) of Gale Ranch Phase IV. The plan identifies the location of the new 7.9-acre elementary school and the new residential lot and roadway layout. Neighborhood 3 was originally approved for 275 units and now will 230 units in order to accommodate the school. The 45 lots displaced by the school will be relocated to various portions of Gale Ranch Phase III and Phase IV (see Sheets 2, 3 and 5).

- **Sheet 5 – Gale Ranch Phase 4, Village Center South:** Identifies revised grading and unit count for Village Center South parcel (Lot 7). The number of affordable senior units for Lot 7 of the Village Center will be increased to 192 from 179.

- **Sheet 6 – Gale Ranch Phases 3 & 4 Land Use Revision Sheet:** Identifies all proposed land use revisions for Gale Ranch Phase 3 and 4.

[1] Gale Ranch Phases 3 &4 - Final Development Plan and Vesting Tentative Map. Prepared by Ruggeri-Jensen-Azar, dated received September 5, 2013

- **Sheet 7 – Gale Ranch Phases 1, 2, 3 and 4 Park Area Exhibit:** Identifies the revised location and total acreage of all parks within Gale Ranch.

VI. AGENCY COMMENTS

A. Public Works Department: In a memo dated December 5, 2013 the County Public Works Department provided comments on the application. The Public Works Department expressed concerns over a number of project engineering details including the widths of the driveways for the "paseo" homes, the diagonal parking along the western side of the community center, and the 12-foot center lanes for Dougherty Road. According to the Public Works Department, the previously identified items do not conform to County roadway standards and cannot be approved by Public Works. Therefore, the Public Works Department provided recommended conditions of approval indicating that the future maps and improvement plans shall conform to County roadway standards. The Public Works Department did not express any other concerns with the other portions of the project.

B. City of San Ramon: In general, the City of San Ramon has expressed support of the proposed General Plan Amendment, Specific Plan Amendment or Final Development Plan Modifications. In letters dated January 28, 2013 and October 10, 2013 the City of San Ramon did provide comments on the application and on the revised application. In response to the first letter, the applicant met with staff from the City and a number of minor changes were made to the project. In response to the revised plans, the City provided additional comments on the application. Most of the comments came from the Engineering Services section and were related to engineering details of the revised final maps. After receiving the October 10, 2013 comments, the applicant met with the City of San Ramon to resolve the concerns. After meeting with the City, the applicant and the City both indicated that all of the issues had been addressed and the City no longer had any additional comments on the application.

C. San Ramon Valley Unified School District: The school district had no comments on the application.

D. San Ramon Valley Fire Protection District: In a letter dated January 18, 2013 the SRVFPD provided general comments on the application.

VII. STAFF ANALYSIS

A. New Elementary School

Most of the proposed amendments and modifications are directly related to establishment of the new elementary school within Gale Ranch Phase IV. The new elementary school

would be constructed in order to meet the unforeseen need for additional elementary school space within the Dougherty Valley and would provide some relief from the overcrowding experienced at the other elementary schools within Dougherty Valley.

In order to accommodate establishment of the new school, 45 lots from Neighborhood 3 (Pod 3) of Gale Ranch Phase IV have to be relocated to other portions of Gale Ranch Phase III and Phase IV. The proposed changes to the final development plan as shown in the revised final development plan dated received September 5, 2013 would be consistent with the Dougherty Valley Specific Plan and County General Plan upon approval of the proposed amendments by the County Board of Supervisors.

The San Ramon Valley Unified School District, the City of San Ramon and the County have all acknowledged the need for a new elementary school within Dougherty Valley. Due to the fact that all of Windemere Ranch has been developed and that most of Gale Ranch has been developed, or is in the process of being developed, the areas where a new school could be established without exceeding the open space requirements identified in the Dougherty Valley Specific Plan and settlement agreements is limited. Therefore, based on State mandated minimum size requirements for elementary schools, the location of the additional elementary school is the only remaining viable location within Dougherty Valley.

The school will be surrounded by a residential neighborhood just like the other four elementary schools in Dougherty Valley. The proposed school will also include a 2.61-acre public park which is more park area than eliminated pocket parks that were originally planned for Neighborhood 3 of Gale Ranch Phase IV.

An analysis of the proposal to allow the establishment of the new elementary school on the 7.9-acre site within Neighborhood 3 indicated that the portion of the project directly related to establishment of the new school is appropriate and consistent with the proposed Dougherty Valley Specific Plan Amendment and County General Plan amendment.

B. Proposed Roadway/Improvement Modifications

As described in the project description above, in addition to the changes to the final development plans resulting from the establishment of the new elementary school, the applicant is also requesting various changes to the Dougherty Valley Specific Plan and final development plan that relate to public roadway improvements. The proposed modifications to the roadway improvements are discussed in Section VI(B)(3) above.

i. **"Monolithic" Sidewalks:** The applicant is requesting that the Dougherty Valley Specific Plan be modified to allow "monolithic" sidewalks for the rest of Gale Ranch Phase III and Phase IV. After reviewing this request, staff agrees that elimination of the landscape strip and allowing "monolithic" sidewalks is acceptable only if future property owners are required to plant a street tree within 10-feet of the back of the side walk. This way the visual impact of removing the

landscape strip and trees can be avoided and adherence to the Community Design standards identified in the Dougherty Valley Specific Plan can be maintained. According to the applicant, the CC&R's for the future neighborhoods with "monolithic" sidewalks will include a requirement that a street tree be planted and maintained within 10-feet of the back of sidewalk.

ii. **12-Foot Center Lanes on Dougherty Road:** The applicant is also requesting approval of a revised Dougherty Road section (Figure 6-3 of the Dougherty Valley Specific Plan) that would allow for the construction of a 12-foot sidewalk on Dougherty Road (Sheet 4, FDP). In order to accomplish this, the center driving lanes of Dougherty Road must be reduced to 12-feet from 14-feet in order to acquire the needed 4-feet to widen the sidewalk. According to the County Public Works Department, 12-foot center lanes adjacent to a median are not standard and should not be accepted. Therefore, the proposed revised Dougherty Road section is not included as part of staff's recommended approval and a condition of approval prohibiting the establishment of 12-foot center lanes along Dougherty Road has been included.

iii. **Diagonal Parking at the Community Center:** The revised final development plan for Neighborhood 6 (Pod 6) of Gale Ranch Phase IV (Sheet 3) also identified some modifications to the future community center located in the middle of the neighborhood. One of the modifications included the establishment of diagonal parking along the western end of the community center property. According to County Public Works, diagonal parking along a public roadway is not standard per the highway design manual and should not be allowed for safety reasons. This portion of the submitted final development plan is not recommended for approval and the project approval has been conditioned to reflect such.

iv. **20-Foot Alleys for Paseo Home Products**: The revised final development plan identifies "Paseo" (cluster) home products (Sheets 2, 3 and 4) to be established in all of the modified neighborhoods. The detail of the "paseo" home product identifies 20-foot "alleys" as access to the units. According to County Public Works, as shown in the plans, the 20-foot "alleys" are not standard and should not be approved. For safety and accessibility reasons this portion of the submitted final development plan is not approved and the project approval has been conditioned to reflect such.

VIII. CONCLUSION

After analyzing the proposed modifications to the Dougherty Valley Specific Plan (DVSP), the County General Plan and the Gale Ranch Phase III and Phase IV Final Development Plans and Final Maps, staff recommends that, as conditioned, the proposed modifications are consistent with the intent of the Dougherty Valley development project as previously approved by the County Board of Supervisors and will not result in any new significant environmental impacts.

As discussed in the staff report above, most of the proposed modifications are related to establishment of a new elementary school within Phase IV of Gale Ranch. The new school will be constructed by the San Ramon Valley Unified School District on a 7.9-acre property located within Neighborhood 3 (Pod 3) of Gale Ranch Phase IV. The school will cause the displacement of 45 lots from Neighborhood 3. The lots will be relocated to other locations in Gale Ranch Phase III and Phase IV. All of the proposed modifications will take place within the areas previously designated for development as shown in the DVSP, and will not require encroachment into any open space.

As discussed in the Staff Analysis portion of the staff report, the project included modifications to future roadway improvements that did not meet the County's roadway standards such as 12-foot center lanes on Dougherty Road, diagonal parking at the community center and 20-foot "alleys" for the "Paseo" home products. Staff has conditioned the project in a manner that does not allow the aforementioned modifications.

Therefore, staff is recommending that the Planning Commission adopt the mitigated negative declaration prepared for the project and approve the proposed final development plan modifications and revised final maps. Staff also recommends that the Planning Commission recommend that the County Board of Supervisors approved the proposed Dougherty Valley Specific Plan modifications and amendment to the County General Plan.

Appendix A

Dougherty Valley Specific Plan
Modified Tables and Figures
(File #DP12-3032 and GP12-0004)

TABLE 1: LAND USE PROGRAM
DOUGHERTY VALLEY
(Assumes Maximum 11,000 Dwelling Units)

	Gross Acres (DU/Gross Acres) By Owner			
Land Use	**Windemere**	**Shapell**	**Camp Parks**	**Total Acres**
SM	681 2,466 DU	318 (1,216 DU)		999 (3,682 DU)
SH	195 (1,402 DU)	248.1 (1,300 DU)		256 (1,300 DU)
ML	77 (1,302 DU)	413.2 (3,114 DU)		606 (4,516 DU)
MH				77 (1,302 DU)
MU (Village Center)		10 (200 DU)		10 (200 DU)
Residential	**953 AC (5,170 DU)**	**989.3 AC (5,830 DU)**		**1,938 AC (11,000 DU)**
C M-8 (Village Center)	1 15	11 27		12 42
Non-Residential	**16 AC**	**38 AC**		**54 AC**
Schools Religious Institutions	85	47.9 3		132.9 AC 3 AC
Public/ Semi-Public	**85 AC**	**50.9 AC**		**135.9 AC**
Creek Corridors Staging Area Community Park Service Center Golf Unimproved Open Space	70 <1 15 1,107	165 <1 27.8 3 200 1,139	 950	235 1 42.8 3 200 3,201
	1,193 AC	**1,534.8 AC**	**950 AC**	**3,680 AC**
Major Roads	73	105		178 AC
Total Gross Acres	**2,320 AC**	**2,708 AC**	**950 AC**	**5,978 AC**

Note: Open Space/Parks & Rec. total does not include School/Playing Fields, Neighborhood Parks, Pocket Parks and Tot Lot acreage or other improved open space within residential areas.

Note: The Community College will be accommodated in the Windemere portion of the Mixed Use (M-8) Village Center.

Source: PBR, April 1996; REPS, June 2005.

TABLE 1: LAND USE PROGRAM
DOUGHERTY VALLEY
(Assumes Maximum 11,000 Dwelling Units)

	Gross Acres (DU/Gross Acres) By Owner			
Land Use	**Windemere**	**Shapell**	**Camp Parks**	**Total Acres**
SM	681 2,466 DU	318 (1,216 DU)		999 (3,682 DU)
SH	195 (1,402 DU)	248.1 (1,300 DU)		256 (1,300 DU)
ML	77 (1,302 DU)	413.2 (3,114 DU)		606 (4,516 DU)
MH				77 (1,302 DU)
MU (Village Center)		10 (200 DU)		10 (200 DU)
Residential	**953 AC (5,170 DU)**	**989.3 AC (5,830 DU)**		**1,938 AC (11,000 DU)**
C	1	11		12
M-8 (Village Center)	15	27		42
Non-Residential	**16 AC**	**38 AC**		**54 AC**
Schools	85	47.9		132.9 AC
Religious Institutions		3		3 AC
Public/ Semi-Public	**85 AC**	**50.9 AC**		**135.9 AC**
Creek Corridors	70	165		235
Staging Area	<1	<1		1
Community Park	15	27.8		42.8
Service Center		3		3
Golf		200		200
Unimproved Open Space	1,107	1,139	950	3,201
	1,193 AC	**1,534.8 AC**	**950 AC**	**3,680 AC**
Major Roads	73	105		178 AC
Total Gross Acres	**2,320 AC**	**2,708 AC**	**950 AC**	**5,978 AC**

Note: Open Space/Parks & Rec. total does not include School/Playing Fields, Neighborhood Parks, Pocket Parks and Tot Lot acreage or other improved open space within residential areas.

Note: The Community College will be accommodated in the Windemere portion of the Mixed Use (M-8) Village Center.

Source: PBR, April 1996; REPS, June 2005.

TABLE 4: COMMUNITY FACILITIES
DOUGHERTY VALLEY

Community Facility	Quantity	Gross Acres per Facility	Total Gross Acres
Schools [1]			80 AC
Elementary	5	5	25
Middle [2]	2	10	20
High[3]	1	15-28	15-28
Parks			144-224 AC
Pocket Parks	10	1-3	12-36
Neighborhood Parks	8	3-10	24-80
Neighborhood Parks at school sites	E 5 M 2 H 1	5-10 10-12 17	28.1 22 17
Community Parks	1	15-25	40
Staging Areas	1	1	3
Service Center	1	3	3
Creek Corridors			235 AC
Creek Corridors	---	235	235 AC
Public/Semi-Public			203 AC
Religious Facilities	1	3	3
Golf Course	1	200	200
Civic Facilities			10-13 AC
Library	1	<1	<1
Community Center	1	<1	<1
Senior Center	1	<1	<1
Day Care	1	<1	<1
Fire Station(s)[4]	1	>1	1
Police Substation	1	<1	<1
Community College[5]	1	7	7

Source: PBR, January, 1993 and April 1996; REPS, June 2005.

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[1] Schools do not include neighborhood park acreage at school sites, See Table 3.
[2] If a Middle School is not needed on the Shapell property, that area shall be utilized as project open space. If the middle school or high school is not needed on the Windemere site, that area shall be used as SM residential.
[3] See Note 2.
[4] If these sites are not required for fire stations, the land use designation reverts to the adjoining residential designation.
[5] Community College will be accommodated in the Village Center. Acreage is approximate.

or otherwise travel along a route with no vehicular traffic. With this alternative and sidewalks, a network of more direct routes between homes and between neighborhoods can be created. These trails also form part of the overall valley network of pedestrian circulation routes.

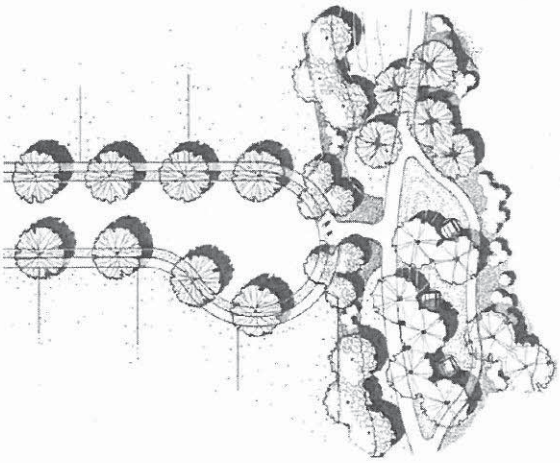
TABLE 5: PARK ALLOCATIONS DOUGHERTY VALLEY

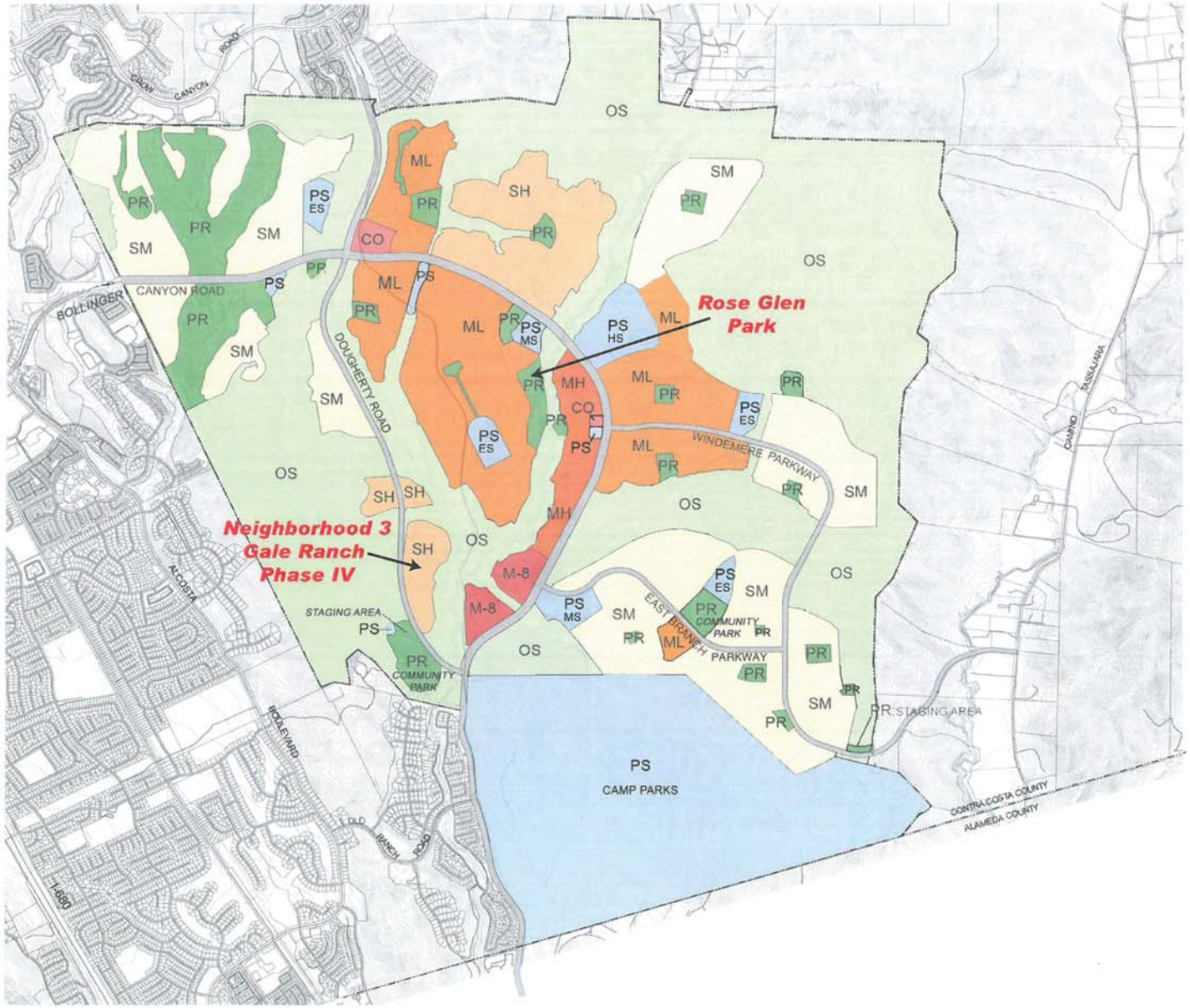
PARK TYPE	SITING	PARK SIZE	TOTAL NUMBER OF PARKS	TOTAL ACREAGE (FOR ENTIRE COMMUNITY)
"Tot Lots"/ small pocket parks	Pocket parks and neighborhood parks within the residential area can be considered to offset, on a one-to-one basis the requirement for "tot lots." See additional criteria below.*	2,000 - 5,000 sq. ft.	Variable	Variable
Pocket Parks	According to Figure 10-4	1-4 Acres	10	12-48 Acres
Neighbor-hood Parks	According to Figure 10-4	4-10 Acres	13	65-130 Acres
Community Park	According to Figure 10-4	15-30 Acres	2	45 Acres

* Additional Criteria for "Tot Lot" Allocation:

*•"Tot lots" should not be within 500 feet of each other or other parks. In higher density areas this may make it necessary to construct larger "tot lots" in order to meet the specified level of provision. The maximum size for an individual facility should be 40,000 sq. ft.

Source: PBR, March 1992; REPS, June 2005.





LAND USE *(Existing)*

DOUGHERTY VALLEY

LEGEND

SM	SINGLE FAMLY MEDIUM DENSITY RESIDENTIAL
SH	SINGLE FAMLY HGH DENSITY RESIDENTIAL
ML	MULTIPLE FAMLY LOW DENSITY RESIDENTIAL
MH	MULTIPLE FAMLY HIGH-DENSITY RESIDENTIAL
CO	COMMERCIAL
M-8	MIXED USE VILLAGE CENTER MAY INCLUDE MULTIPLE FAMILY RESIDENTIAL, COMMUNITY COLLEGE, RETAIL, COMMERCIAL, AND CIVIC USES
PS	PUBLIC / SEMI-PUBLIC ELEMENTARY, MIDDLE, HIGH SCHOOLS, OTHER
PR	PARKS AND RECREATION
OS	OPEN SPACE
	PRIMARY ROADS

NOT TO SCALE

FIGURE 4-1

JUNE 2005

*REVISED NOVEMBER 2006

LAND USE

DOUGHERTY VALLEY

LEGEND

- **SM** — SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL
- **SH** — SINGLE FAMILY HIGH DENSITY RESIDENTIAL
- **ML** — MULTIPLE FAMILY LOW DENSITY RESIDENTIAL
- **MH** — MULTIPLE FAMILY HIGH-DENSITY RESIDENTIAL
- **CO** — COMMERCIAL
- **M-8** — MIXED USE VILLAGE CENTER MAY INCLUDE MULTIPLE FAMILY RESIDENTIAL, COMMUNITY COLLEGE, RETAIL, COMMERCIAL, AND CIVIC USES
- **PS** — PUBLIC / SEMI-PUBLIC ELEMENTARY, MIDDLE, HIGH SCHOOLS, OTHER
- **PR** — PARKS AND RECREATION
- **OS** — OPEN SPACE
- PRIMARY ROADS

NOT TO SCALE

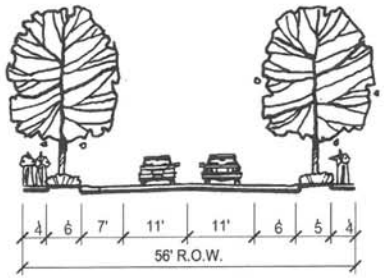
FIGURE 4-1

JUNE 2005

*REVISED NOVEMBER 2013

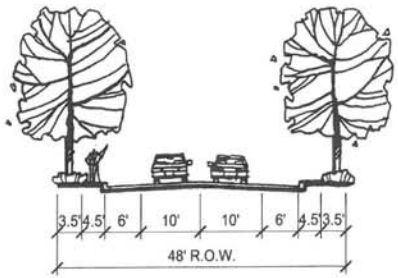
STREET SECTIONS (TYPICAL)

DOUGHERTY VALLEY

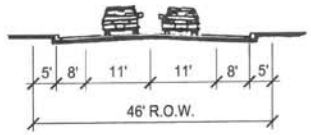


H. LOCAL STREET - MAJOR (DOUBLE LOADED)

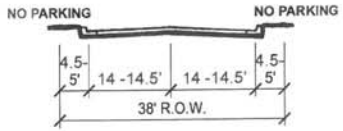
DETACHED RESIDENTIAL AREA



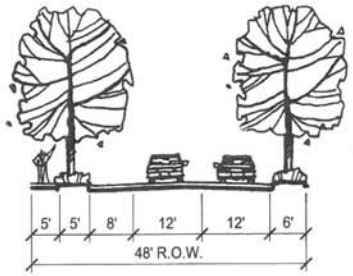
I.1 LOCAL STREET- MINOR (DOUBLE LOADED)



I.2 LOCAL STREET- MINOR W/O PARKWAY (DOUBLE LOADED)

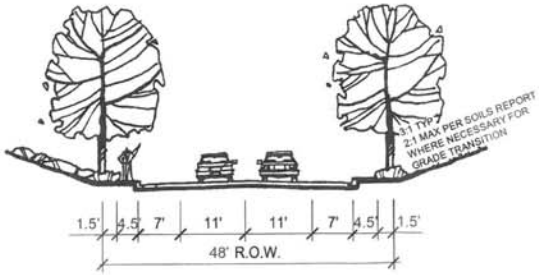


L. PRIVATE STREET

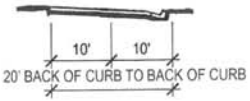


J. LOCAL STREET (SINGLE LOADED)

DETACHED RESIDENTIAL AREA



K. CUL-DE-SAC

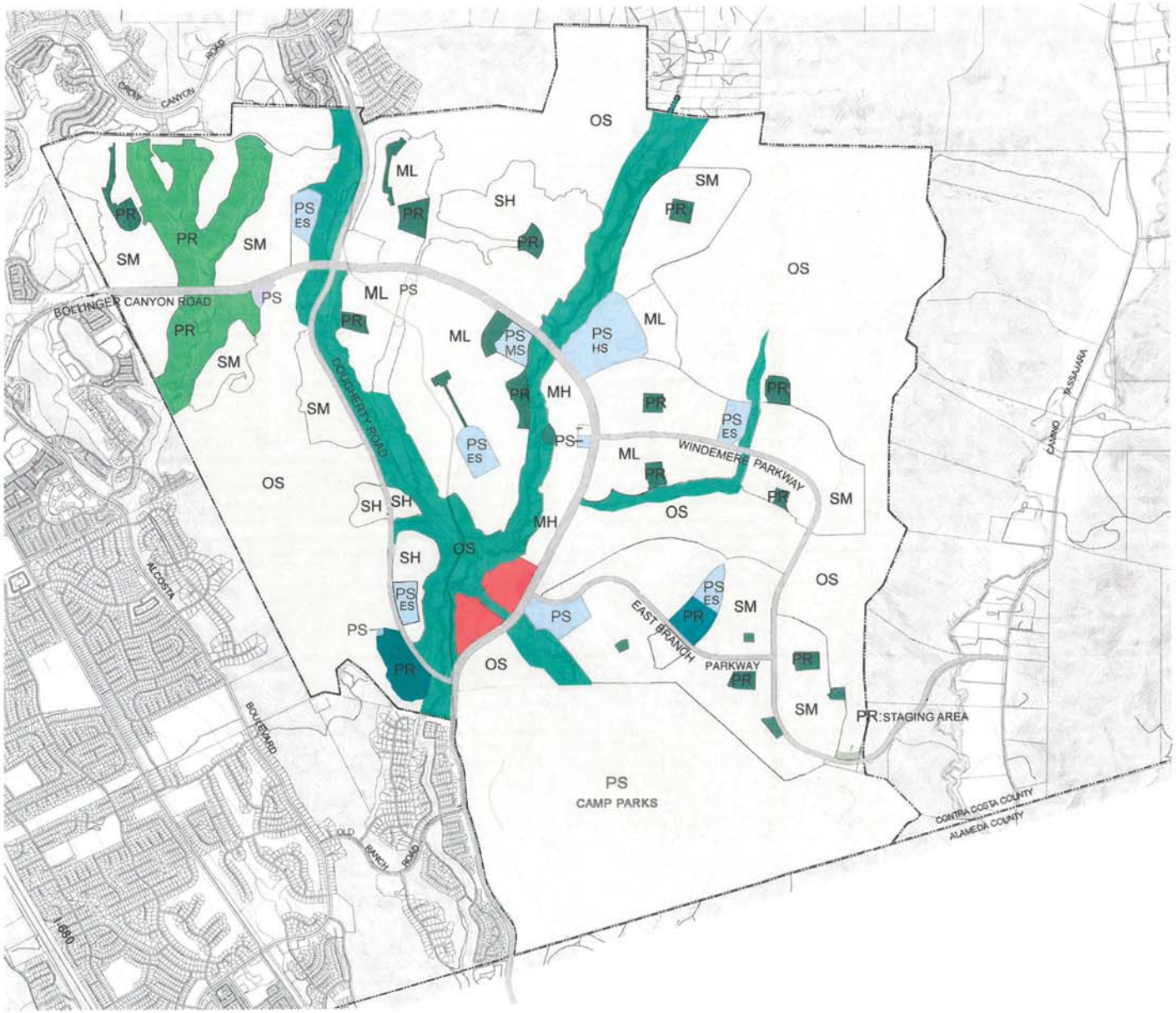


M. PRIVATE ALLEY

FIGURE 6-7

JUNE 2005

*REVISED NOVEMBER 2013



COMMUNITY FACILITIES

DOUGHERTY VALLEY

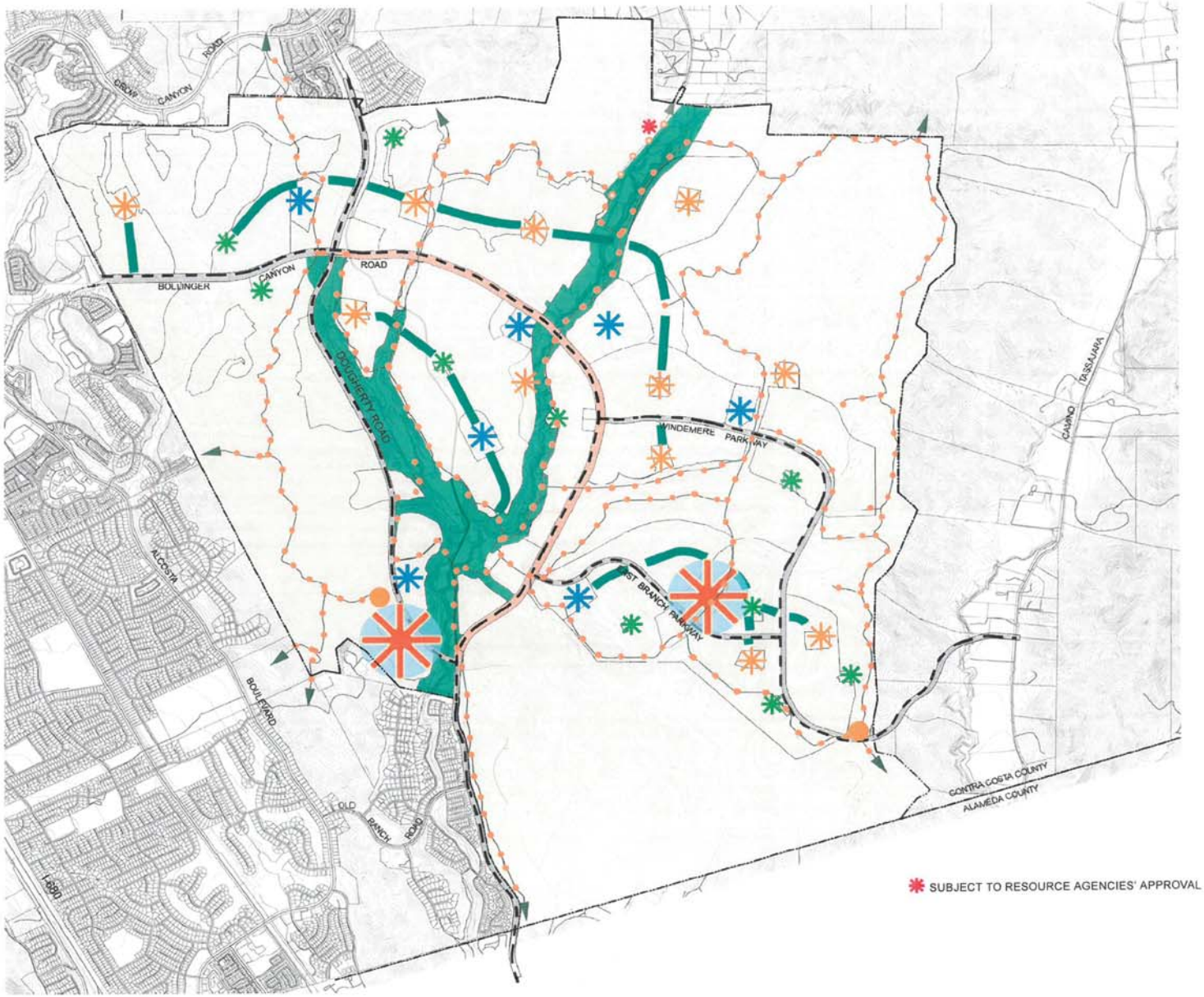
LEGEND

- VILLAGE CENTER
  LIBRARY, COMMUNITY CENTER, COMMUNITY COLLEGE, SENIOR CENTER, DAY CARE, POLICE SUBSTATION
- COMMUNITY PARK
- HABITAT CONSERVATION CORRIDOR
- PUBLIC/INSTITUTIONAL USES
- NEIGHBORHOOD PARK
- GOLF COURSE
- RELIGIOUS FACILITIES
- STAGING AREA

FIGURE 8-1

JUNE 2005

*REVISED NOVEMBER 2013



PARK & TRAIL CONCEPT

DOUGHERTY VALLEY

LEGEND

- COMMUNITY PARK
- NEIGHBORHOOD PARK
- NEIGHBORHOOD PARK ON SCHOOL SITE
- POCKET PARK
- HABITAT CONSERVATION CORRIDOR
- PEDESTRIAN LINKS - ON OR OFF STREET TRAIL
- ENHANCED PARKWAY
- MAJOR TRAILS OR PATHS
- STAGING AREA

FIGURE 10-4

JUNE 2005

*REVISED NOVEMBER 2013

Appendix B

Gale Ranch Phase III and Phase IV
Final Development Plan Modification
(File #DP12-3032 and GP12-0004)

GALE RANCH PHASES 3 & 4
SUBDIVISIONS 8856, 9247, 9297, 9298, 9302, 9303 & 9326 (FDP 12-3032)
CONTRA COSTA COUNTY, CALIFORNIA

Legend

Proposed		Existing
	SUBDIVISION BOUNDARY	
	RIGHT OF WAY	
	LOT LINE	
	CONTOURS	200
230	LOT NUMBER	

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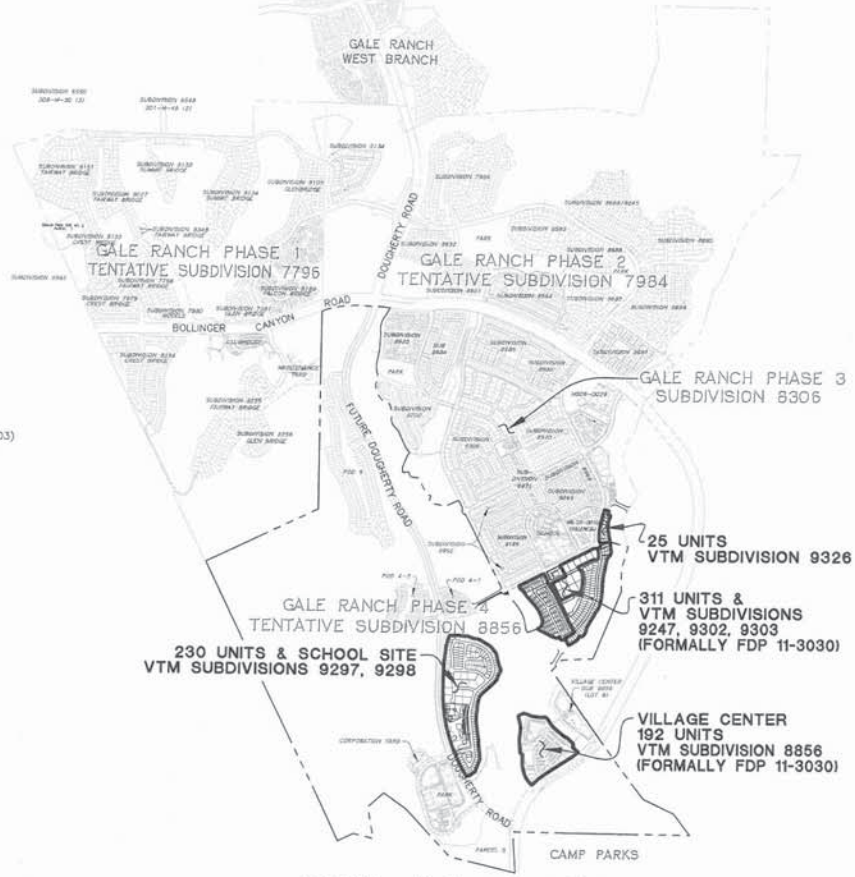
SEP 05 2013
CONTRA COSTA COUNTY
CONSERVATION & DEVELOPMENT

Sheet Index

Sheet	Title
1	Title Sheet
2	Final Development Plan/Vesting Tentative Map (Sub. 9325 & 9326)
3	Final Development Plan/Vesting Tentative Map (Sub. 9247, 9302, 9303)
4	Final Development Plan/Vesting Tentative Map (Sub. 9297 & 9298)
5	Final Development Plan/Vesting Tentative Map (Sub. 8856)
6	Land Use Revision Sheet
7	Park Area Exhibit



Key Map & Boundary Map

Scale 1"=1000'

VICINITY MAP

SCALE: 1" = 10,000'±

General Notes

1. Owner and Developer: Shapell Homes, Inc.
   100 North Milpitas Boulevard
   Milpitas, CA 95035
   Contact: Steve Savage
   Shapell Industries of Northern California
   (408) 946-1550
2. Civil Engineer: Ruggeri-Jensen-Azar
   4690 Chabot Drive, Suite 200
   Pleasanton CA 94588
   Contact: John Zeilmer
   (925) 227-9100
3. Geotechnical Engineer: ENGEO, Inc.
   2010 Crow Canyon Place, Suite 250
   San Ramon, CA 94583
   Contact: Macy Tong
   (925) 866-9000
4. Assessor's Parcel Numbers: 222-270-029, 222-270-037, 222-270-038
   Current Zoning/General Plan: PD
   Proposed Zoning/General Plan: PD
5. Area:
   Subdivision 8856: 20.2 ± acres
   Subdivisions 9247, 9302, 9303: 37.2± acres
   Subdivisions 9297, 9298: 37.9 ± acres
   Subdivision 9326: 2.2 ± acres
6. Minimum lot size:
   Subdivision 9247- Single Family: 45' X 80'
   Multi-Family (Paseo Homes): 40.5' X 60'
   Subdivision 9302- Multi-Family (on individual lots): 23' X 60.5'
   Subdivision 9303- Alley Product: 35' X 80'
   Subdivision 9297- Single Family: 45' X 80'
   Subdivision 9298- Multi-Family: 40.5' X 80'
   Subdivision 9326- Multi-Family: 40.5' X 80'
7. Utilities:
   Water: DSRSD
   Gas & Electric: Pacific Gas & Electric
   Sanitary Sewer: Central Contra Costa Sanitary District
   Storm Drain: Contra Costa County Flood Control District
   Fire: San Ramon Valley Fire Protection District
   Telephone: SBC
8. Proposed grades as shown are preliminary. Finished grading is subject to final design.
9. Boundary as shown is compiled from record information and does not represent the final design.
10. Multiple final maps may be filed on the lands shown on this vesting tentative map.
11. Project may be developed in phases.
12. Hydrology Note: Area subject to Zone A flooding in West Branch Alamo Creek and Main Branch Alamo Creek flooding will be contained within the limits of the creek.
13. All grading will be done in conformance with the recommendations and conditions of the geotechnical engineer and his reports regarding this project.
14. All erosion control measures shall be in conformance with the criteria and standards of Contra Costa County and the Association of Bay Area Governments (ABAG).
15. Boundaries of Subdivisions shown may be revised to accommodate development phasing.

Vesting Tentative Map Unit Count Adjustment

	Original Approved Unit Count	Subdivision 9134, 9136, MS06-0028 VTM Approved Unit Count (Sept. 12, 2006)	Gale Ranch Phases 2,3&4 Subdivisions 9245 (FDP 08-3032), 9246 (FDP 08-3030), 9247 (FDP 08-3031), And Village Center (MS08-0009) VTM Approved Unit Count (August 6, 2008)	Gale Ranch Phases 2&4 Subdivisions 8689/9245 (FDP 11-3008), And Village Center (Parcel J - Sub 8856) VTM Approved Unit Count (February 7, 2011)	Gale Ranch Phase 4 Subdivisions 9247 (FDP 11-3030), And Village Center (Lots 6&7 - Sub 8856) VTM Approved Unit Count (November 1, 2011)	Proposed Unit Count
Phase 2	1,885	1,948	1,926	1,947	1,947	1,947
Phase 3	1,423	1,207	1,380	1,380	1,380	1,405
Phase 4	1,306	1,459	1,308	1,287	1,287	1,262
Total:	4,614	4,614	4,614	4,614	4,614	4,614

N

0 1000 2000 3000

1 inch = 1000 ft.

Gale Ranch Phases 3 & 4
Subdivision 8856, 9247, 9297, 9298, 9302, 9303 & 9326 (FDP 12-3032)
Final Development Plan and Vesting Tentative Map

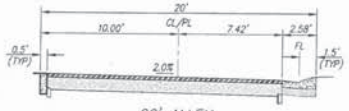
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

Sheet 1 of 7 Sheets
Job No. 043007
AUGUST 30, 2013

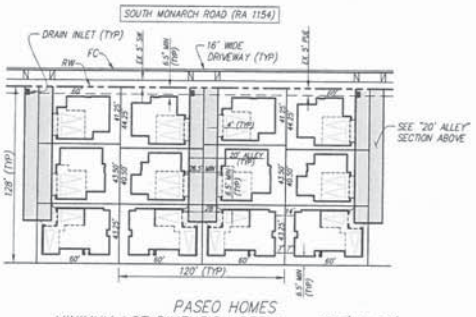
LOTTING SUMMARY

PROPOSED GALE RANCH PHASE 3 SUBDIVISION 9326

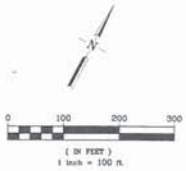
UNIT TYPE	UNITS
PASEO HOMES 40.5' X 60' MINIMUM LOT SIZE	25
TOTAL	25



20' ALLEY
NTS



PASEO HOMES
MINIMUM LOT DIMENSION DETAIL – 40.5' X 60'
NTS



Gale Ranch Phase 3 (Pod 6)

Subdivisions 9326 (FDP 12-3032)

Final Development Plan/Vesting Tentative Map

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RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2341 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-6909

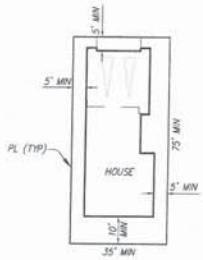
Sheet 2 of 7 Sheets

Job No. 043007

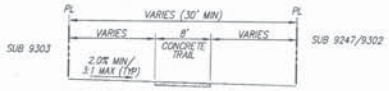
AUGUST 30, 2013

LOTTING SUMMARY

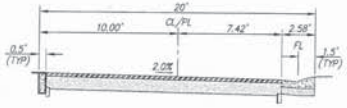
PREVIOUSLY APPROVED GALE RANCH PHASE 4 SUBDIVISION 9247		REVISED SITE PLAN	
UNIT TYPE	UNITS	UNIT TYPE	UNITS
SINGLE FAMILY HOMES 45' X 80' MINIMUM LOT SIZE	86	SINGLE FAMILY HOMES 45' X 80' MINIMUM LOT SIZE (SUB 9247)	82
MULTI-FAMILY TOWNHOMES (ON INDIVIDUAL LOTS) 23' X 60.5' MINIMUM LOT SIZE	113	PASEO HOMES 40.5' X 60' MINIMUM LOT SIZE (SUB 9247)	11
SINGLE FAMILY HOMES (ALLEY) 35' X 90' MINIMUM LOT SIZE	105	MULTI-FAMILY TOWNHOMES (ON INDIVIDUAL LOTS) 23' X 60.5' MINIMUM LOT SIZE (SUB 9302)	113
		SINGLE FAMILY HOMES (ALLEY) 35' X 75' MINIMUM LOT SIZE (SUB 9303)	105
TOTAL	304	TOTAL	311



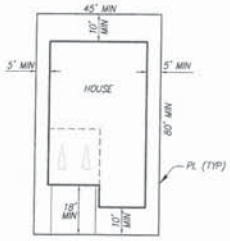
SINGLE FAMILY HOMES
MINIMUM LOT DIMENSION DETAIL – 35' X 75'
NTS



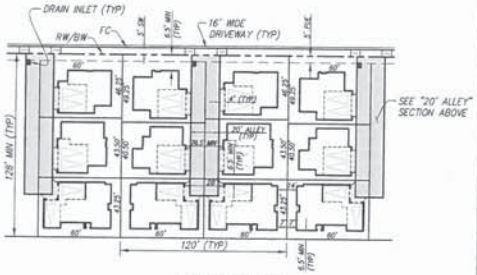
SECTION A–A
NTS



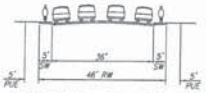
20' ALLEY
NTS



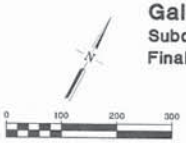
SINGLE FAMILY HOMES
MINIMUM LOT DIMENSION DETAIL – 45' X 80'
NTS



PASEO HOMES
MINIMUM LOT DIMENSION DETAIL – 40.5' X 60'
NTS



46' RESIDENTIAL STREET*
NTS
*NOTE: PARKING BOTH SIDES



Gale Ranch Phase 4 (Pod 6)

Subdivision 9247, 9302, 9303 (FDP 12-3032)

Final Development Plan/Vesting Tentative Map

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RUGGERI-JENSEN-AZAR
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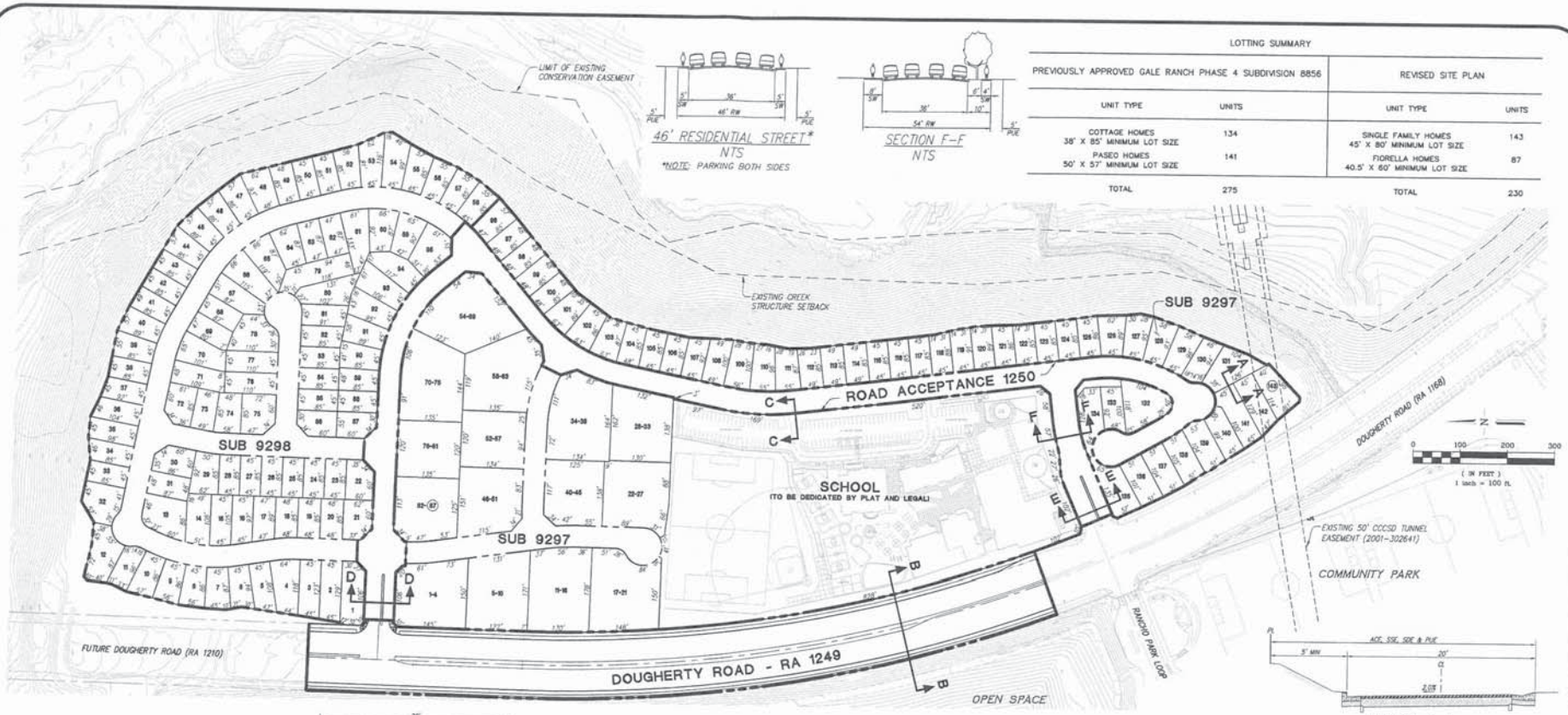
2341 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE (916) 630-8900 FAX (916) 630-8909

Sheet 3 of 7 Sheets

Job No. 043007

AUGUST 30, 2013



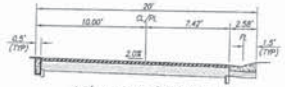
46' RESIDENTIAL STREET*
NTS
*NOTE: PARKING BOTH SIDES

SECTION F-F
NTS

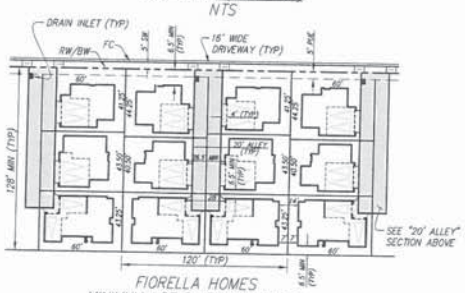
LOTTING SUMMARY

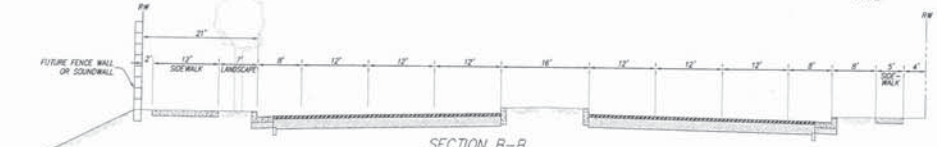
PREVIOUSLY APPROVED GALE RANCH PHASE 4 SUBDIVISION 8856		REVISED SITE PLAN	
UNIT TYPE	UNITS	UNIT TYPE	UNITS
COTTAGE HOMES 38' X 85' MINIMUM LOT SIZE	134	SINGLE FAMILY HOMES 45' X 80' MINIMUM LOT SIZE	143
PASEO HOMES 50' X 57' MINIMUM LOT SIZE	141	FIORELLA HOMES 40.5' X 60' MINIMUM LOT SIZE	87
TOTAL	275	TOTAL	230

SECTION A-A
NTS


20' ALLEY (FIORELLA)
NTS

SINGLE FAMILY HOMES
MINIMUM LOT DIMENSION DETAIL
(45' X 80')
NTS


FIORELLA HOMES
MINIMUM LOT DIMENSION DETAIL
(40.5' X 60')
NTS


SECTION B-B
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SECTION C-C
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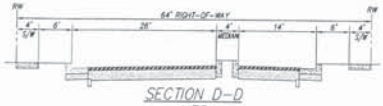
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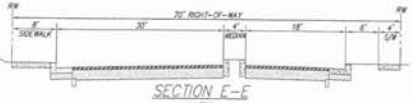
SECTION E-E
NTS

Gale Ranch Phase 4 (Pod 3)

Subdivisions 9297 & 9298 (FDP 12-3032)

Final Development Plan/Vesting Tentative Map

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2341 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

Sheet 4 of 7 Sheets

Job No. 043007

AUGUST 30, 2013

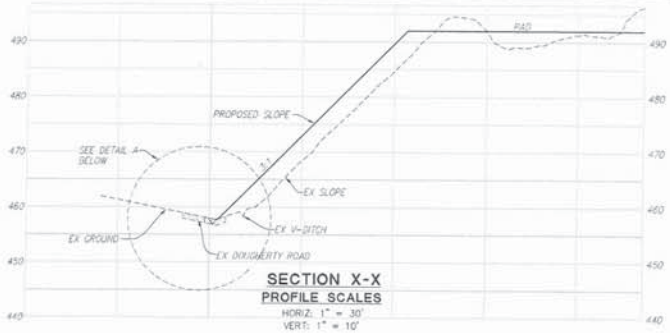
NOTES:

1. EXISTING SSMH. RAISE RIM TO MATCH FUTURE FG.
2. REMOVE PORTION OF EXISTING STORM DRAIN AND EXISTING FIELD INLET.

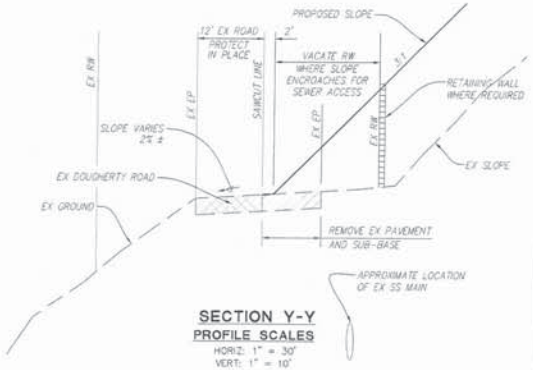
GALE RANCH PHASE 4 VILLAGE CENTER LOT 7 – SUB 8856 LOTTING SUMMARY

REVISED SITE PLAN		Gale Ranch Phase 4 Subdivisions 8856 (FDP 11-3030)	
UNIT TYPE	UNITS	UNIT TYPE	UNITS
VILLAGE CENTER UNITS	192	VILLAGE CENTER UNITS	179
TOTAL	*192	TOTAL	179

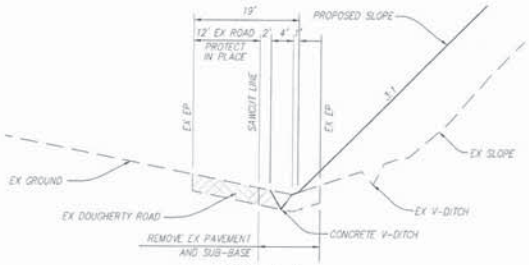
*TOTAL UNIT COUNT CHANGE = +13 UNITS



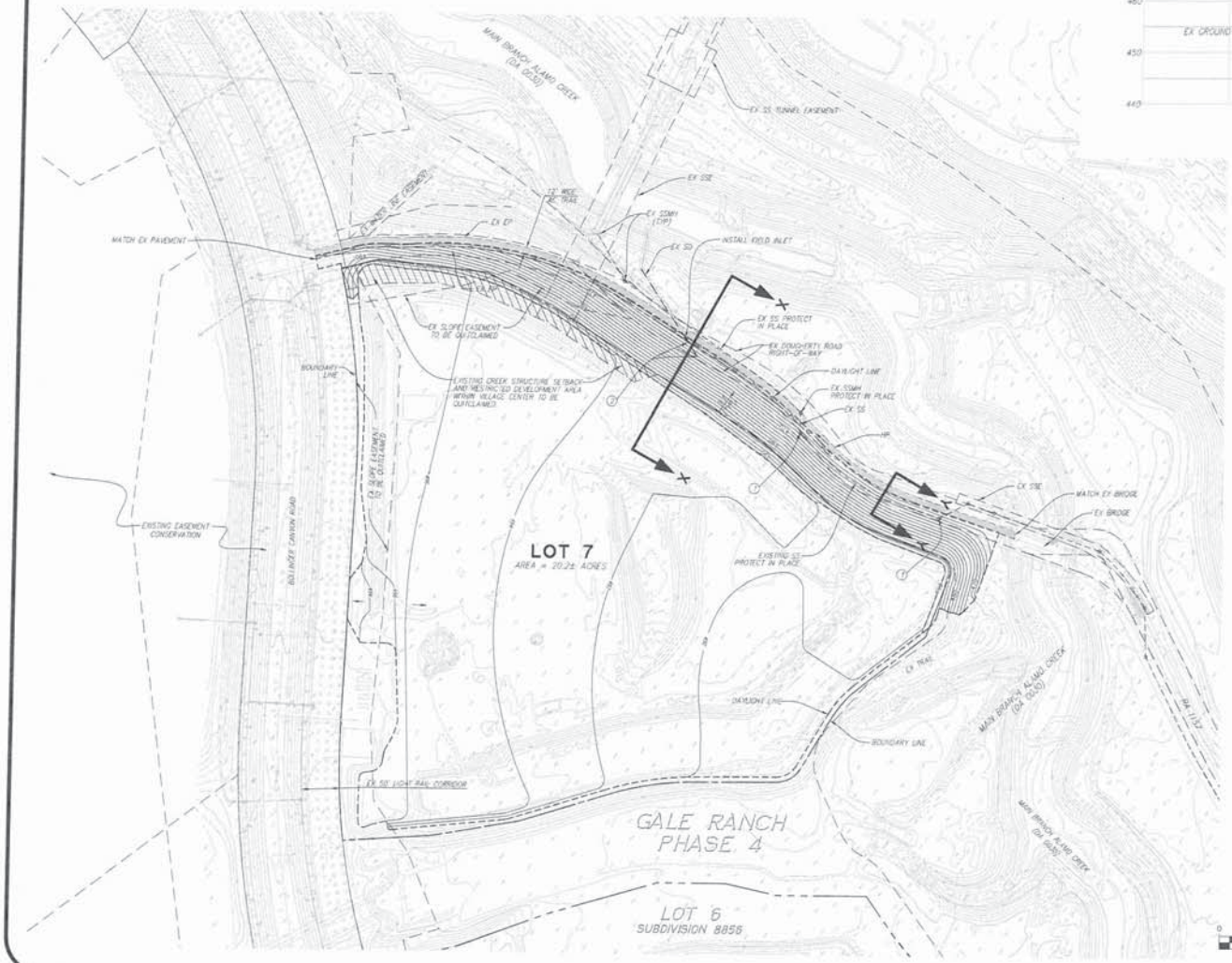
SECTION X-X
PROFILE SCALES
HORIZ: 1" = 30'
VERT: 1" = 10'



SECTION Y-Y
PROFILE SCALES
HORIZ: 1" = 30'
VERT: 1" = 10'



DETAIL A
PROFILE SCALES
HORIZ: 1" = 10'
VERT: 1" = 3'

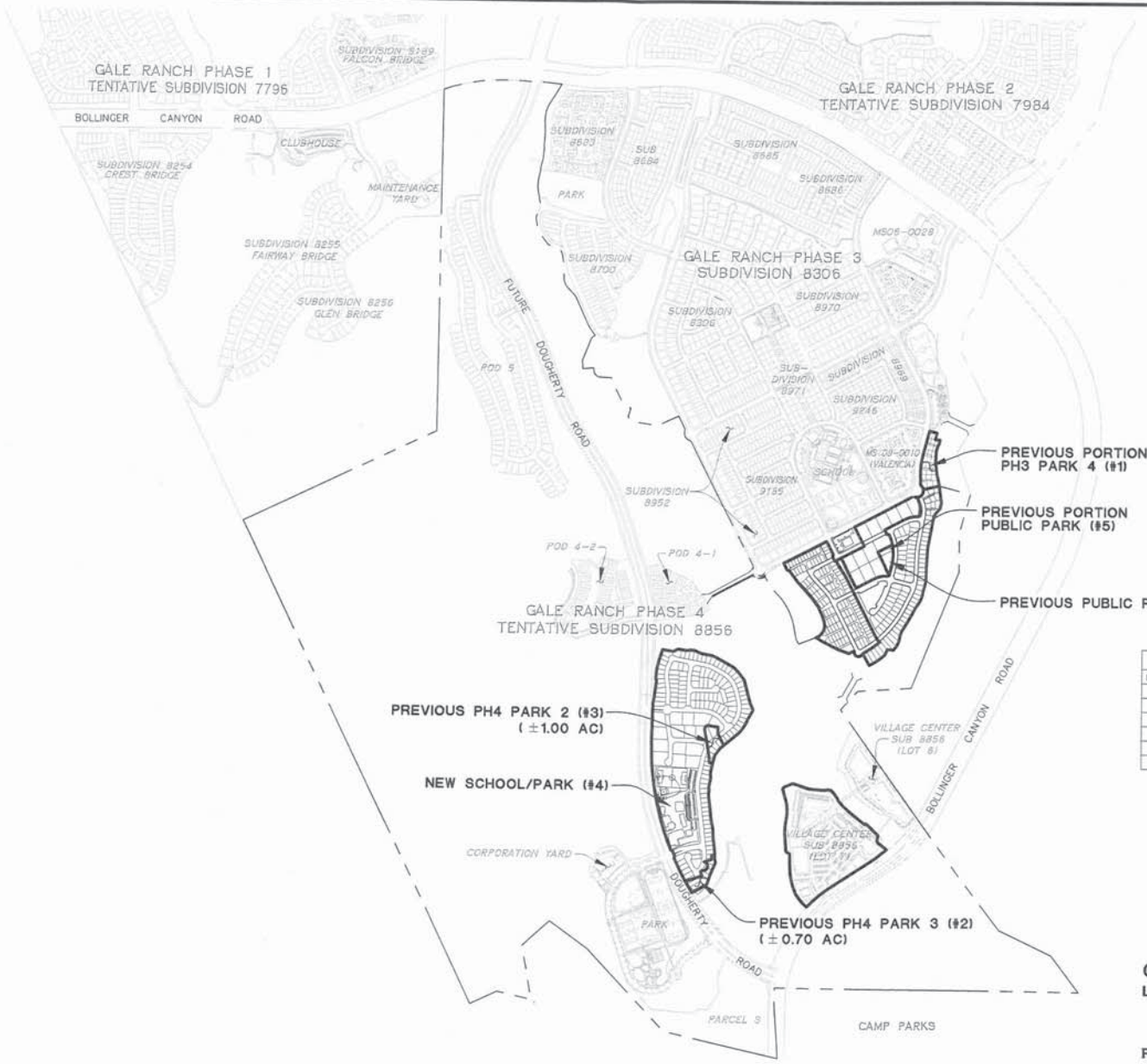


(IN FEET)
1 inch = 100 ft.

Gale Ranch Phase 4
Village Center South
Lot 7 - Subdivision 8856 (FDP 12-3032)

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

Job No. 043007
AUGUST 30, 2013



Land Use Revisions		
Designation	Existing Land Use	Proposed Land Use
1	Park	Residential
2	Park	Residential
3	Park	Residential
4	Residential	School/Park
5	Park	Residential
6	Public Park	HOA Park

N

0 500 1000 1500

(IN FEET)
1 inch = 500 ft.

Gale Ranch Phases 3 & 4

Land Use Revision Sheet (FDP 12-3032)

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2241 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE (916) 630-8900 FAX (916) 630-8909

Sheet 6 of 7 Sheets

Job No. 043007

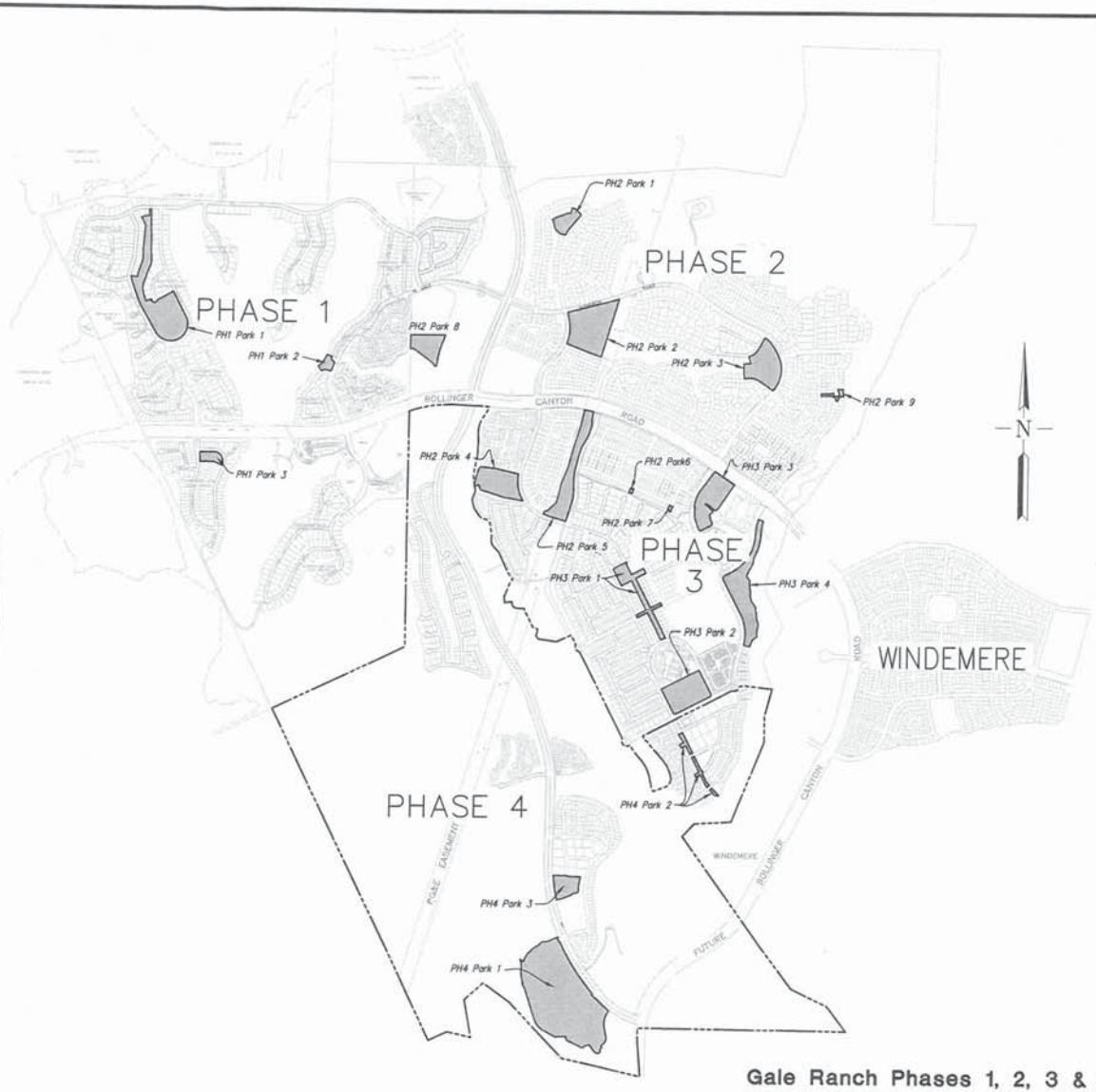
AUGUST 30, 2013

PHASE	PARK DESIGNATION	PARK ACREAGE	PARK NAME
1	PH1 Park1	11.76 Acre	COYOTE CROSSING
	PH1 Park2	0.82 Acre	OVERLOOK PARK
	PH1 Park3	1.19 Acre	WINDY HILLS PARK
2	PH2 Park1	2.07 Acre	HIDDEN CREST PARK
	PH2 Park2	10.02 Acre	VALLEY VIEW PARK
	PH2 Park3	6.34 Acre	MONARCH PARK
	PH2 Park4	5.97 Acre	CREEKSIDE PARK
	PH2 Park5	6.10 Acre	BARK AND RIDE
	PH2 Park6	0.09 Acre	BASSWOOD TRAIL ACCESS
	PH2 Park7	0.10 Acre	BASSWOOD OVERLOOK
	PH2 Park8	3.68 Acre	COYOTE CREEK SCHOOL/PARK
	PH2 Park9	0.44 Acre	NEIGHBORHOOD 5 PARK
3	PH3 Park1	3.92 Acre (P)	MOSAIC COMMUNITY CENTER
	PH3 Park2	6.40 Acre	QUAIL RUN SCHOOL
	PH3 Park3	6.20 Acre	GALE RANCH MIDDLE SCHOOL/PARK
	PH3 Park4	8.44 Acre (P)	ROSE GLENN PARK
4	PH4 Park1	31.10 Acre (P)	RANCHO SAN RAMON COMMUNITY PARK
	PH4 Park2	1.21 Acre (P)	NEIGHBORHOOD 6 LINEAR PARK
	PH4 Park3	2.61 Acre (P)	NEIGHBORHOOD 3 SCHOOL PARK
TOTAL ACREAGE:		108.46 Acres	
TOTAL ACREAGE REQUIRED		106.1 Acres (1)	

Notes

(P) – Proposed park acreage – may vary upon completion of plans.

(1) – 106.1 Acres of park required by the General Plan, Dougherty Valley Specific Plan, and Dougherty Valley Settlement Agreement.



Gale Ranch Phases 1, 2, 3 & 4

Park Area Exhibit (FDP 12-3032)

RJA

RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

2341 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677

PHONE: (916) 630-8900 FAX: (916) 630-8909

Sheet 7 of 7 Sheets

Job No. 043007

AUGUST 30, 2013

Findings and Conditions of Approval

(File #DP12-3032 & GP12-0004)

FINDINGS FOR FINAL DEVELOPMENT PLAN AMENDMENT #DP12-3032 AND REVISED FINAL MAP #SD-8856, #SD-9247, #SD-9297, #SD-9298, #SD-9302, 9303, #SD-9326. SHAPELL HOMES (APPLICANT AND OWNER).

I. FINDINGS

A. ***Tentative Map Finding****: The County Planning Commission shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general plan and specific plans required by law. (Ref. §94-2.806 County Code)*

Project Finding: Upon approval of the proposed General Plan amendment and Dougherty Valley Specific Plan amendment by the County Board of Supervisors, and subject to the conditions of approval, the revised final maps will be consistent with the Dougherty Valley Specific Plan and the County General Plan. The revised maps will not result in an increase in the number of approved lots for Gale Ranch and will not encroach into the designated open space areas as identified in the Dougherty Valley Specific Plan. The density of the areas to be modified will be consistent with the Multiple Family Residential, Low-Density (ML) and Single Family Residential, High-Density (SH) in which they will be located. The General Plan Designation of the proposed 7.9-acre elementary school site in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV will be changed to Public/Semi-Public and the 2.2-acre area in Phase III will be changed to Multiple Family, Low-Density (ML) by the Board of Supervisors along with changes to the Dougherty Valley Specific Plan which will result in a consistent project.

Portions of the final maps are not consistent with certain provision of the Dougherty Valley Specific Plan or with County roadway standards, and are not approved with this application. One proposed improvement that is not approved is the proposed revised roadway section for Dougherty Road. The revised roadway section as shown on Sheet 4 of the plans received on September 5, 2013 identify 12-foot center lanes on Dougherty Road and a 12-foot sidewalk on one side of the roadway. Twelve-foot center lanes are not consistent with Figure 6-3 of the DVSP and do not conform to the County's roadway standards. Therefore, this portion of the project is not approved.

Other design improvement that are not approved with this application is the diagonal parking for the future private community center identified on Sheet 3 of the submitted plans and the proposed 20-foot "alleys", for the proposed Paseo homes identified on Sheets 3 and 4. Diagonal parking and 20-foot private roadways or

"alleys" are not consistent with the County's roadway and parking standards and are not part of this approval.

Other than the improvements identified above, the proposed revised final maps for Gale Ranch Phase III and Phase IV will be consistent with the Dougherty Valley Specific Plan and County General Plan upon approval of the related amendments by the County Board of Supervisors.

B. ***P-1 Final Development Plan Modification Findings****: In approving a modification to an approved final development plan, the Planning Commission shall find that the modification is consistent with the intent and purpose of the P-1 district and compatible with other uses both inside and outside the district.*

Project Finding: With the exception of the issues discussed below, upon approval of the proposed Dougherty Valley Specific Plan amendment and General Plan amendment by the Board of Supervisors, the proposed modifications to the Gale Ranch Phase III and Gale Ranch Phase IV Final Development Plans will be consistent with the intent and purpose of the Dougherty Valley Specific Plan and Dougherty Valley Community Design Guidelines. The modifications to the Gale Ranch Phase III and Phase IV final development plans relate mostly to the establishment of a new elementary school on a 7.9-acre site in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV which will cause the displacement of 45 residential lots from Neighborhood 3.

In order to accommodate the new school, 45 residential lots will be relocated from Neighborhood 3 of Gale Ranch Phase IV to various locations within Gale Ranch Phase III and Phase IV. In addition to relocation of the lots numerous roadways within Gale Ranch Phase III and Phase IV had to be realigned and some parks had to be modified or deleted. All of the proposed modification will take place within the areas previously approved for development as identified in the Specific Plan and no development will encroach into the designated for open-space areas. The proposed modifications do not involve the addition of any residential units to Gale Ranch.

The redesigned portions of Gale Ranch Phase III and IV, as shown in the final development plans dated received September 5, 2013, are consistent with the Dougherty Valley Specific Plan and the Dougherty Valley Community Design handbook, with the exception of the following; 1) the diagonal parking along the western edge of the future private community center within Neighborhood 4 of gale Ranch Phase IV (Sheet 3); 2) the 20-foot "alleys" for the Paseo home products as shown on Sheets 2 and 3; and 3) the proposed 12' center roadway widths for

Dougherty Road as shown on Sheet 4. Therefore, the aforementioned portions of the proposed final development plan amendments are not part of this approval. The project has been conditioned not to allow the diagonal parking at the community center, 20-foot "alleys" for the Paseo homes or the 12' center lane on Dougherty Road.

II. GROWTH MANAGEMENT PERFORMANCE STANDARDS

1. **Traffic:** The proposed final development plan modifications, final map modifications, Dougherty Valley Specific Plan amendments and County General Plan amendment will not result in adverse traffic impacts within or outside of Dougherty Valley. The main intent of the proposal is to provide for the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV in order to alleviate the traffic and overcrowding being experienced at the four other elementary schools within Dougherty Valley.

2. **Water:** The project will not result in an increase in approved residential units for Gale Ranch. The only potential use that may impact water and waste disposal would be the new elementary school. According to the Dublin San Ramon Services District who provides water for the subject area, they have the capacity to serve the new school.

3. **Sanitary Sewer:** The project area is within the service area of Contra Costa Center Sanitary District who did not indicate that they would not be able to serve the project.

4. **Fire Protection:** Fire protection for Dougherty Valley is provided by the San Ramon Fire Protection District who currently operates a fire station within Dougherty Valley.

5. **Public Protection:** Per the Dougherty Valley Specific Plan a new Police Substation will be established in the Dougherty Valley Village Center. The proposed project will not result in an increase in population and therefore will not result in an increased need for police services.

6. **Parks & Recreation:** Even though the project involves the removal of pocket parks from Neighborhood 3 of Gale Ranch Phase IV, a new 2.61-acre public park will be included with the new elementary school. With the addition of the new 2.61 acre park, the total number of park acreage for Dougherty Valley will be 108.35-acres which exceeds the 106.1 acres required per the Dougherty Valley Specific Plan.

7. **Flood Control and Drainage:** The drainage and flood control improvements for the revised final maps will have to conform to the County's C.3 Clean Water requirements and County Flood Control requirements.

CONDITIONS OF APPROVAL FOR FINAL DEVELOPMENT PLAN AMENDMENT #DP12-3032 AND REVISED FINAL MAP #SD-8856, SD-9247, SD-9297, SD-9298, SD-9302, 9303, SD-9326. SHAPELL HOMES (APPLICANT AND OWNER).

1. ____ ____ The proposed modifications to the Gale Ranch Phase III and Phase IV final development plans, as shown in the plans received by the Department of Conservation and Development on September 5, 2013, are approved except where noted in the following conditions of approval.

    i. The angled parking along the western edge of the future private community center as shown on Sheet 3 of the revised final development plans is not approved. Standard 90-degre parking is required unless otherwise approved by the Department of Conservation and Development and County Public Works Department.

    ii. The 12-foot center lane of travel for Dougherty Road as identified by Section B – B on Sheet 4 of the revised final development plan is not approved unless otherwise approved by the Department of Conservation and Development and County Public Works Department.

    iii. The 20-foot "alleys" as measured from the back of curb for the Paseo Home products as shown on Sheet 2 and Sheet 3 of the revised final development plan are not approved. Private roadways (includes "driveway" service clustered homes, two or more lots) shall be constructed to meet County private road standards, and as reviewed and approved by Public Works Department and the Fire District unless otherwise approved by the Department of Conservation and Development and County Public Works Department.

2. ____ ____ This approval is contingent upon approval of County General Plan Amendment (County File #GP12-0004) and Dougherty Valley Specific Plan Amendment (File #SP12-00001) by the Board of Supervisors.

3. ____ ____ The approved revised unit counts are as identified in the Final Development Plans dated received September 5, 2013, which are 1,405 for Gale Ranch Phase III and 1,262 for Gale Ranch Phase IV.

4. ____ ____ Prior to the recording of each final map that includes neighborhoods with "monolithic" sidewalk, curb and gutter; the developer shall provide proof to the Department of Conservation and Development, Community Development Division that the CC&R's for the neighborhoods with "monolithic" sidewalks includes

language requiring the planting and maintenance of a street tree within 10 feet of the back of the sidewalk.

5. ____ ____ Additional applicable conditions of approval for the middle school relocation project, County Files #SD06-9134, #DP06-3050 (Gale II); MS06-0028, #DP06-3051 (Gale III); and #SD06-9136, #DP06-3052, (Gale IV) are in full force and effect.

6. ____ ____ All applicable conditions of approval for County Files #SD04-8856 and previously approved #SD08-9247 and #DP08-3031 are in full force and effect.

7. ____ ____All applicable conditions of approval for County Files #SD95-7984 & DP95-3086 (Gale II), #SD99-8306 & DP99-3006 (Gale III), and #SD04-8856 & DP04-3070 (Gale IV) are also in full force and effect.

8. ____ ____ The applicant shall make a good faith effort to address the comments identified in the January 28, 2013 and October 10, 2013 letters provided by the City of San Ramon.

9. ____ ____ Construction Period Restrictions: Contractor and/or developer shall comply with the following restrictions and requirements:

A. All construction activities shall be limited to the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday, and shall be prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday/Presidents' Day (State and Federal)
Lincoln's Birthday (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual day the state and federal holidays occur, please visit the following websites:

Federal Holidays: http://www.opm.gov/fedhol
California Holidays: http://www.edd.ca.gov/eddsthol.htm

B. Transporting of trucks and heavy equipment shall be limited to the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday, and shall be prohibited on state and federal holidays, Saturdays and Sundays.

C. The applicant shall require the contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition.

D. Unnecessary idling of internal combustion engines is prohibited.

E. The applicant shall make a good faith effort to avoid interference with existing neighborhood traffic flows. Construction equipment shall be parked onsite.

F. The site and surrounding area shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be removed as necessary. Following cessation of construction activity, all construction materials and debris shall be removed. **(Mitigation Measure XII-d)**

10.____ ____During operation of the new elementary school, if it becomes apparent that the new elementary school does not have the capacity to accommodate traffic during drop-off and pick-up hours, the school district shall implement staggered start time for classes in order to address the traffic impacts. **(Mitigation Measure XVI-a)**

11.____ ____ This application is subject to an initial application deposit of $19,350.00, which was paid with the application submittal, plus time, and material costs if the application review expenses exceed 100% of the initial deposit. **Any additional costs due must be paid within 60 days of the permit effective date or prior to use of the permit, whichever occurs first.** The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance.

PUBLIC WORKS RECOMMENDED CONDITIONS OF APPROVAL FOR PERMIT DP 12-3032/SD9247, 9302, and 9303

COMPLY WITH GALE RANCH SUBDIVISION, PHASE 4 (SD04-8856/DP04-3070) CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO RECORDATION OF THE FINAL MAP OR ISSUANCE OF BUILDING PERMITS.

Roadway Improvements:

12.____ ____ With the exception of private roadways, all roadways (includes Dougherty Road and on-site public local roadways) shall be constructed to meet County public road standards, as reviewed and approved by Public Works Department and Fire District The corresponding right of way shall be conveyed to the County by offer of dedication.

13.____ ____ Private roadways (includes "driveway" service clustered homes, two or more lots) shall be constructed to meet County private road standards, and as reviewed and approved by Public Works Department and the Fire District.

14.____ ____ Monolithic curb, gutter, and sidewalks shall only be constructed along local roadway as approved by Public Works Department.

15.____ ____Diagonal parking shall only be permitted at the cul-de-sac in front of the community center in SD9247 and nowhere else in the subdivisions. Parking along the roadways shall be reviewed and approved by Public Works Department.

16.____ ____ Applicant shall provide a minimum 40-foot wide road along the school frontage in Gale Ranch Phase 4 (SD9297) and as reviewed and approved by Public Works Department and Fire District.

Landscaping:

17.____ ____ Revisions to Rose Glen Park (PA 04-0018) shall be submitted to Public Works for review and approval prior to recordation of Final Maps for Subdivision 9326.

County Planning Commission
Resolution #17-2013

(File #DP12-3032 & GP12-0004)

RESOLUTION NO. 17-2013 (DRAFT)

RESOLUTION OF THE COUNTY PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, INCORPORATING FINDINGS AND RECOMMENDATIONS FOR A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, FINAL DEVELOPMENT PLAN MODIFICATION AND FINAL MAP MODIFICATIONS FOR GALE RANCH PHASE III AND PHASE IV IN DOUGHERTY VALLEY IN THE SAN RAMON AREA OF SAID COUNTY.

WHEREAS, Shapell Homes (Owner and Applicant) submitted a request for approval of a General Plan amendment, Specific Plan amendment, Final Development Plan modification and Final Map modification in order to accommodate the establishment of a new elementary school on a 7.9-acre site within Gale Ranch-Phase IV, in Dougherty Valley, and to make other changes to the Gale Ranch Phase III and IV Final Development Plan, was submitted to the Department of Conservation and Development on December 21, 2012; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines, the Department of Conservation and Development prepared a Mitigated Negative Declaration for the project which was posted and circulated for comment on October 16, 2013, which indicated that, with mitigation, the project would not result in any significant environmental impacts; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled before the County Planning Commission on Tuesday, December 10, 2013, whereat all persons interested therein might appear and be heard; and

WHEREAS, on Tuesday, December 10, 2013, the County Planning Commission having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter;

NOW, THEREFORE, BE IT RESOLVED that the County Planning Commission takes the following actions:

A. FINDS that on the basis of the whole record before the County (Department of Conservation and Development, 30 Muir Road, Martinez, CA, 94553) that there is no substantial evidence the project will have a significant effect on the environment and that the October 16, 2013 Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;

B. ADOPTS the October 16, 2013, Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project;

C. APPROVES the Final Development Plan modifications for Gale Ranch Phase III and IV as shown in the plans received by the Department of Conservation and Development on September 5, 2013;

D. APPROVES the revised final maps for subdivisions #SD-8856, SD-9247, SD9297, SD-9298, SD-9302, SD-9303 and SD-9326 as shown in the plans received by the Department of Conservation and Development on September 5, 2013; and

F. ADOPTS a motion to recommend that the Board of Supervisors:

i. Find that on the basis of the whole record before the County that there is no substantial evidence the project will have a significant effect on the environment and that the October 16, 2013 Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;

ii. Adopt the October 16, 2013, Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project;

iii. Approve the General Plan Amendment to allow 7.9-acres of land within Gale Ranch Phase IV to be designated Public-Semi-Public (PS) from Single-Family Residential, High-Density (SH) for a new elementary school and to allow a 2.2-acre portion of Gale Ranch Phase III to be designated Multiple-Family Residential, Low-Density (ML) from its current Parks and Recreation (PR) Designation to allow for the relocation of twenty-five of the residential lots displaced by the new elementary school;

iv. Approve the amendments to the Dougherty Valley Specific Plan (DVSP) as described in Appendix A of the December 10, 2013 County Planning Commission staff report.

BE IT FURTHER RESOLVED that the County Planning Commission determines that sufficient evidence has been provided to make all of the findings required to allow approval of the proposed project as follows:

A. ***Tentative Map Finding****: The County Planning Commission shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general plan and specific plans required by law. (Ref. §94-2.806 County Code)*

Project Finding: Upon approval of the proposed General Plan amendment and Dougherty Valley Specific Plan amendment by the County Board of Supervisors, and subject to the conditions of approval, the revised final maps will be consistent with the Dougherty Valley Specific Plan and the County General Plan. The revised maps will not result in an increase in the number of approved lots for Gale Ranch and will not encroach into the designated open space areas as identified in the Dougherty Valley Specific Plan. The density of the areas to be modified will be consistent with the Multiple Family Residential, Low-Density (ML) and Single Family Residential, High-Density (SH) in which they will be located. The General Plan Designation of the proposed 7.9-acre elementary school site in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV will be changed to Public/Semi-Public and the 2.2-acre area in Phase III will be changed to Multiple Family, Low-Density (ML) by the Board of Supervisors along with changes to the Dougherty Valley Specific Plan which will result in a consistent project.

Portions of the final maps are not consistent with certain provision of the Dougherty Valley Specific Plan or with County roadway standards, and are not approved with this application. One proposed improvement that is not approved is the proposed revised roadway section for Dougherty Road. The revised roadway section as shown on Sheet 4 of the plans received on September 5, 2013 identify 12-foot center lanes on Dougherty Road and a 12-foot sidewalk on one side of the roadway. Twelve-foot center lanes are not consistent with Figure 6-3 of the DVSP and do not conform to the County's roadway standards. Therefore, this portion of the project is not approved.

Other design improvement that are not approved with this application is the diagonal parking for the future private community center identified on Sheet 3 of the submitted plans and the proposed 20-foot "alleys" for the proposed Paseo homes identified on Sheets 3 and 4. Diagonal parking and 20-foot private roadways or "alleys" are not consistent with the County's roadway and parking standards and are not part of this approval.

Other than the improvements identified above, the proposed revised final maps for Gale Ranch Phase III and Phase IV will be consistent with the Dougherty Valley Specific Plan and County General Plan upon approval of the related amendments by the County Board of Supervisors.

B. ***P-1 Final Development Plan Modification Findings****: In approving a modification to an approved final development plan, the Planning Commission shall find that the modification is consistent with the intent and purpose of the P-1 district and compatible with other uses both inside and outside the district.*

Project Finding: With the exception of the issues discussed below, upon approval of the proposed Dougherty Valley Specific Plan amendment and General Plan amendment by the Board of Supervisors, the proposed modifications to the Gale Ranch Phase III and Gale Ranch Phase IV Final Development Plans will be consistent with the intent and purpose of the Dougherty Valley Specific Plan and Dougherty Valley Community Design Guidelines. The modifications to the Gale Ranch Phase III and Phase IV final development plans relate mostly to the establishment of a new elementary school on a 7.9-acre site in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV which will cause the displacement of 45 residential lots from Neighborhood 3.

In order to accommodate the new school, 45 residential lots will be relocated from Neighborhood 3 of Gale Ranch Phase IV to various locations within Gale Ranch Phase III and Phase IV. In addition to relocation of the lots numerous roadways within Gale Ranch Phase III and Phase IV had to be realigned and some parks had to be modified or deleted. All of the proposed modification will take place within the areas previously approved for development as identified in the Specific Plan and no development will encroach into the designated for open-space areas. The proposed modifications do not involve the addition of any residential units to Gale Ranch.

The redesigned portions of Gale Ranch Phase III and IV, as shown in the final development plans dated received September 5, 2013, are consistent with the Dougherty Valley Specific Plan and the Dougherty Valley Community Design handbook, with the exception of the following; 1) the diagonal parking along the western edge of the future private community center within Neighborhood 4 of gale Ranch Phase IV (Sheet 3); 2) the 20-foot "alleys" for the Paseo home products as shown on Sheets 2 and 3; and 3) the proposed 12' center roadway widths for Dougherty Road as shown on Sheet 4. Therefore, the aforementioned portions of the proposed final development plan amendments are not part of this approval. The project has been conditioned not to allow the diagonal parking at the community center, 20-foot "alleys" for the Paseo homes or the 12' center lane on Dougherty Road.

BE IT FURTHER RESOLVED that the County Planning Commission determines that sufficient evidence has been provided to ensure that the project meets the required Growth Management Standards as identified in the Growth Management Element of the County General Plan as follows:

1. **Traffic:** The proposed final development plan modifications, final map modifications, Dougherty Valley Specific Plan amendments and County General Plan amendment will not result in adverse traffic impacts within or outside of Dougherty Valley. The main intent of the proposal is to provide for the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV in order to alleviate the traffic and overcrowding being experienced at the four other elementary schools within Dougherty Valley.

2. **Water:** The project will not result in an increase in approved residential units for Gale Ranch. The only potential use that may impact water and waste disposal would be the new elementary school. According to the Dublin San Ramon Services District who provides water for the subject area, they have the capacity to serve the new school.

3. **Sanitary Sewer:** The project area is within the service area of Contra Costa Center Sanitary District who did not provide comment on the proposal.

4. **Fire Protection:** Fire protection for Dougherty Valley is provided by the San Ramon Fire Protection District who currently operates a fire station within Dougherty Valley.

5. **Public Protection:** Per the Dougherty Valley Specific Plan a new Police Substation will be established in the Dougherty Valley Village Center. The proposed project will not result in an increase in population and therefore will not result in an increased need for police services.

6. **Parks & Recreation:** Even though the project involves the removal of pocket parks from Neighborhood 3 of Gale Ranch Phase IV, a new 2.61-acre public park will be included with the new elementary school. With the addition of the new 2.61 acre park, the total number of park acreage for Dougherty Valley will be 108.35-acres which exceeds the 106.1 acres required per the Dougherty Valley Specific Plan.

7. **Flood Control and Drainage:** The drainage and flood control improvements for the revised final maps will have to conform to the County's C.3 Clean Water requirements and County Flood Control requirements.

BE IT FURTHER RESOLVED that the Secretary of the County Planning Commission will sign and attest the certified copy of this resolution and deliver the same to the Board of Supervisors, all in accordance with the Government Code of the State of California.

The instructions by the County Planning Commission to prepare this resolution were given by motion of the County Planning Commission on Tuesday, December 10, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Marvin Terrell
Chair of the County Planning Commission
County of Contra Costa, State of California

I, Aruna Bhat, Secretary of the County Planning Commission, certify that the foregoing was duly called and approved on December 10, 2013.

ATTEST:

_____

Aruna Bhat, Secretary
County Planning Commission
County of Contra Costa
State of California

Project Description and Maps

(File #DP12-3032 and GP12-0004)

SHAPELL
HOMES
discover your path home

August ~~15~~, 2013

Received Sept. 5, 2013

RECEIVED
SEP 05 2013
CONTRA COSTA COUNTY
CONSERVATION & DEVELOPMENT

Ruben Hernandez

Department of Conservation and Development

30 Muir Road

Martinez, CA 94553-4601

RE: Gale Ranch Permit DP 12-3032, SP 12-0001, GP 12 12-0004

Proposed New Elementary School – Dougherty Road- Gale Ranch Phase 4

Dear Rubin:

Shapell Homes has been in process of working with the City of San Ramon to resolve many of the items in their response to comment letter dated January 28, 2013. The following are modifications to the original application we have made:

1. An elementary school has been added to Pod 3 (sheet 4) off Dougherty Road just Northeast of the Rancho San Ramon Park.
2. The residential product types in Pod 3 (sheet 4) of Phase 4 have been revised. The lot count has been revised from the previously approved 275 lots to 230 lots.
3. The small pocket parks within Pod 3 of Phase 4 have been removed. A larger 2.61 acre public park is now part of the proposed school site. This brings the total park acreage 108.35 acres which exceeds the 106.1 acres required per the Dougherty Valley Specific Plan.
4. In Pod 3 of Phase 4, the street sections have been revised for contiguous sidewalks. Right-of-way has been reduced from 56' to 46' accordingly.
5. The Dougherty Road cross-section has been revised to narrow lanes (two #1 lanes from 14' to 12') and widen the east sidewalk from 8' to a 12' trail/sidewalk combination (sheet 4, section B/B).

100 North Milpitas Boulevard • Milpitas, California 95035
Telephone 408.946.1550 • Facsimile 408.946.9687 • Shapell.com

6. In Pod 6 of Phase 4 (south and adjacent to Ivyleaf Springs Road), the street sections have been revised from separated sidewalk with park strip to contiguous monolithic sidewalks. Right-of-way has been reduced from 56' to 46' accordingly.
7. A portion of the residential product types in Pod 6 of Phase 4 have been revised (sheet 3). Seven 45' x80' lots near the intersection of Ivyleaf Springs Road and South Monarch Road have been revised to 11 Paseo Homes. The lot count has been revised from the previously approved 304 lots to 311 lots.
8. Just north of this area (indicted in #7 above) in Phase 3, a portion of Rose Glenn Park has been revised to include 25 Paseo Homes (sheet 2). This brings the total number of units in Phase 3 to 1,405.
9. In Pod 6 of Phase 4, we have shown/clarified the Community Center as "private" (sheet 3) and the Linear Park as "public". We added individual lot numbers to the multi-family townhomes (and specified that they will be on individual lots) and clarified that previous lot 13 will be an HOA park.
10. The number of affordable senior units in the Village Center (Sub 8856) has been revised to balance the total number of units in Gale Ranch phases 2,3,4 at 4614. The total number of senior affordable units to be provided will be 458.
11. Adjacent to the Village Center along Bollinger Canyon Road, we deleted the quitclaiming of 31' of R/W and the associated dedication of additional R/W along the opposite side of Bollinger previously shown in FDP11 -3030.

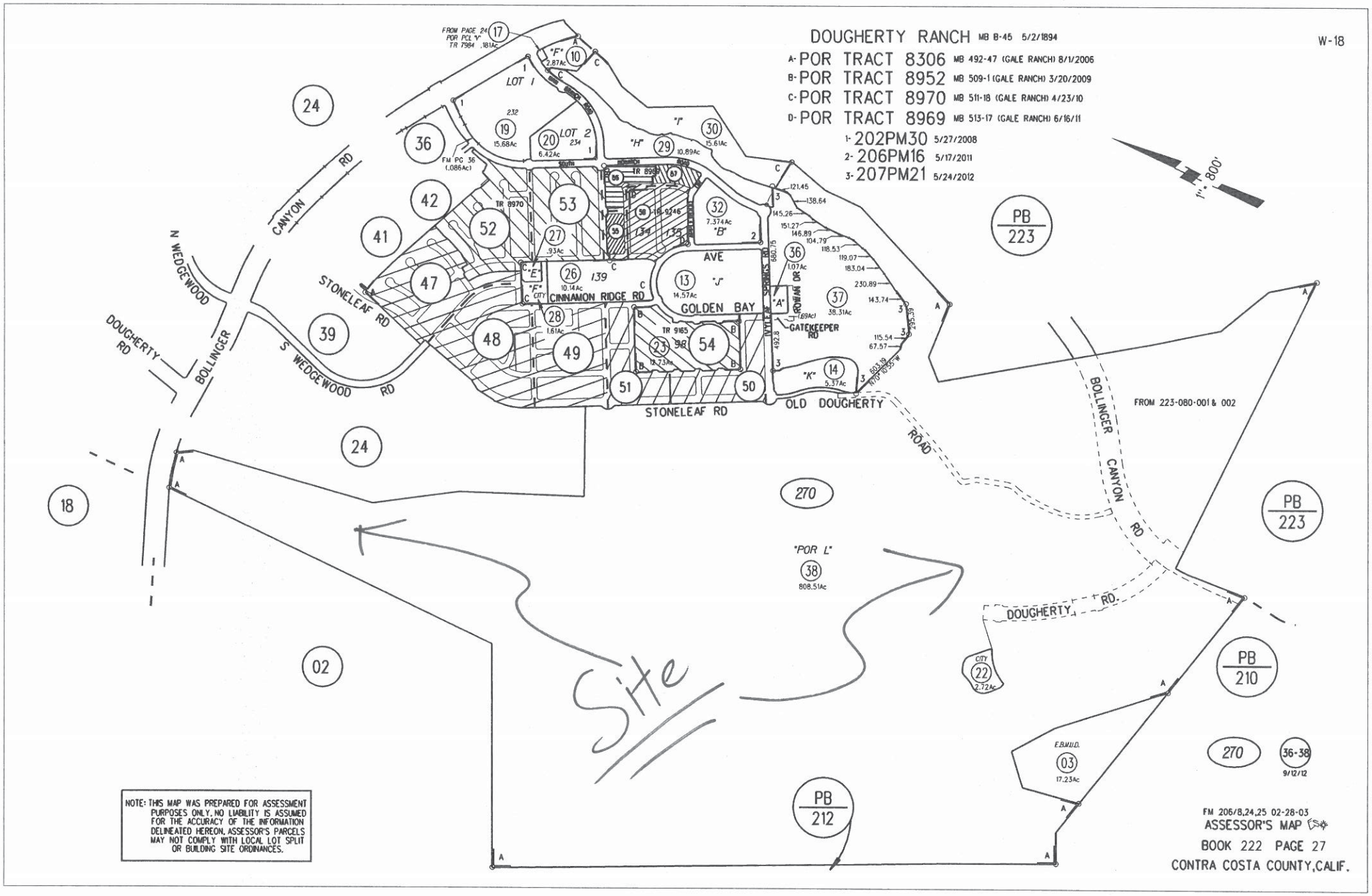
With the above mentioned modifications, Shapell Homes has addressed both the County and City of San Ramon comments. The overall unit count has not changed and we exceed the park requirements for the overall Gale Ranch project.

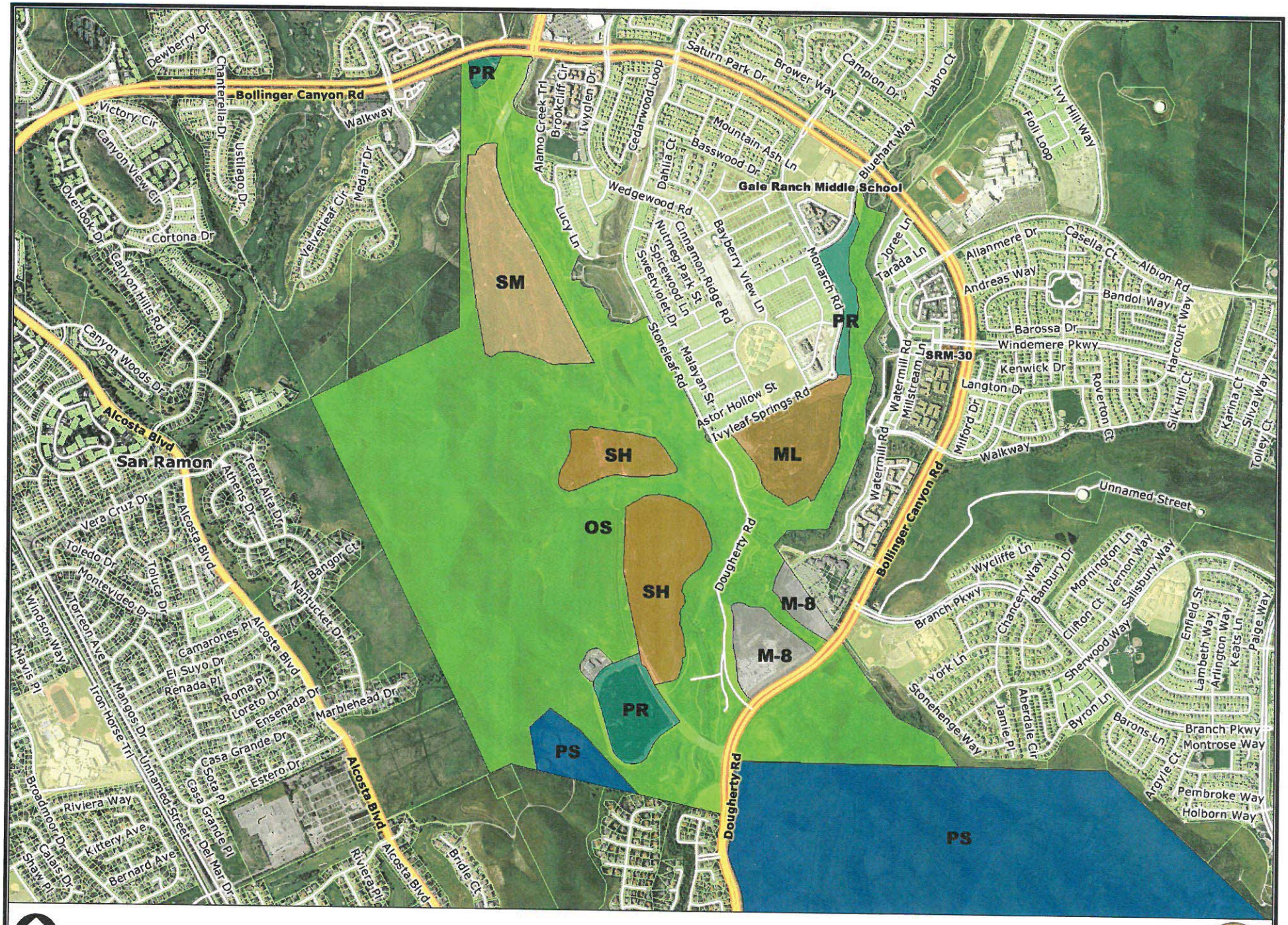
Please complete the processing of the application with the proposed revisions. If you should have any question, please give me a call at 510-377-6370.

Sincerely,
Shapell Homes

Steven M. Savage

Cc: Tim Saunders
Sam Worden


DOUGHERTY RANCH MB 8-45 5/2/1894
A- POR TRACT 8306 MB 492-47 (GALE RANCH) 8/1/2006
B- POR TRACT 8952 MB 509-1 (GALE RANCH) 3/20/2009
C- POR TRACT 8970 MB 511-18 (GALE RANCH) 4/23/10
D- POR TRACT 8969 MB 513-17 (GALE RANCH) 6/16/11
1- 202PM30 5/27/2008
2- 206PM16 5/17/2011
3- 207PM21 5/24/2012
W-18
1" = 800'
FROM PAGE 24 POR PCL "V" TR 7984 .181Ac
LOT 1
LOT 2
FM PG 36 (.086Ac)
TR 8970
TR 8968
TR 9165
CINNAMON RIDGE RD
GOLDEN BAY AVE
GATEKEEPER RD
ROWAN DR
SPARKS RD
WYLIE RD
STONELEAF RD
OLD DOUGHERTY ROAD
BOLLINGER CANYON RD
CANYON RD
N WEDGEWOOD
S WEDGEWOOD RD
DOUGHERTY RD
BOLLINGER
FROM 223-080-001 & 002
"POR L"
DOUGHERTY RD.
Site
PB 223
PB 210
PB 212
270
36-38
9/12/12
E.B.M.U.D.
CITY
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.
FM 206/8,24,25 02-28-03
ASSESSOR'S MAP
BOOK 222 PAGE 27
CONTRA COSTA COUNTY, CALIF.



General Plan Map

Scale 1:19,797
Contra Costa Internet GIS Map
Printed: Dec 5, 2013 1:37:10 PM

Zoning Map

Scale 1:19,797
Contra Costa Internet GIS Map
Printed: Dec 5, 2013 1:39:13 PM

Agency Comments

(File #DP12-3032 and GP12-0004)

CITY OF SAN RAMON

2222 CAMINO RAMON
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 973-2500
WEB SITE: www.sanramon.ca.gov

October 10, 2013

Mr. Ruben Hernandez, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

Subject: Dougherty Valley Specific Plan/General Plan Modification Application Shapell Homes Proposed New School Site – Dougherty Road-Gale Ranch IV County Files: #GP12-0004, #SP12-0001, and #DP12-3032

Dear Mr. Hernandez;

In response to 30-Day Comment Request Notification for the REVISED Dougherty Valley Specific Plan/General Plan Modification Application for Shapell Homes' Proposed New School Site located at Dougherty Road in Gale Ranch IV, the City of San Ramon staff has prepared the following comments.

As provided for in the Memorandum of Understanding, between Contra Costa County, the City of San Ramon, Shapell Industries and Windemere Ranch Partners relating to the Dougherty Valley (MOU), the City of San Ramon is providing comments for the above referenced plans. To date we have received the Dougherty Valley Specific Plan/General Plan Modification Application for Shapell Homes' Proposed New School Site located at Dougherty Road in Gale Ranch IV (Revision dated August 30, 2013), therefore our comments are related to this document.

Planning Services

1. The City of San Ramon requires a Final Design Review by the Architectural Review Board for all product types within proposed Subdivision Tracts 9247, 9302, 9303 (Neighborhood 6), Subdivision Tracts 9297 and 9298 (Gale Ranch IV New School Site and Neighborhood 3), and Subdivision Tracts 9325 (13 units) and 9326 (25 units);
2. The City of San Ramon requests to be involved in the site planning for the proposed school site to address potential issues related to traffic, circulation, and drop-off and pick-up.

CITY COUNCIL 973-2530 | CITY CLERK 973-2539 | ENGINEERING SERVICES 973-2670 | PARKS & COMMUNITY SERVICES 973-3200
CITY MANAGER 973-2530 | ADMINISTRATIVE SERVICES 973-2609 | POLICE SERVICES 973-2700 | ECONOMIC DEVELOPMENT: 973-2554
CITY ATTORNEY 973-2549 | PLANNING/COMMUNITY DEVELOPMENT 973-2560 | PUBLIC SERVICES 973-2800

Engineering Services

GENERAL

1. The Dougherty Road (RA 1249) section B-B, shown on Sheet 4, shall extend to Rancho Park Loop thus providing a 12-foot wide sidewalk along Dougherty Road to the intersection.
2. For Subdivision 9297, the map shows an existing CCCSD tunnel easement. Please be aware of any building restrictions and disclosure to future property owners.
3. In Subdivision 9326, where is visitor parking?
4. Potential problem with access at garages near ends of alleys of Paseo Homes and Fiorella Homes. Turnaround or redesign of garage access is needed at end of alleys.

Sheet 2:

5. Multiple alley intersections with main collector (South Monarch Road) should be eliminated and connected to internal street with single connection to collector.
6. Alley access too close to roundabout intersection.

Sheet 3:

7. Bike path does not connect to anything.
8. Bike access at roundabouts needs to be clarified. No bike access to new leg shown on plans.
9. Add roundabout splitter island on new south leg of roundabout.
10. Alley access too close to roundabout intersection.
11. West cul-de-sac bulb should be designated "No Parking".

Sheet 4:

12. Site design should give preference to one-way circulation from north to south.
13. Roadway fronting school is too narrow for proper circulation. Forty-foot minimum width needed.
14. Need right turn lanes at main entrance to subdivision OR widen Dougherty Road by 4 feet between subdivision access points to accommodate queuing in bike lane.
15. Terminate street with access to SUB 9297 that is approximately 100 feet from Dougherty Road and install a cul-de-sac with EVA. The intersection is too close to the Dougherty Road intersection. This will also eliminate school traffic circulating through this subdivision.
16. Recommend terminating street with access to SUB 9298 that is approximately 100 feet from Dougherty Road and install a cul-de-sac with EVA. The intersection is too close to the Dougherty Road intersection.
17. Crosswalk locations to be approved later by City. Crosswalks should not conflict with school traffic circulation.

School Site:

18. Move northernmost driveway to north end of overflow parking lot, and reconfigure parking lot with angle parking to encourage one-way circulation.
19. Convert north driveway to right-in ONLY with channelization. South driveway will be egress only.
20. School's internal loop road width shall be 20 feet minimum; 32-foot width desirable.

Comments that will be conditioned as part of the project:

1. Landscape strips within residential areas shall be eliminated or tree planting modified from earlier phases of Gale Ranch that is more amenable to narrow landscape strips so as not to cause excessive sidewalk, curb, gutter, and utility damage. At a minimum, tree planting clearances shall be:
   - 5' from potable water pipes and meters
   - 5' from sewer lines
   - 5' from driveways
   - 5' from fire hydrants
   - 5' clearance from mailboxes
   - 15' from street lights
   - Visual clearance for signs shall be field verified
2. LED lighting is required.
3. Reflective signage shall adhere to latest MUTCD standard. Breakaway posts for signage is required.

Transportation Services

Subdivision Tract 9297 and 9298 (Sheet 4 of 6 – New School Site and Neighborhood 3)

Based on the experiences of the existing school sites within Dougherty Valley and Safe Routes to School observations, we have prepared the following recommendations regarding a future school site in Gale Ranch Phase 4. These are preliminary comments; Transportation Services can discuss additional recommendations as the project progresses and detailed maps become available.

1. Install "No Left Turn" signage along school frontage road, thus requiring all motorists to enter main driveway from north.
2. Relocate main driveway entrance to beginning of overflow parking lot on northeast side of school to extend loading zone.
3. Install "No Left Turn" signage at school driveway exit.
4. Install "pork chop medians" at driveway entrance and exit to force "right turn in" and "right turn out".
5. Install one channelized crosswalk along school frontage road with "flashing beacons".
6. Install MUTCD crosswalk signage at all marked crosswalks.

7. Do not mark crosswalks at every intersection.
8. Install bike racks at two locations on campus.
9. Install an interior crosswalk within school driveway with MUTCD signage.
10. Allow for on-street parking on school frontage road.
11. Do not install Class II bike lanes on school frontage road.

Police Services

With regards to the layout design of the school site, the City of San Ramon has some requirements that need to be implemented for proper circulation on this site. These needs are as follows:

1. Due to the high rate of speed on Dougherty Valley Road, there should be no parking anytime to the rear of the school (with proper signage posted and red curbs)
2. Another addition that needs to be made is the queuing lane for drop off and pick up. The overflow lot should have the drive way relocated to the end of that lot, so queuing may start further back and not block the roadway or crosswalks.
3. Pork chop cement barriers should be installed in the driveways to limit directions enter and exiting the parking lot to the school.
4. Cross walks should be properly installed with beacons and street signage.
5. Due to the layout of the open space in area 9303 (empty cul de sacs, it is recommended that there be no parking for fire turnaround = red curbs. (This will hopefully limit or eliminate loitering, etc).

San Ramon Valley Fire Protection District

The San Ramon Valley Fire Protection District has indicated that their previous comments dated January 17, 2013, which were included as part of the City's January 28, 2013 comment letter, are still applicable. Please feel free to contact the District directly if there are additional questions or clarifications needed.

I would appreciate if you could provide the City of San Ramon with any subsequent approval letters for this project. Thank you for your assistance in this matter. If you have any questions regarding the above comments please contact Ryan Driscoll at (925) 973-2568 or at rdriscoll@sanramon.ca.gov.

Sincerely,

Lauren Barr, Senior Planner

Cc: Phil Wong, Planning Services Director
Karen McNamara, Parks and Community Services/Public Services Director
Maria Fierner, Engineering Services Director
Debbie Chamberlain, Planning Services Manager
Brian Bornstein, City Engineer

Lisa Bobadilla, Transportation Services Manager
Mike Talley, Senior Traffic Engineer
Chris Low, Associate Engineer
Darlene Kittredge, Crime Prevention Specialist

CONTRA COSTA
COUNTY
2013 JAN 29 P 2:03
DEPARTMENT OF

CITY OF SAN RAMON

2222 CAMINO RAMON
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 973-2500
WEB SITE: www.sanramon.ca.gov

January 28, 2013

Mr. Ruben Hernandez, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

Subject: Dougherty Valley Specific Plan/General Plan Modification Application Shapell Homes Proposed New School Site – Dougherty Road-Gale Ranch IV County Files: #GP12-0004, #SP12-0001, and #DP12-3032

Dear Mr. Hernandez;

In response to 30-Day Comment Request Notification for the Dougherty Valley Specific Plan/General Plan Modification Application for Shapell Homes' Proposed New School Site located at Dougherty Road in Gale Ranch IV, the City of San Ramon staff has prepared the following comments.

As provided for in the Memorandum of Understanding, between Contra Costa County, the City of San Ramon, Shapell Industries and Windemere Ranch Partners relating to the Dougherty Valley (MOU), the City of San Ramon is providing comments for the above referenced plans. To date we have received the Dougherty Valley Specific Plan/General Plan Modification Application for Shapell Homes' Proposed New School Site located at Dougherty Road in Gale Ranch IV (dated November 12, 2012), therefore our comments are related to this document.

Planning Services

1. The City of San Ramon requires a Final Design Review by the Architectural Review Board for all product types within proposed Subdivision Tracts 9247, 9302, 9303 (Neighborhood 6), Subdivision Tracts 9297 and 9298 (Gale Ranch IV New School Site and Neighborhood 3), and Subdivision Tracts 9325 (13 units) and 9326 (25 units);

2. The City of San Ramon requests to be involved in the site planning for the proposed school site to address potential issues related to traffic, circulation, and drop-off and pick-up.

CITY COUNCIL: 973-2530
CITY MANAGER: 973-2530
CITY ATTORNEY: 973-2549
CITY CLERK: 973-2539
ADMINISTRATIVE SERVICES: 973-2609
PLANNING/COMMUNITY DEVELOPMENT: 973-2560
ENGINEERING SERVICES: 973-2670
POLICE SERVICES: 973-2700
PUBLIC SERVICES: 973-2800
PARKS & COMMUNITY SERVICES: 973-3200
ECONOMIC DEVELOPMENT: 973-2554

Engineering Services

General

3. The proposed subdivisions 9325 & 9326 may not be permitted for direct residential access onto collector streets (e.g. Main Branch Drive and South Monarch Road).

4. The following additional information is needed to evaluate school/subdivision circulation:

   a) Proposed maximum allowable number of students at the school.
   b) School site circulation plan showing circulation elements (parking lot, driveway locations, pick-up/drop-off areas, short-term and long-term parking spaces).

5. The project shall incorporate Provision C.3 (New Development and Redevelopment) requirements including the implication on project design and the amount of land needed for retention, detention, infiltration, reuse, LID, trash capture, maintenance, etc. as necessary;

6. LED lighting is required.

7. Reflective signage shall adhere to latest MUTCD standard. Breakaway posts for signage is required.

8. Use the latest landscape standard details as approved on the Rancho San Ramon park site.

Subdivision Tract 9247, 9302, and 9303 (Sheet 3 of 6 – Neighborhood 6)

9. Perpendicular (90 degree) parking shall be permitted only on the cul-de-sac street in front of proposed community center. Angled parking (45 degree) may be provided on north frontage of community center parcel near trail. Perpendicular or angled parking elsewhere shall not be permitted elsewhere in the subdivision;

10. Tree wells shall be provided at intervals on long straight tangent sections of roadway to discourage speeding;

11. Bulb-outs shall be provided at trail crossings with contrasting pavement to emphasize pedestrian crossing locations;

12. Red curb/no parking signs shall be required near intersections where queuing and parking can be expected to obstruct sight distance near intersections;

13. Capacity and other operational improvements may be required to mitigate expected negative impacts from school traffic including the following:

    a) Wider roadway sections may be required for roadways around perimeter of school to accommodate drop-off/pick-up operations.

b) Wider throat of west access road for Subdivision 9297/9298.
c) Additional left-turn capacity from Dougherty Road and for subdivision egress.
d) Additional right-turn capacity from Dougherty Road.
e) Access restrictions for subdivision onto Dougherty Road.

14. For Dougherty Road extension, if completed in portions, must ensure adequate turn around distance at temporary end point.

15. For Subdivision 9297, the map shows an existing CCCSD tunnel easement. Please be aware of any building restrictions within and around the easement.

Transportation Services

Subdivision Tract 9297 and 9298 (Sheet 4 of 6 – New School Site and Neighborhood 3)

Based on the experiences of the existing school sites within Dougherty Valley and Safe Routes to School observations, we have prepared the following recommendations regarding a future school site in Gale Ranch Phase 4. These are preliminary comments; Transportation Services can discuss additional recommendations as the project progresses and detailed maps become available.

16. Provide ample parking spaces within the school site that take into consideration the staff, teacher, volunteers, and visitors;

17. Separate the pick-up and drop-off zones with multiple driveways so that there is not a single driveway and queue;

18. Create alternate loading zones on all four sides of the school site to disseminate congestion and queuing;

19. Allow for on-street parking on all sides of the school site (except for Dougherty Road); in Dougherty Valley experiences have shown that dedicated Class II Bike Lanes with no on-street parking in the vicinity of school sites result in parking violations, illegal maneuvers and a transference of the parking problem into residential neighborhoods;

20. Install pedestrian countdown signal heads at all traffic signals in the vicinity of the school site;

21. Install "25 mph School Zone" signs at least 500ft. in each direction of the school site;

22. Install yellow marked crosswalks in the vicinity of the school site where most strategic to cross pedestrians; and

23. Avoid marking a crosswalk at every intersection; rather channelize pedestrian flow to few select properly marked crosswalks as identified by the City Traffic Engineer.

Parks and Community Services/Public Services

24. Per the City of San Ramon General Plan, the City will not accept for dedication, park acreage less than 2 acres. On Sheet 6, parcels yet to be constructed that would not be acceptable are:
    a) PH4 – Park 3 (0.63 acre)
    b) PH4 –Park 4 (0.08 acre)
    c) PH4-Park 5 (0.15 acre)
    d) PH4- Park 6 (0.14 acre)
    e) PH4 – Park 7 (.11 acre)

    However, this acreage adds up to 1.11 acres and if removed from the park acreage shown on Sheet 6 of 107.5 acres, would still provide 106.39 acres of park land. With this revision, please verify the proposal would still meet the required 6.5 acres of parkland per 1,000 population, as required by the Dougherty Valley Settlement Agreement.

25. The City San Ramon will accept parcels [designated as PH4: Park 4, Park 5, Park 6 and Park 7] as landscape areas compatible with landscape plans to be approved by the City with maintenance provided by the CSA.

26. PH4-Park 2 which is shown at 1.21 acre will be accepted as a landscaped trail improvement/parkway as this is an extension of the existing linear trailway/parkway that has been already installed in Gale 3.

27. Remove landscape/curbstrips between sidewalk and curb in all residential streets in subdivisions [detail shown on Sheet 3] to create monolithic sidewalk. Alternative could be tree planting easement on residential parcels with developer installing a tree in the front yard of each property to be owned and maintained by the property owner.

28. Improvement plans to be submitted and reviewed by City will meet City's current standard details and specifications including, but not limited to, LED streetlights and traffic signals, MUTCD reflective street signs, approved tree list, tree placement and planting specifications.

29. City and San Ramon Valley Unified School District to enter into a joint use agreement governing development, operation, maintenance and long term disposition of the proposed school park site [shown as PH4 Park 8] and school park to be designed and constructed by Shapell to City of San Ramon standards and specifications.

30. Modifications shown to Rose Glenn Park parcel [PH3 –Park 4] will require design modifications to the previously approved conceptual park design/park master plan which will result in re-review and approvals by the City of San Ramon.

Police Services

31. Due to the high rate of speed on Dougherty Road, there should be no parking anytime in front of the school (or to the rear depending on where it is set).

32. Due to the layout of the project, it is recommended that the overlook park parcels be combined into one larger parcel.

San Ramon Valley Fire Protection District

Please see the enclosed comments and/or conditions from the San Ramon Valley Fire Protection District.

I would appreciate if you could provide the City of San Ramon with any subsequent approval letters for this project.

Thank you for your assistance in this matter. If you have any questions regarding the above comments I can be reached at (925) 973-2568 or at rdriscoll@sanramon.ca.gov.

Sincerely,

Ryan Driscoll

Ryan Driscoll
Assistant Planner

Enclosure: San Ramon Valley Fire Protection District Comments/Conditions

Cc: Phil Wong, Planning Services Director
Karen McNamara, Parks and Community Services/Public Services Director
Maria Fierner, Engineering Services Director
Debbie Chamberlain, Planning Services Manager
Brian Bornstein, Engineering Services Manager
Lisa Bobadilla, Transportation Services Manager
Mike Talley, Senior Traffic Engineer
Chris Low, Associate Engineer
Darlene Kittredge, Crime Prevention Specialist

Contra Costa County
Public Works
Department

Julia R. Bueren, Director
Deputy Directors
Brian M. Balbas
Stephen Kowalewski
Stephen Silveira
Joe Yee

Memo

December 5, 2013

TO: Ruben Hernandez, Senior Planner, Department of Conservation and Development

FROM: Jocelyn LaRocque, Associate Civil Engineer, Engineering Services

SUBJECT: **PERMIT DP12-3032, SD8856, SD9247, SD9297, SD9298, SD9302, SD9303, and SD9326**
STAFF REPORT & CONDITIONS OF APPROVAL
(Shapell Homes/Dougherty Valley/San Ramon/Various APN)

FILE: DP12-3032, SD8856, SD9247, SD9297, SD9298, SD9302, SD9303, and SD9326 (x-ref SD04-8856/DP04-3070)

The attached conditions of approval, based on the final development plan/vesting tentative map (FDP/VTM) dated August 30, 2013, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

Shapell Homes proposes modification to the approved subdivision and development plan, SD04-8856/DP04-3070 (effective date of February 5, 2005), which also requires modification to the Dougherty Valley Specific Plan be approved. This modification includes establishing a new school site on Dougherty Road north of Park Loop Road (Rancho San Ramon Park) in order to address unanticipated increased demand for schools within Dougherty Valley development. To make up for loss of residential lots in accommodating the new school site, Shapell is proposing to reestablish the lots elsewhere in Gale Ranch, Phases 3 and 4.

Traffic and Circulation

SD9326 (Gale Ranch Phase 3 – Pod 6) – Sheet 2:

This subdivision consisting of clustered residential homes is proposed along South Monarch Road north of Ivyleaf Springs Road (at the roundabout). This location was planned to be part of Rose Glenn Park (PA18). The developer will need to submit plan revisions to Public Works for review and approval to address this revision to the park plans.

The FDP/VTM for the Paseo Homes shows that the alleys are proposed to be 20 feet from outer edge of curb to top of curb. As these alleys may be considered driveways to clustered homes per the original approved permit, the developer shall meet the original permit condition of

approval that these be a minimum of 20 feet (COA 180); no modification to the original permit SD04-8856/DP04-3070.

SD 9247, SD 9302, and SD 9303 (Gale Ranch Phase 4 – Pod 6) – Sheet 3:

As stated above on the driveways for the clustered homes (Paseo Homes), the applicant shall meet the approved original permit conditions of approval to have a minimum 20 feet; no modification to the original permit, SD8856/DP04-3070.

As for the private lanes (alleys), the applicant shall meet the approved original permit conditions of approval that requires the private lanes (alleys) to accommodate a minimum pavement width of 21 feet. It should be clarified that pavement width is from edge of pavement to edge of pavement.

The FDP/VTP shows that a typical 36-foot residential street within a 46-foot right-of-way with parking on both sides is proposed. This appears to be a modification to the approved Dougherty Valley Specific Plan (shown in Figure 6-7). The applicant, at minimum, shall construct the roadway to meet County public road standards as stated in COA167 of SD04-8856/DP04-3070. This requirement shall be for all public roadways.

Perpendicular and diagonal parking stalls for the proposed community center are not advisable along the local roadways. We do, however, recognize that the perpendicular parking stalls located on the south side of the community center and in SD9247 are located at the cul-de-sac and would likely have low local traffic volumes. We understand that City of San Ramon has expressed that perpendicular parking be permitted only on the cul-de-sac in front of the community center parking and nowhere else in the subdivision. The diagonal parking located on the north side of the community center, however, is along a through-street. Angled parking should not be allowed along this roadway or any other roadway for the through movements; parking along public roadways shall be reviewed and approved by Public Works Department.

SD9297 and SD 9294 (Gale Ranch Phase 4 – Pod 3), Sheet 4:

According to the approved Dougherty Valley Specific Plan, Dougherty Road is planned to be a divided six-lane major arterial with 14-foot inside traveled lanes, 12-foot travel lanes, 8-foot shoulders, and a minimum 16-foot landscaped median island. An 8-foot landscaped strip and 5-foot sidewalk is to be constructed on both. Figure 6-3 of the Dougherty Valley Specific Plan shows the typical section. The applicant proposes to modify this typical cross section reducing the inside travel lanes to 12 feet (from 14 feet), reducing the landscaped strip to 7 feet (from 8 feet), and widening the sidewalk between Ranch Park Loop and SD9298 to 12 feet (from 5 feet) according to Section B-B on Sheet 4. This proposed section does not meet County public road standards. Dougherty Road is a major arterial and as such shall, at minimum, be constructed to meet County public road standards.

We understand that City of San Ramon commented to have turn lanes at the main entrance to the subdivision on Dougherty Road. The applicant should be made aware of COA168 to provide additional right-of-way for left-turn and right-turn lanes, as required for intersections along Dougherty Road.

As previously stated above, the onsite roadway system shall, at a minimum, meet County public roadway standards with the exceptions of the private road/alley. Those considered driveways per the original permit for the clustered homes (Fiorella Homes), the applicant shall meet the approved original permit conditions of approval to have a minimum 20 feet; no modification to the original permit, SD04-8856/DP04-3070.

City of San Ramon commented that the roadway fronting the school shall have a minimum of 40 feet in width for school circulation. This typical cross section seems to be a modification to the Dougherty Valley Specific Plan; this roadway shall also meet County public road standards.

Drainage

Division 914 of the County Ordinance Code requires that all stormwater entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwaters to an adequate natural watercourse.

Landscaping

Section 10.H on page 10-13 of Dougherty Valley Specific Plan states that "landscape parkways between the curb and sidewalk are required on all streets including local streets in single family detached residential areas except those locations noted in the Community Design Handbook." We understand that with this FDP/VTM, it is proposed to have a monolithic curb, gutter, and sidewalk on the on-site public roadways (local roadways). Monolithic curb, gutter, and sidewalk meet County public road standards and as such we have no objections to the monolithic curb, gutter, and sidewalk on the local roadways only.

JL:tr
G:\engsvc\Land Dev\DP\DP 12-3032, GP 12-0004, SP 12-0001\Staff Report & COAs.doc

c: W. Lai, Engineering Services
R. Lierly, Engineering Services

PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT
DP12-3032/SD9247, 9302, and 9303

COMPLY WITH GALE RANCH SUBDIVISION, PHASE 4 (SD04-8856/DP04-3070) CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO RECORDATION OF THE FINAL MAP OR ISSUANCE OF BUILDING PERMITS.

Additional Conditions of Approval

Roadway Improvements:

- With the exception of private roadways, all roadways (includes Dougherty Road and on-site public local roadways) shall be constructed to meet County public road standards, as reviewed and approved by Public Works Department and Fire District The corresponding right-of-way shall be conveyed to the County by offer of dedication.

- Private roadways (includes "driveway" service clustered homes, two or more lots) shall be constructed to meet County private road standards, and as reviewed and approved by Public Works Department and the Fire District.

- Monolithic curb, gutter, and sidewalks shall only be constructed along local roadway as approved by Public Works Department.

- Diagonal parking shall only be permitted at the cul-de-sac in front of the community center in SD9247 and nowhere else in the subdivisions. Parking along the roadways shall be reviewed and approved by Public Works Department.

- Applicant shall provide a minimum 40-foot wide road along the school frontage in Gale Ranch Phase 4 (SD9297) and as reviewed and approved by Public Works Department and Fire District.

Landscaping:

- Revisions to Rose Glen Park (PA 04-0018) shall be submitted to Public Works for review and approval prior to recordation of Final Maps for Subdivision 9326.

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

Sent 1-8-13 (x3)

AGENCY COMMENT REQUEST

Date_____

We request your comments regarding the attached application currently under review.

DISTRIBUTION

NA Building Inspection ___ Grading Inspection
___ HSD - Environmental Health, Concord
___ HSD - Hazardous Materials
___ PW - Flood Control (Full Size)
✓ PW - Engineering Services (Full Size)
Date Forwarded sent ✓ done
___ PW - Traffic (Reduced)
___ PW - Special Districts (Reduced)
___ PW - APC Floodplain Tech (1st Floor)
___ Advance Planning
___ Housing Programs
___ Reclamation District #_____
___ CA Native American Heritage Commission
___ CA Fish & Wildlife, Region #_____
X Fire District SR Valley
X Sanitary District Central San
✓ Water District DSRWSD
X City of sent Danville/San Ramon ✓ done
X School District SRUSD ✓ done
___ East Bay Regional Park District
___ MAC/TAC_____
___ Diablo/Discovery Bay/Crockett CSD
___ CDD-GIS
___ LAFCO
___ East CCC Habitat Conservancy (HCP/NCCP)
___ County Geologist
___ Airport Land Use Commission Staff (ALUC)
___ Community/Area Planner
___ Telecommunications Planner

Additional Recipients:

Please submit your comments as follows:

Project Planner Ruben Hernandez
Phone # (925) 674-7785
E-mail ruben.hernandez @dcd.cccounty.us
County File # GP 12-004 & 005 / SP 12-2000
SD 12-9297 & 9298 / DP12-3032
Prior to January 31, 2013

* * * * *

We have found the following special programs apply to this application:

NA Active Fault Zone
NA Flood Hazard Area, Panel #_____
NA 60-dBA Noise Control
NA CA EPA Hazardous Waste Site

Mineral Rights Holder:

* * * * *

AGENCY: Please indicate the code section of recommendations required by law or ordinance. Send copies of your response to the Applicant & Owner.

Comments: X None ___ Below ___ Attached

RECEIVED JAN - 8 2013 SRVUSD FACILITIES DEVELOPMENT

Print Name Justine Perault
Signature Justine A Perault DATE 1-13-13
Agency phone # 925-552-2969

SAN RAMON VALLEY FIRE PROTECTION DISTRICT

01/18/2013

Permit: CP134441038 - Submitted Plan: Planning and site development review
Project: Gale Ranch Phase 4 School Site (DP12-3032) - Business: Gale Ranch Phase 4 School

City of San Ramon
2401 Crow Canyon Rd.
San Ramon, CA 94583

RE: PLANNING APPLICATION REVIEW AT
2011 Rancho Park LOOP

San Ramon, CA 94582

APN: 222270021

Dear Assistant Planner Driscoll:

The District has reviewed the planning application for the above noted address. Based upon the information provided, comments and requirements have been made as conditions of approval (see the attached report).

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on this proposed project. If you have any questions please contact me at (925) 838-6654 or ihardage@srvfire.ca.gov

Sincerely,

Ian Hardage
Fire Plans Examiner

1500 Bollinger Canyon Road, San Ramon, CA 94583
Phone: (925) 838-6600 Fax: (925) 838-6696
www.firedepartment.org

San Ramon Valley Fire Protection District
Planning Application Review

Submittal Information

Permit Number	CP134441038	Submittal Number	SN3332199
Submittal Type	Planning and site development review	Submitted Date	01/17/2013 13:52:37

Condition #	Category	Condition
5111775	Access & Water	Fire apparatus roadways (public, private streets, roads and in some instances driveways used for vehicle access) shall extend to within 150 ft. (45.72 m) of any portion of an exterior wall of the first story of any building.
5111776	Access & Water	Fire apparatus roadways (public, private streets, roads, and in some instances driveways used for vehicle access) shall have a minimum unobstructed width of 20 feet (6 m) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4 m). Streets under 36 feet (11 m) shall have red curbs and be posted with signs or red curbs and stenciled on one side and under 28 feet (8.5 m) on both sides of the street. Stencil and signs shall read as follows: "NO STOPPING FIRE LANE CVC 22500.1".
5111777	Access & Water	Fire apparatus roadways (public, private streets, roads and in some instances driveways used for vehicle access) shall be capable of supporting the imposed weight of fire apparatus (40,000 pounds) and shall be provided with an all weather driving surface. [Only paved, concrete, or engineered paver system surfaces are considered to be all weather driving surfaces]
5111778	Access & Water	The maximum grade for a fire apparatus roadway is 20%. Roadways with grades of 16-20% shall be grooved concrete. Grooved concrete shall be ½" wide, ½" deep, and spaced 1½" on center. If alternate surfacing is proposed, provide a letter stamped by the civil engineer documenting that the skid resistance is better than or equal to the grooved concrete specification. The alternate surfacing must also be approved by the appropriate city, town or county department.
5111779	Access & Water	NOTE ON FIELD PLAN: Fire apparatus roadways (public or private streets or roads used for vehicle access) shall be installed and fire hydrants in service prior to commencement of framing: PRIOR TO COMMENCEMENT OF FRAMING, CONTACT THE SAN RAMON VALLEY FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS.
5111780	Access & Water	NOTE ON FIELD PLAN: Identify the fire hydrant locations by installing reflective "blue dot" markers adjacent to the hydrant 6" (152.4 mm) off center from the middle of the street.
5111781	Access & Water	Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.
5111782	Access & Water	Fire hydrant(s) are required. All hydrants shall be wet barrel EBMUD standard steamer type (1) 4 1/2" (114.3 mm) and (1) 2 1/2" (63.5 mm) outlet).
5111783	Access & Water	Fire apparatus roadways in excess of 150 ft. (45.72 m) in length shall make provisions for approved fire apparatus turnarounds.
5111784	Access & Water	NOTE ON FIELD PLAN: Provide a weed abatement program before, during and after construction. Maintain grass or brush clearance of 100 ft. (30.48 m) from combustible construction and 30 feet (9.144 m) from street and property lines.

Condition #	Category	Condition
5111785	General	Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Individual suite numbers shall be permanently posted on the main entrance doors of tenant spaces. If rear outside doors to tenant spaces are installed, they shall include the installation of numerical address numbers corresponding to front addressing.
5111786	General	Architect and/or Civil Engineer: If available, please submit with your project data in digital format with the following Digital information: Commercial and multi-family building design, footprint/site plan; subdivision layout and/or improvement plan with infrastructure and street names in the following formats: (A) dgn - Most desirable. Direct input to our system. (Microstation CADD software). (B) dwg - Desirable/Acceptable. Requires minimal transfer to our system. (C) dxf - Acceptable. Least desirable due to enhancement errors. You may also provide an internet/web address so that we may E-mail direct access and download the desired data. Also, if possible, please send us a digital media disc showing the final map. Please submit the project data when the Mylar's are brought in for signature. This data greatly assists our mapping division in providing pre-fire planning and emergency response information to our personnel via a more complete and reduced pre-emergency data base information system.
5111787	General	Nothing in this review is intended to authorize or approve any aspects of the design or installation that do not strictly comply with all applicable codes and standards. San Ramon Valley Fire Protection District is not responsible for inadvertent errors or omissions pertaining to this review and/or subsequent field inspection(s) i.e., additional comments may be added during subsequent drawing review or field inspection. Please call if there are any questions.
5111788	General	Include APN (Assessor's Parcel Number) on all plan submittals.
5111789	Planning	Adjacent to fire hydrants, fire apparatus roadways shall be a minimum of 26 feet in width for at least 20 feet (6 meters) in both directions from fire hydrant.
5111790	Planning	For buildings 30 feet (11 meters) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of 26 feet (8 meters) in width, and shall be positioned parallel to at least one entire side of building, and the inside curb shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from building.
5111791	Planning	Fire flow requirements for buildings or portions of buildings and facilities shall be in accordance with CFC or other approved methods. Provide flow data from appropriate water purveyor to demonstrate that the fire flow is adequate.
5111792	Planning	Any/all gates across Fire District access roadways shall have the same minimum clear, unobstructed linear width of the road and a clear vertical height of 13 feet 6 inches (4.1 meters). All locking devices shall provide for Fire District emergency access. All gate plans shall be approved by San Ramon Valley Fire Protection District prior to construction.
5112075	Planning	The minimum number of fire apparatus access roads serving residential development(s) shall be based on the number of dwelling units served and shall be as follows: (a) 1-75 units, one public or private access road. (b) 76-150 units, one public or private access road and one emergency vehicle access (EVA) road. (c) 151+ units, at least two public or private access roads. The Dougherty Road connection back to Bollinger Canyon Road shall be completed prior to the issuance of the 76 building permit or the building permit for the proposed school.

Requirement #	Category	Submittal Requirement
5111793	Planning	Prior to the issuance of a Building Permit, submit (3) full sets of building plans to the San Ramon Valley Fire Protection District for review and approval.
5112076	General	Architect and/or Civil Engineer: If available, please submit with your project data in digital format with the following Digital information: Commercial and multi-family building design, footprint/site plan; subdivision layout and/or improvement plan with infrastructure and street names in the following formats: (A) dgn - Most desirable. Direct input to our system. (Microstation CADD software). (B) dwg - Desirable/Acceptable. Requires minimal transfer to our system. (C) dxf - Acceptable. Least desirable due to enhancement errors. You may also provide an internet/web address so that we may E-mail direct access and download the desired data. Also, if possible, please send us a digital media disc showing the final map. Please submit the project data when the Mylar's are brought in for signature. This data greatly assists our mapping division in providing pre-fire planning and emergency response information to our personnel via a more complete and reduced pre-emergency data base information system.

Contra Costa County
Public Works
Department

Julia R. Bueren, Director
Deputy Directors
R. Mitch Avalon
Brian M. Balbas
Stephen Kowalewski
Stephen Silveira

Memo

TO: Ruben Hernandez, Senior Planner, Department of Conservation and Development

DATE: January 25, 2013

FROM: Homira Shafaq, Staff Engineer, Engineering Services Division HS

SUBJECT: **PERMIT DP 12-3032, SP 12-0001, GP 12-0004**
30-Day Comments-Incomplete
(New School Site and Residential Unit Count Adjustment/Gale Ranch Phase III & IV/San Ramon/APN 222-270-021, through 029 various)

FILE: DP 12-3032 (x-ref SP 12-0001/GP 12-0004)

We have reviewed the application for the Final Development Plan Amendment received by your office on December 26, 2012, and have the following comments:

Background

The applicant requests a modification to several portions of previously approved Gale Ranch Phase 3 and 4 final development plans. The modification includes a 7.3-acre school parcel in a portion of Phase 4 that was previously approved for residential and two parcels out of the 12-acre Phase 3 to be rezoned to residential in order that the residential unit count remain consistent with the Dougherty Valley Specific Plan and the Dougherty Valley Affordable Housing Program. Parcel G of subdivision 8306 was previously planned and approved for Rose Glen Park (PA 04-00018); portions of this park will be modified and rezoned to residential units. The "Proposed Final Development Plan" exhibit shows the following modifications: (VTM 9325) 13 residential units added on the upper portion of parcel G of subdivision 8306, (VTM 9326) 25 residential units added to the lower portion of parcel G, (VTM 9247, 9302, and 9303) 311 residential units total on the eastern portion of parcel L of subdivision 8306, and (VTM 9297 and 9298) 230 residential units near the new school site along Dougherty Road on the tentative subdivision 8856.

Traffic and Circulation

SD 9325 (13 lots) Fronts Main Branch Road (RA 1187)
Due to the close proximity to Bollinger Canyon Road, the applicant will need to revise the Final Development Plan (FDP) to modify access points to residential units by limiting the number of driveways.

SD 9326 (25 lots) Fronts South Monarch Road (RA 1154)
The applicant will need to revise the Final Development Plan (FDP) to move the alley for lots 1 and 2 for Subdivision 9326 in consideration to the close proximity to the intersection of Applewood Drive (RA 1244) and South Monarch Road (RA 1154).

As a school is proposed to be dedicated to the school district in Gale Ranch Phase 4, the applicant shall submit a revised traffic study to the Public Works Department for review and approval for the impact of the new proposed school on residential roads and Dougherty Road. If the on-site/off-site improvements are required as identified in the traffic study, the applicant shall be required to construct those improvements.

Applicant will need to revise the Final Development Plan (FDP) to provide a detailed driveway plan view of the alleys leading to the cluster residential units. The typical section shows curb and gutter on both sides of the alley. Plan view appears to show valley gutter along the centerline. Stormwaters should not drain across the sidewalk. The applicant will need to refer to Subdivision 8681 and clarify that stormwaters will not drain across the sidewalk. Drainage inlets shall be inside the alley ways and not protrude onto the sidewalk or public right-of-way. Please refer to Subdivision 8681 for reference.

All proposed trails and revisions to previously approved trail plans shall be shown on the Final Development Plans and adhere to the Gale Ranch/Windemere Trail Exhibit dated December 1, 2004. A typical section for the concrete trail within Linear Park (Subdivision 9247) shall be shown on the plans. The trail proposed with Rose Glen Park (PA 04-00018) running along the backside of the residential units proposed with Subdivision 9325 shall be on the plans and typical sections shall be provided. The stairs to Pedestrian Bridge/Souyen Park is not shown on the plans. Any revisions to the trail plans approved with the Rose Glen Park (PA 04-0018) Improvement Plans shall be shown on the plans and submitted for Public Works review and approval.

On-site roadway widths, easement widths and cross-sections shall be as shown on the Tentative Maps and the Final Development Plan.

Drainage

Division 914 of the County Ordinance Code requires all stormwater entering and/or originating on this property to be collected and conveyed without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwaters to an adequate natural watercourse. Storm drain infrastructure improvements shall be reevaluated to accommodate the addition of residential units for Gale Ranch Phase 3 subdivision. If inadequate, applicant will be required to construct on-site and off-site improvements to meet collect and convey requirements. Storm drain infrastructure improvements shall be sized and constructed to accommodate the ultimate build out of Gale Ranch Phase 4 subdivision.

Provision "C.3" of the NPDES Permit

In compliance with Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014), it has been determined that this project does not require submittal of a Stormwater Control Plan (SWCP). This project was approved and vested with Gale Ranch Phase 3 (Subdivision 8306) and Phase 4 (Subdivision 8856); prior to the implementation of current C.3 provisions of the NPDES permit. Several water quality basins have been constructed throughout Gale Ranch (i.e. water quality basin at southeast end of old Dougherty Road and Ivyleaf Springs Road).

Annexation to Lighting District

The subject parcels are **not** currently annexed into a lighting district. The applicant shall annex to Dougherty Valley Maintenance County Service Area M-29 (CSA M-29) for Street Light Financing.

Area of Benefit Fees:

The subject parcels are required to pay the Dougherty Valley Area of Benefit Fees, as adopted by the Board of Supervisors: SCC Dougherty Valley, SCC Dougherty Valley, Dougherty Valley Road Maintenance W1/G2, Dublin/CC, SCC Regional, and Tri-Valley Fees.

The submitted application should be considered incomplete. Before accepting the application as complete, the following concerns should be addressed:

1. The applicant will need to revise the FDP to show the following modifications:
   - Limit number of access points by limiting the number of driveways for SD 9325.
   - Move the alley for lots 1 and 2 for SD 9326.
   - Show a detailed driveway plan for the alleys leading to the cluster residential units. The typical section should include curb, gutter, and drainage inlets inside the alley ways and not protruding onto the sidewalk or public right-of-way. Stormwaters should not drain across the sidewalk.
   - All proposed trails, previously approved trails, and/or modifications to previously approved trails should be shown.
2. The applicant will need to submit a revised traffic study to the Public Works Department for review and approval for the impact of the new proposed school on residential roads and Dougherty Road.

HS:tr
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c: R. Lierly, Engineering Services
J. LaRocque, Engineering Services
Shapell Homes, Attn: Steve Savage, 100 N Milpitas Boulevard, Milpitas, CA 95035

Mitigated Negative Declaration and Mitigation Monitoring Program October 16, 2013

(File #DP12-3032 and GP12-0004)

Department of Conservation and Development

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

FILED
OCT 16 2013
J.E. CANCIAMILLA COUNTY CLERK
CONTRA COSTA COUNTY
BY _____ DEPUTY

Contra Costa County

Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and Successor Agency

October 16, 2013

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

COUNTY FILES: DP12-3032, GP12-0004, GP12-0005, SP12-0001, SD12-9298 and SD12-9297

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

PROJECT DESCRIPTION

Property Owner: Shapell Homes, 100 N. Milpitas Blvd., Milpitas, CA 95035

Applicant: Steve Savage, Shapell Homes

An application to modify the Dougherty Valley Specific Plan (DVSP) in order to accommodate the establishment of a new elementary school on Dougherty Road in the Dougherty Valley development area (Gale Ranch – Phase IV) in San Ramon, California. The school will be located in an area that was previously approved for residential development and will require the relocation of 45 residential lots. In addition to the school site, the project also involves modifying some of the approved street sections identified in the DVSP.

The new elementary school will be located on a 7.9-acre portion of land within Gale Ranch Phase IV. The elementary school will be designed to accommodate approximately 830 kindergarten through 5th grade students, and will also include a new 2.61-acre public park. The 7.9-acre of land is located in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV near the future Dougherty Road/Bollinger Canyon Road Intersection and has a current land use designation of single family residential high-density (SH). Forty-five planned residential lots will be displaced by the proposed elementary school and will be relocated to other areas within Gale Ranch Phase III and IV.

Twenty-five "paseo" units will be established on a 2.2-acre portion of planned parkland located at the eastern end of Gale Ranch Phase III, east of Quail Run Elementary School. The current land use designation for the 2.2-acre area of parkland is Parks and Recreation (PR). In order to accommodate the 25 lots the land use designation of the 2.2-acre area will be changed to multiple family residential

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. It is anticipated that a hearing on the Mitigated Negative Declaration and the application to modify the Dougherty Valley Specific Plan will occur on ***Tuesday, November 19, 2013.*** The hearing will be held at 30 Muir Road, Martinez. You will receive mailed notice of the hearing prior to the hearing date.

Additional Information – For additional information on the Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7785, fax at (925) 674-7257 or email at ruben.hernandez@dcd.cccounty.us.

Sincerely,

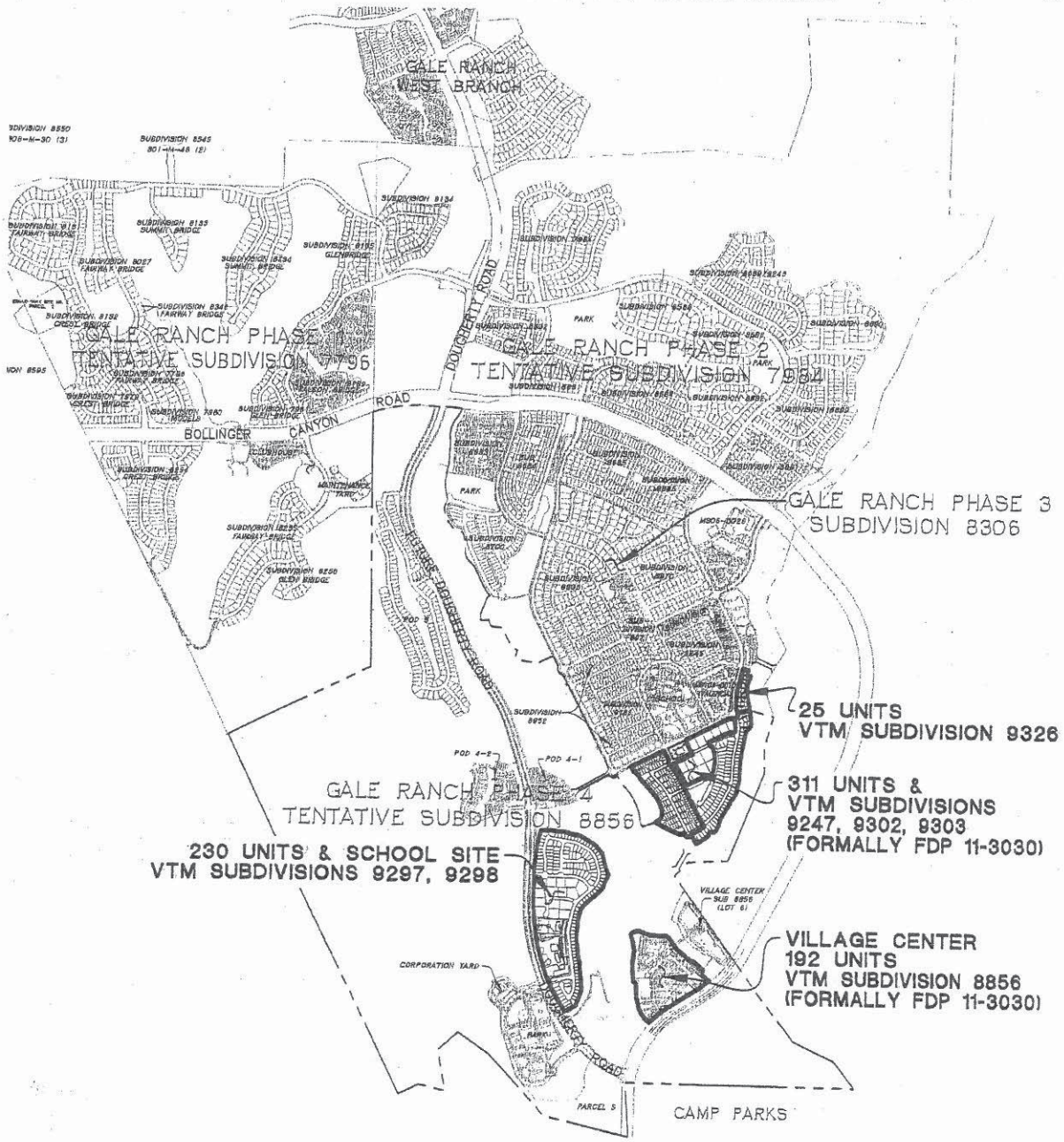
R. Hernandez

Ruben Hernandez
Senior Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: vicinity map
area map

GALE RANCH PHASES 3 & 4
SUBDIVISIONS 8856, 9247, 9297, 9298, 9302, 9303 & 9326 (FDP 12-3032)
CONTRA COSTA COUNTY, CALIFORNIA



AREA MAP

COUNTY FILE #DP12-3032

Department of Conservation and Development

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

Contra Costa County

Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and Successor Agency

OCTOBER 16, 2013

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

1.	**Project Title:**	Gale Ranch Phase III and IV Specific Plan, General Plan and Final Development Plan Modifications to Accommodate New Elementary School at the Southern End of Dougherty Road in the San Ramon Area.
2.	**County File Numbers:**	DP12-3032, GP12-0004, GP12-0005, SP12-0001, SD12-9298 and SD12-9297
3.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Drive, Martinez, CA 94553
4.	**Contact Person and Phone Number:**	Ruben Hernandez, Senior Planner (925) 674-7785
5.	**Project Location:**	Phase III and IV of Gale Ranch is located within the southern portion of the Dougherty Valley Development project in eastern San Ramon, California. The proposed elementary school will be located within Neighborhood 3 of Gale Ranch Phase IV, on the future Dougherty Road near the Bollinger Canyon Road intersection.
6.	**Project Sponsor's Name and Address:**	Steve Savage c/o Shapell Homes 100 N. Milpitas Blvd. Milpitas, CA 95035

The project also involves a request to modify the approved street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan (DVSP). Chapter 6 of the DVSP includes a number of figures (starting with Figure 6-3) showing approved typical street sections for every type of roadway to be constructed in the Dougherty Valley.

For the interior streets within Neighborhood 3 (Pod 3) and Neighborhood 6 (Pod 6) the proposed roadway sections will include "monolithic" sidewalks and a 46' right-of-way. The Dougherty Valley Specific Plan (DVSP) interior roadways were to include a separate sidewalk with a 5' parks strip within a 56-foot right-of-way.

The application also includes proposed changes to the Dougherty Road roadway section as identified in Figure 6-3 of the DVSP. The Dougherty Road street section as shown in Figure 6-3 of the DVSP identifies 5' sidewalks and 8' park strips on both sides of the roadway, with 14' wide center lanes in both directions. The proposed roadway section will include a 12' sidewalk with a 7' park strip on one side of Dougherty Road and 12' wide center lanes.

In addition to the changes identified above, the applicant will also be required to annex the areas to be modified into the Dougherty Valley Maintenance County Service Area M-29 (CSA M-29).

10. **Surrounding Land Uses and Setting:** The 7.9-acre school property will be surrounded by residential uses. The lots 45 lots displaced by the proposed school will be located within Neighborhood 6 (Pod 6) in Gale Ranch Phase III and IV and will be surrounded by open space, multiple family, single family and public (elementary school) uses.

11. **Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:**

-San Ramon Unified School District
-California Department of Education
-California Department of General Services, Division of the State Architect
-Local Area Formation Commission

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – ***Would the project:***				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY

The relocation of 45 lots to other parts of Phase III and Phase IV of Gale Ranch will not result in any aesthetic impacts. The lots are being relocated in order to accommodate the placement of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV. Twenty of the displaced lots will be moved to areas within Phase III and Phase IV of Gale Ranch which have already been approved for residential development and 25 of the displaced lots will be located to a 2.2-acre area of park land located just north of Neighborhood 6 in Phase IV, which has a current land use designation of Parks and Recreation (PR). The land use designation of the 2.2-acre park area will be changed to multiple-family residential, low-density (ML).

The 2.2-acre portion of land was to be part of the future Rose Glen Park, which is located at the eastern end of Gale Ranch Phase III. After the modification, Rose Glen Park will be an 8.44-acre park. The 2.2-acre area does not have any specific aesthetic value and is not part of any designated open space area. In order to make up for the loss of planned park area, the new elementary school will include a 2.61-acre public park, which will result in an overall increase in park space for the Dougherty Valley.

The proposed modifications to the approved street sections in the Dougherty Valley Specific Plan will not result in any aesthetic impacts.

The revised street sections for Dougherty Road will include a wider (12' vs. 8') sidewalk on one side of the street and slightly narrower #1 traffic lanes, which has no potential for causing any aesthetic impacts.

The proposed changes to the local roads within Gale Ranch Phase IV will include the elimination of landscape strips between the curb and sidewalk and the construction of "monolithic" sidewalks. In order to make up for the visual benefit that will be lost with the removal of the landscape strip, the applicant will include in the Conditions, Covenants and Restrictions (CC&R's) for the affected neighborhoods, a requirement that a tree be planted in the front yard of all properties without landscape strips. By requiring the planting of street trees in the front of all future properties without landscape strips, the project will not result in any aesthetic impacts.

The proposed elementary school will be constructed to the standards as required by the California General Services Department, Division of State Architect. The design will be consistent with

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

SUMMARY

The proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan will not have an impact on air quality. The modifications involve the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots displaced by the school, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. The overall number of approved units for Gale Ranch will not change as a result of the proposed modifications; therefore, the project will not result in an increase in population or traffic within Dougherty Valley, and will not result in an increase in air pollutants from vehicle emissions.

The new elementary school will serve the current and future residents of Dougherty Valley. The new school will ease student overcrowding at the existing elementary schools in Dougherty Valley and will ease traffic congestion at the schools during drop-off and pick-up times. Because the new elementary school will serve the current and future residents of Dougherty valley, it will not result in additional air quality impacts as a result of additional traffic to the site or area. Construction of the school and of the displaced residences will not require additional mitigation beyond those identified in the 1992 Dougherty Valley EIR and 1996 Subsequent EIR.

4. **BIOLOGICAL RESOURCES** – ***Would the project:***				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
as identified in Chapter 6 of the Dougherty Valley Specific Plan. According to the previously prepared Dougherty Valley EIR's, there are no identified sensitive cultural resource areas within in the vicinity of the areas to be modified. Additionally, all of the cultural resource mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated cultural resource conditions of approval for the Dougherty Valley project are to remain in full effect.				
6. GEOLOGY AND SOILS – ***Would the project:***				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

SUMMARY

There will be no new geological or soil impacts as a result of the proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to different parts of Gale Ranch Phase III and IV, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. The proposed modification will not have an impact on the geotechnical conditions of Dougherty Valley as identified in the previously prepared EIR's. Additionally, all of the geotechnical mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated geotechnical conditions of approval for the Dougherty Valley project are to remain in full effect. The school will be constructed in accordance to state building code requirements for public

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	☐	☐	☒	☐
f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	☐	☐	☒	☐
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
k) Be located within 1500 feet of: (i) an above-ground water or fuel storage tank, or (ii) an easement of an above ground or underground pipeline that can pose a safety hazard to the proposed school?	☐	☐	☒	☐

SUMMARY

There will be no new impacts related to hazards or hazardous materials as a result of the proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to parts of Phase III and IV, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. According to the previous EIRs prepared for the project, there are no hazardous sites in the vicinity of the proposed modification and the project will not involve the handling, storage or use of hazardous materials. Additionally, all of the hazards and hazardous materials mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated hazards and hazardous materials conditions of approval for the Dougherty Valley project are to remain in full effect.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

character of Dougherty Valley, staff has determined that the project will not result in any new hydrology or water quality impacts. Additionally, all of the hydrology and water quality mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated hydrology and water quality conditions of approval for the Dougherty Valley project are to remain in full effect.

10. LAND USE AND PLANNING – *Would the project:*				
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☒	☐

SUMMARY

Dougherty Valley is an 11,000 unit master planned community that was approved by the Contra Costa County Board of Supervisors in 1992. All development within Dougherty Valley is guided by the Dougherty Valley Specific Plan, which includes a Land Use Map (Figure 4-1) identifying the general location of all land uses in Dougherty Valley. The proposed modifications to the Dougherty Valley Specific Plan and to Gale Ranch Phase IV will not result in a significant change in the overall character of the DVSP and are being proposed in order to accommodate the establishment of an additional elementary school in the Dougherty Valley, which according to the San Ramon Valley Unified School District is necessary to meet a need in the area.

The project does involve changing 2.2-acres of land from parks and recreation (PR) to multiple-family residential low-density (ML) in order to accommodate 25 residential lots displaced by the proposed school. In order to make up for the lost parks and recreation land, the school district and the city have agreed to include a public 2.61-acre park/playfield as part of the school. By dedicating the 2.61-acres of the school property as public park, the park and open space requirement identified in the Dougherty Valley Settlement Agreement, which requires 6.6-acres of parkland for every 1,000 of population, will be maintained.

11. MINERAL RESOURCES – *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

in a temporary increase in ambient noise levels in the vicinity of the new school.

Mitigation Measure XII-d: Require construction contractors to include measures to reduce equipment noise such as:

- All internal engine-driven equipment shall be equipped with mufflers that are in good condition;
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

13. POPULATION AND HOUSING – ***Would the project:***				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

SUMMARY

The project involves changes to Gale Ranch Phase III and IV which is located within the Dougherty Valley development area in San Ramon. Dougherty Valley is an 11,000 unit master planned community that was approved by the Contra Costa County Board of Supervisors in 1992. All development within Dougherty Valley is guided by the Dougherty Valley Specific Plan, which includes a Land Use Map (Figure 4-1) identifying the general location of all land uses in Dougherty Valley.

The project involves modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan (DVSP) that would facilitate the establishment of a new elementary school within Neighborhood 3 (Pod 3) of Phase IV. The new elementary school will be constructed to meet the schooling needs for current and future school residents within Dougherty Valley and will be constructed in the middle of a future neighborhood like the other elementary schools in Dougherty Valley. The new school and the relocation of the displaced residential lots will not result in any population growth beyond what was identified in the original Dougherty Valley EIR and Subsequent EIR.

14. Public Services – *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire Protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

SUMMARY

The relocation of 45 residential lots to other areas within Gale Ranch Phase III and IV will not result in an increase in the number of approved units in Dougherty Valley and therefore will not result in any additional traffic impacts beyond what was identified in the patterns beyond the numbers analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The modifications to the roadway sections will not result in any additional traffic impacts beyond what was identified in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR. The changes to the approved roadway sections will include removing the landscape strip from the neighborhood streets and widening the sidewalks on Dougherty Road. The proposed roadway sections include all of the facilities as approved in the Dougherty Valley Specific Plan and Dougherty Valley EIR's such as sidewalks, bicycle paths and traffic lanes.

As for the new elementary school, the traffic study prepared for the project indicates that operation of the new school may result in some local traffic impacts. According to the study, the number of parents driving their children to and from school in Dougherty Valley is higher than normal which has resulted in neighborhood traffic congestion in the vicinity of the other Dougherty Valley elementary schools during drop-off and pick-up times. The report concludes that the new elementary school will likely experience the same traffic issues and recommends that measures such as staggered start times be required in order to mitigate the potential impacts.

Impact XVI-a: Operation of the new elementary school in Neighborhood 3 of Gale Ranch Phase IV may cause traffic congestion in the residential portion of Neighborhood 3 during school drop-off and pick-up times.

Mitigation Measure XVI-a: If it becomes apparent that the new elementary school does not have the capacity to accommodate traffic during drop-off and pick-up hours, the school district shall implement staggered start time for classes in order to address the traffic impacts.

Environmental Impact after Mitigation: *Less than significant after mitigation.*

17. UTILITIES AND SERVICE SYSTEMS – *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SUMMARY

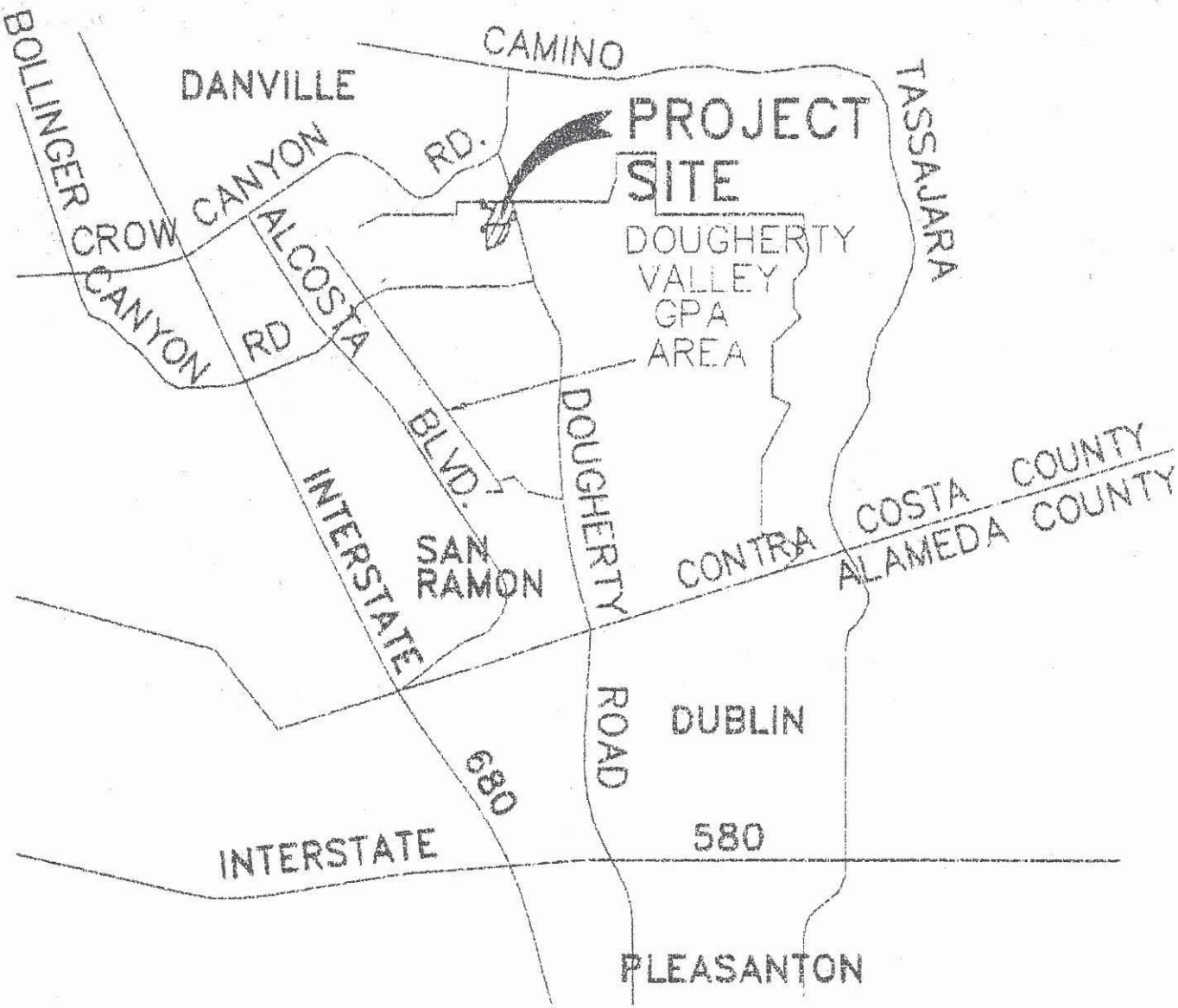
The relocation of 45 lots to other parts of Phase III and Phase IV of Gale Ranch does not have the potential to degrade the quality of the environment, will not result in impacts that could be considered cumulatively considerable and will not have effects on the environment that will cause substantial adverse effects on human beings.

The lots are being relocated in order to accommodate the placement of a new elementary school within Neighborhood 3 of Phase IV of Gale Ranch. Twenty of the displaced lots will be moved to areas within Phase III and Phase IV of Gale Ranch which have already been approved for development. Twenty-five of the displaced lots will be located to a 2.2-acre area adjacent to Neighborhood 6 in Phase IV that has a current land use designation of Parks and Recreation (PR). The 2.2-acre portion of land was planned to be part of the future 10.6-acre Rose Glen Park. In order to make up for the loss of planned park area, the new elementary school will include a 2.61-acre public park, which results in an overall increase in park space for the Dougherty Valley.

The proposed modifications to the approved street sections in the Dougherty Valley Specific Plan also does not have the potential to degrade the quality of the environment, will not result in impacts that could be considered cumulatively considerable and will not have effects on the environment that will cause substantial adverse effects on human beings.

The revised street sections for Dougherty Road will include a wider sidewalk on one side of the street and slightly narrower #1 lanes, which has no potential for causing any environmental impacts. The proposed changes to the street sections for local roads include the elimination of landscape strips between the curb and sidewalks. In order to make up for the visual benefit that will be lost with the removal of the landscape strip, the applicant will include in the Conditions, Covenants and Restrictions (CC&R's) for the affected neighborhoods, a requirement that a tree be planted in the front yard of all properties without landscape strips.

The construction and operation of the new elementary school within Neighborhood 3 of Gale Ranch Phase IV does not have the potential to degrade the quality of the environment, will not result in impacts that could be considered cumulatively considerable and will not have effects on the environment that will cause substantial adverse effects on human beings. The school is being proposed in order to meet the need of the current and future residents of Dougherty Valley and other that potential traffic impacts during drop-off and pick-up times, which have been mitigated, the construction and operation of the elementary school will not result in any significant environmental impacts.



VICINITY MAP

COUNTY FILE #DP12-3032

Mitigated Negative Declaration and Mitigation Monitoring Program October 16, 2013

(File #DP12-3032 and GP12-0004)

Department of Conservation and Development

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

FILED
OCT 16 2013
J.E. CANCIAMILLA COUNTY CLERK
CONTRA COSTA COUNTY
BY _____ DEPUTY

Contra Costa County

Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and Successor Agency

October 16, 2013

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

COUNTY FILES: DP12-3032, GP12-0004, GP12-0005, SP12-0001, SD12-9298 and SD12-9297

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

PROJECT DESCRIPTION

Property Owner: Shapell Homes, 100 N. Milpitas Blvd., Milpitas, CA 95035

Applicant: Steve Savage, Shapell Homes

An application to modify the Dougherty Valley Specific Plan (DVSP) in order to accommodate the establishment of a new elementary school on Dougherty Road in the Dougherty Valley development area (Gale Ranch – Phase IV) in San Ramon, California. The school will be located in an area that was previously approved for residential development and will require the relocation of 45 residential lots. In addition to the school site, the project also involves modifying some of the approved street sections identified in the DVSP.

The new elementary school will be located on a 7.9-acre portion of land within Gale Ranch Phase IV. The elementary school will be designed to accommodate approximately 830 kindergarten through 5th grade students, and will also include a new 2.61-acre public park. The 7.9-acre of land is located in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV near the future Dougherty Road/Bollinger Canyon Road Intersection and has a current land use designation of single family residential high-density (SH). Forty-five planned residential lots will be displaced by the proposed elementary school and will be relocated to other areas within Gale Ranch Phase III and IV.

Twenty-five "paseo" units will be established on a 2.2-acre portion of planned parkland located at the eastern end of Gale Ranch Phase III, east of Quail Run Elementary School. The current land use designation for the 2.2-acre area of parkland is Parks and Recreation (PR). In order to accommodate the 25 lots the land use designation of the 2.2-acre area will be changed to multiple family residential

low-density (ML) from its current parks and recreation (PR). Seven additional units will be moved to "Neighborhood 6" (Pod 6) of Gale Ranch Phase IV requiring a modification of the final map for Neighborhood 6 (Subdivision Map 9247) and increasing the total number of units to 311 from 304. The remainder of the displaced lots (13 units) will be relocated to the Village Center as affordable senior housing, bringing the total number of affordable senior housing units in the Village Center to 458 units.

The project also involves a request to modify the approved street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan (DVSP). Chapter 6 of the DVSP includes a number of figures (starting with Figure 6-3) showing approved typical street sections for every type of roadway to be constructed in the Dougherty Valley.

For the interior streets within Neighborhood 3 (Pod 3) and Neighborhood 6 (Pod 6) the proposed roadway sections will include "monolithic" sidewalks and a 46' right-of-way. The Dougherty Valley Specific Plan (DVSP) interior roadways were to include a separate sidewalk with a 5' parks strip within a 56-foot right-of-way.

The application also includes proposed changes to the Dougherty Road roadway section as identified in Figure 6-3 of the DVSP. The Dougherty Road street section as shown in Figure 6-3 of the DVSP identifies 5' sidewalks and 8' park strips on both sides of the roadway, with 14' wide center lanes in both directions. The proposed roadway section will include a 12' sidewalk with a 7' park strip on one side of Dougherty Road and 12' wide center lanes.

In addition to the changes identified above, the applicant will also be required to annex the areas to be modified into the Dougherty Valley Maintenance County Service Area M-29 (CSA M-29).

DETERMINATION

The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, a Mitigated Negative Declaration, pursuant to California Code of Regulations Section 15070, has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to a less than significant level. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the mitigated negative declaration/initial study during a 30-day public comment period.

A copy of the Mitigated Negative Declaration, initial study and all documents referenced therein may be reviewed in the offices of the Department of Conservation & Development during normal business hours, located at 30 Muir Road in Martinez.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **4:00 P.M., Friday, November 15, 2013**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Ruben Hernandez
30 Muir Road
Martinez, CA 94553

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. It is anticipated that a hearing on the Mitigated Negative Declaration and the application to modify the Dougherty Valley Specific Plan will occur on ***Tuesday, November 19, 2013.*** The hearing will be held at 30 Muir Road, Martinez. You will receive mailed notice of the hearing prior to the hearing date.

Additional Information – For additional information on the Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7785, fax at (925) 674-7257 or email at ruben.hernandez@dcd.cccounty.us.

Sincerely,

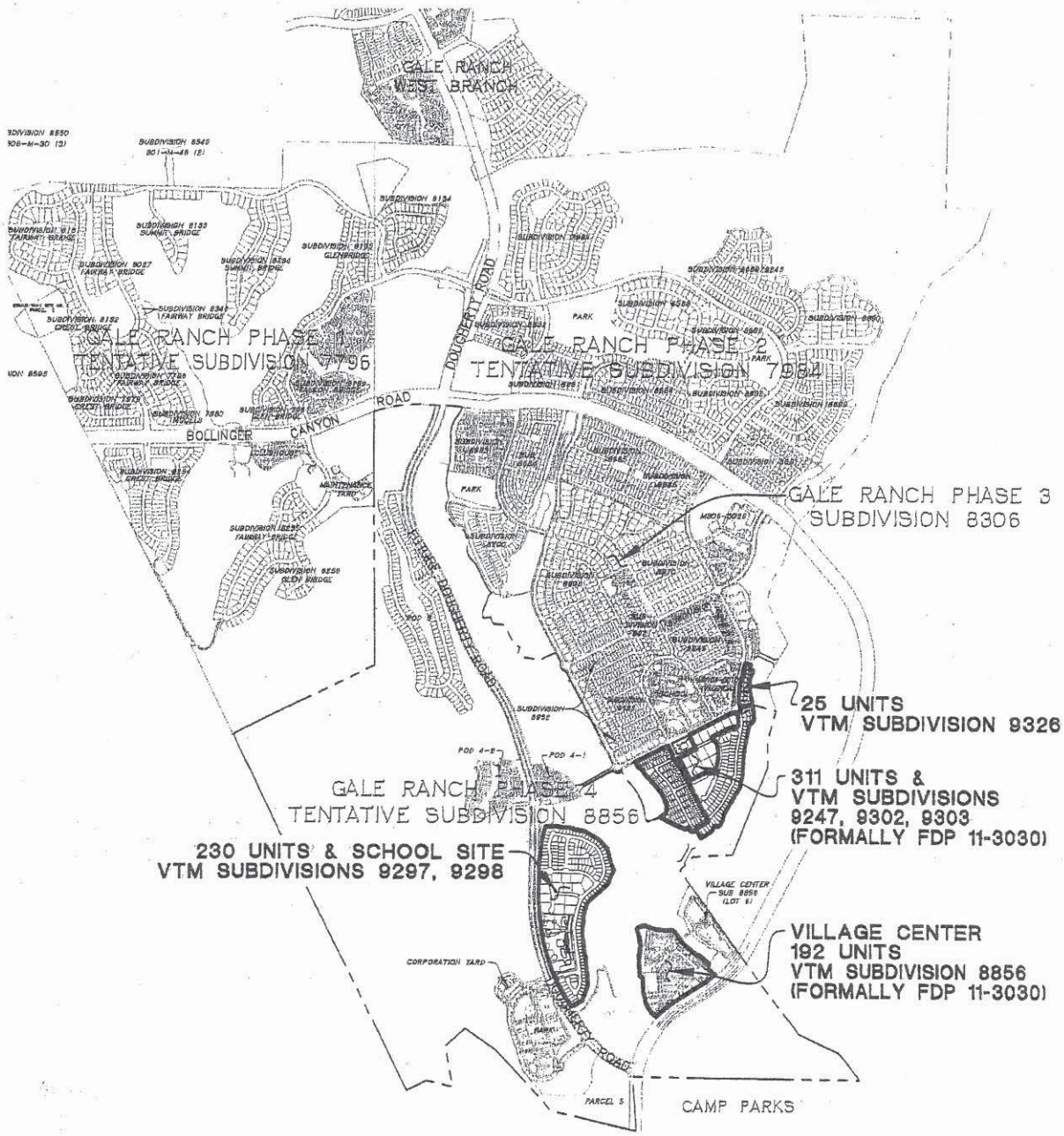
R. Hernandez

Ruben Hernandez
Senior Planner
Department of Conservation & Development

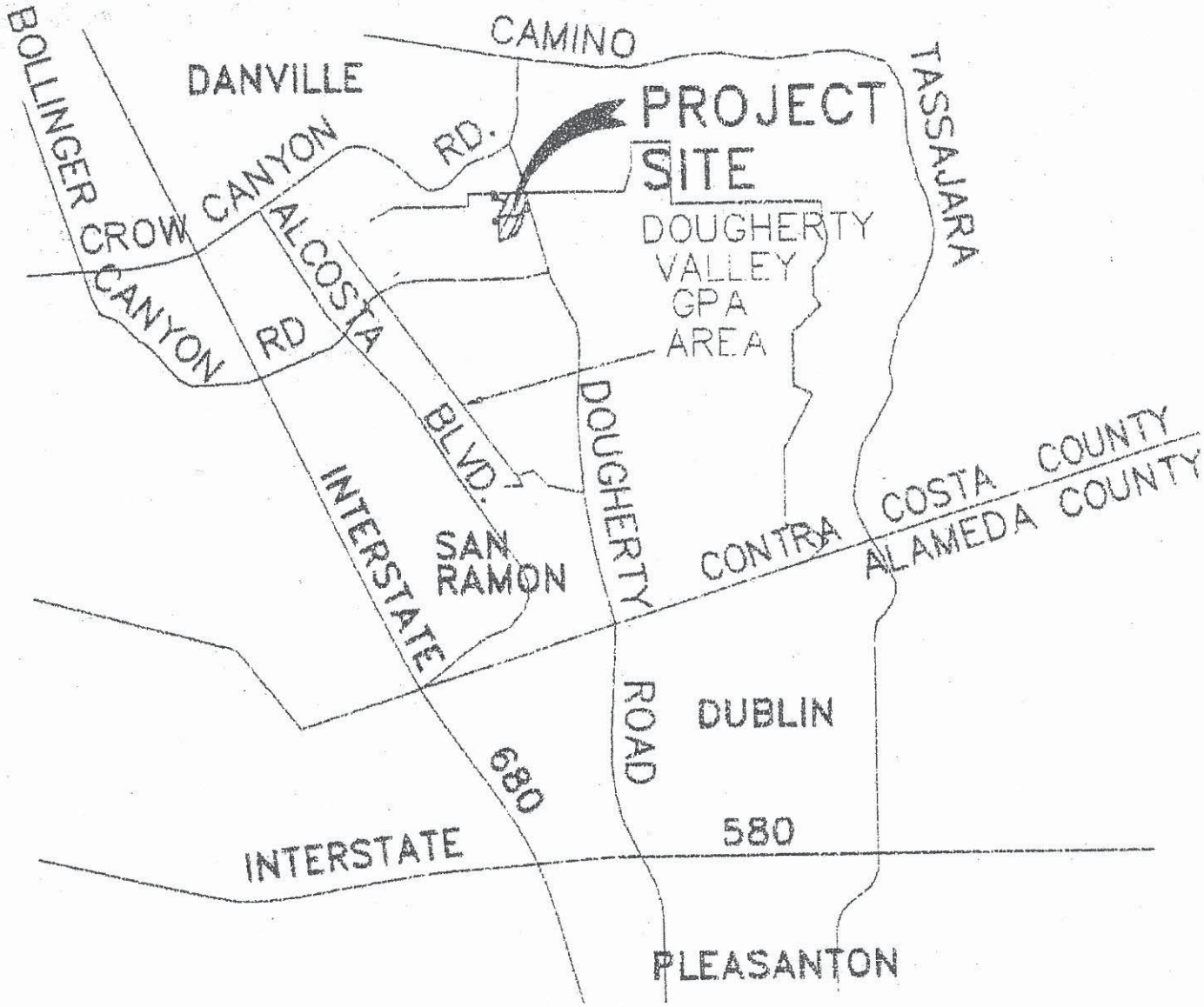
cc: County Clerk's Office (2 copies)

att: vicinity map
area map

GALE RANCH PHASES 3 & 4
SUBDIVISIONS 8856, 9247, 9297, 9298, 9302, 9303 & 9326 (FDP 12-3032)
CONTRA COSTA COUNTY, CALIFORNIA



AREA MAP
COUNTY FILE #DP12-3032



VICINITY MAP

COUNTY FILE #DP12-3032

Department of Conservation and Development

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

Contra Costa County

Catherine Kutsuris
Director

Aruna Bhat
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Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and Successor Agency

OCTOBER 16, 2013

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

1.	**Project Title:**	Gale Ranch Phase III and IV Specific Plan, General Plan and Final Development Plan Modifications to Accommodate New Elementary School at the Southern End of Dougherty Road in the San Ramon Area.
2.	**County File Numbers:**	DP12-3032, GP12-0004, GP12-0005, SP12-0001, SD12-9298 and SD12-9297
3.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Drive, Martinez, CA 94553
4.	**Contact Person and Phone Number:**	Ruben Hernandez, Senior Planner (925) 674-7785
5.	**Project Location:**	Phase III and IV of Gale Ranch is located within the southern portion of the Dougherty Valley Development project in eastern San Ramon, California. The proposed elementary school will be located within Neighborhood 3 of Gale Ranch Phase IV, on the future Dougherty Road near the Bollinger Canyon Road intersection.
6.	**Project Sponsor's Name and Address:**	Steve Savage c/o Shapell Homes 100 N. Milpitas Blvd. Milpitas, CA 95035

7. **General Plan Designation:** According to the current Dougherty Valley land Use Map (Figure 4-1, Dougherty Valley Specific Plan) the general plan designation of the proposed 7.9-acre school site is single family high density residential (SH). The proposed general plan designation for the 7.9-acre school site will be Public Semi-Public (PS).

   The proposed elementary school will cause the displacement of 45 residential lots in Neighborhood 3 of Gale Ranch Phase IV. Twenty-Five (25) of the displaced lots will be relocated to a 2.2-acre site that was to be part of the future Rose Glen Park in Gale Ranch Phase III. The current land use designation of the 2.2-acre site is Parks and Recreation (PR). The proposed land use designation of the 2.2-acre site will be multiple-family, low-density residential (ML), which is consistent with the surrounding land use designation. The remainder of the displaced lots will be located within Neighborhood 6 and the Village Center in Gale Ranch Phase IV.

8. **Zoning:** All of the Dougherty Valley development area, including Gale Ranch, is zoned Planned Unit Development (P-1). Development in Dougherty Valley is guided by the Dougherty Valley Specific Plan and the Dougherty Valley Development Guidelines. The most recent version of the Dougherty Valley Specific Plan was adopted by the Contra Costa County Board of Supervisors on November 14, 2006.

9. **Description of Project:** An application to modify the Dougherty Valley Specific Plan (DVSP) in order to accommodate the establishment of a new elementary school on Dougherty Road in the Dougherty Valley development area (Gale Ranch – Phase IV) in San Ramon, California. The school will be located in an area that was previously approved for residential development and will require the relocation of 45 residential lots. In addition to the school site, the project also involves modifying some of the approved street sections identified in the DVSP.

   The new elementary school will be located on a 7.9-acre portion of land within Gale Ranch Phase IV. The elementary school will be designed to accommodate approximately 830 kindergarten through 5th grade students, and will also include a new 2.61-acre public park. The 7.9-acre of land is located in Neighborhood 3 (Pod 3) of Gale Ranch Phase IV near the future Dougherty Road/Bollinger Canyon Road Intersection and has a current land use designation of single family residential high-density (SH). Forty-five planned residential lots will be displaced by the proposed elementary school and will be relocated to other areas within Gale Ranch Phase III and IV.

   Twenty-five "paseo" units will be established on a 2.2-acre portion of planned parkland located at the eastern end of Gale Ranch Phase III, east of Quail Run Elementary School. The current land use designation for the 2.2-acre area of parkland is Parks and Recreation (PR). In order to accommodate the 25 lots the land use designation of the 2.2-acre area will be changed to multiple family residential low-density (ML) from its current parks and recreation (PR). Seven additional units will be moved to "Neighborhood 6" (Pod 6) of Gale Ranch Phase IV requiring a modification of the final map for Neighborhood 6 (Subdivision Map 9247) and increasing the total number of units to 311 from 304. The remainder of the displaced lots (13 units) will be relocated to the Village Center as affordable senior housing, bringing the total number of affordable senior housing units in the Village Center to 458 units.

The project also involves a request to modify the approved street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan (DVSP). Chapter 6 of the DVSP includes a number of figures (starting with Figure 6-3) showing approved typical street sections for every type of roadway to be constructed in the Dougherty Valley.

For the interior streets within Neighborhood 3 (Pod 3) and Neighborhood 6 (Pod 6) the proposed roadway sections will include "monolithic" sidewalks and a 46' right-of-way. The Dougherty Valley Specific Plan (DVSP) interior roadways were to include a separate sidewalk with a 5' parks strip within a 56-foot right-of-way.

The application also includes proposed changes to the Dougherty Road roadway section as identified in Figure 6-3 of the DVSP. The Dougherty Road street section as shown in Figure 6-3 of the DVSP identifies 5' sidewalks and 8' park strips on both sides of the roadway, with 14' wide center lanes in both directions. The proposed roadway section will include a 12' sidewalk with a 7' park strip on one side of Dougherty Road and 12' wide center lanes.

In addition to the changes identified above, the applicant will also be required to annex the areas to be modified into the Dougherty Valley Maintenance County Service Area M-29 (CSA M-29).

10. **Surrounding Land Uses and Setting:** The 7.9-acre school property will be surrounded by residential uses. The lots 45 lots displaced by the proposed school will be located within Neighborhood 6 (Pod 6) in Gale Ranch Phase III and IV and will be surrounded by open space, multiple family, single family and public (elementary school) uses.

11. **Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:**

-San Ramon Unified School District
-California Department of Education
-California Department of General Services, Division of the State Architect
-Local Area Formation Commission

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mandatory Findings of Significance	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation/Traffic	☐ Utilities/Services Systems

Environmental Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

R. Hernandez

Ruben Hernandez/Senior Planner
Contra Costa County
Department of Conservation & Development

10/16/13
Date

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – ***Would the project:***				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY

The relocation of 45 lots to other parts of Phase III and Phase IV of Gale Ranch will not result in any aesthetic impacts. The lots are being relocated in order to accommodate the placement of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV. Twenty of the displaced lots will be moved to areas within Phase III and Phase IV of Gale Ranch which have already been approved for residential development and 25 of the displaced lots will be located to a 2.2-acre area of park land located just north of Neighborhood 6 in Phase IV, which has a current land use designation of Parks and Recreation (PR). The land use designation of the 2.2-acre park area will be changed to multiple-family residential, low-density (ML).

The 2.2-acre portion of land was to be part of the future Rose Glen Park, which is located at the eastern end of Gale Ranch Phase III. After the modification, Rose Glen Park will be an 8.44-acre park. The 2.2-acre area does not have any specific aesthetic value and is not part of any designated open space area. In order to make up for the loss of planned park area, the new elementary school will include a 2.61-acre public park, which will result in an overall increase in park space for the Dougherty Valley.

The proposed modifications to the approved street sections in the Dougherty Valley Specific Plan will not result in any aesthetic impacts.

The revised street sections for Dougherty Road will include a wider (12' vs. 8') sidewalk on one side of the street and slightly narrower #1 traffic lanes, which has no potential for causing any aesthetic impacts.

The proposed changes to the local roads within Gale Ranch Phase IV will include the elimination of landscape strips between the curb and sidewalk and the construction of "monolithic" sidewalks. In order to make up for the visual benefit that will be lost with the removal of the landscape strip, the applicant will include in the Conditions, Covenants and Restrictions (CC&R's) for the affected neighborhoods, a requirement that a tree be planted in the front yard of all properties without landscape strips. By requiring the planting of street trees in the front of all future properties without landscape strips, the project will not result in any aesthetic impacts.

The proposed elementary school will be constructed to the standards as required by the California General Services Department, Division of State Architect. The design will be consistent with

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
other elementary schools in the area and within Dougherty Valley. The visual impacts of the from Dougherty Road will be minimal since a sound wall will be constructed between Dougherty Road and the school property, just as was planned for the residential uses.				
2. AGRICULTURAL AND FOREST RESOURCES: *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.* ***Would the project:***				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
a) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☐	☒
SUMMARY The proposed modifications to Gale Ranch Phase IV and to the Dougherty Valley Specific Plan will not have an impact on any agricultural resources. None of the areas to be affected by the proposed modifications are identified as agricultural lands or open space in the Dougherty Valley Specific Plan (DVSP) and the project will not result in impacts to areas beyond those which have already been identified in the DVSP.				
3. AIR QUALITY – *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.* ***Would the project:***				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

SUMMARY

The proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan will not have an impact on air quality. The modifications involve the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots displaced by the school, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. The overall number of approved units for Gale Ranch will not change as a result of the proposed modifications; therefore, the project will not result in an increase in population or traffic within Dougherty Valley, and will not result in an increase in air pollutants from vehicle emissions.

The new elementary school will serve the current and future residents of Dougherty Valley. The new school will ease student overcrowding at the existing elementary schools in Dougherty Valley and will ease traffic congestion at the schools during drop-off and pick-up times. Because the new elementary school will serve the current and future residents of Dougherty valley, it will not result in additional air quality impacts as a result of additional traffic to the site or area. Construction of the school and of the displaced residences will not require additional mitigation beyond those identified in the 1992 Dougherty Valley EIR and 1996 Subsequent EIR.

4. **BIOLOGICAL RESOURCES** – ***Would the project:***				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

SUMMARY

The proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan will not result in any additional impacts on biological resources beyond those that were analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to parts of Phase III and IV, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. The project area is already disturbed and all proper regulatory permits have been obtained for Gale Ranch Phases III and IV. Additionally, all of the biological mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated biological conditions of approval for the Dougherty Valley project are to remain in full effect.

5. **CULTURAL RESOURCES** – ***Would the project:***				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

SUMMARY

The proposed modifications to Gale Ranch Phase III and IV and the proposed changes to the Dougherty Valley Specific Plan will not result in any additional impacts on cultural resources beyond those that were analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to parts of Gale Ranch Phase III and IV, and changes to some of the typical street sections

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
as identified in Chapter 6 of the Dougherty Valley Specific Plan. According to the previously prepared Dougherty Valley EIR's, there are no identified sensitive cultural resource areas within in the vicinity of the areas to be modified. Additionally, all of the cultural resource mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated cultural resource conditions of approval for the Dougherty Valley project are to remain in full effect.				
6. GEOLOGY AND SOILS – ***Would the project:***				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

SUMMARY

There will be no new geological or soil impacts as a result of the proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to different parts of Gale Ranch Phase III and IV, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. The proposed modification will not have an impact on the geotechnical conditions of Dougherty Valley as identified in the previously prepared EIR's. Additionally, all of the geotechnical mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated geotechnical conditions of approval for the Dougherty Valley project are to remain in full effect. The school will be constructed in accordance to state building code requirements for public

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
schools, and will require the preparation of a geotechnical report.				
7. Greenhouse Gas Emissions – ***Would the project:***				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY

The proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan will not have an impact on greenhouse gas emissions. The modifications involve the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots displaced by the school, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. The overall number of approved units for Gale Ranch will not change as a result of the proposed modifications; therefore, it has been determined that the proposed modifications to Gale Ranch Phase III and IV will not result in an increase in greenhouse gas emissions due to additional traffic.

The new elementary school will serve the current and future residents of Dougherty Valley. The new school will ease student overcrowding at the existing elementary schools in Dougherty Valley and should ease traffic congestion at the schools during drop-off and pick-up times. Because the new elementary school is intended to serve the residents of Dougherty Valley only, operation of the school will not result in additional greenhouse gas impacts due to additional commuting. Construction of the school may result in some additional greenhouse gas impacts but those impacts are addressed in the air quality mitigation measures found in the 1992 Dougherty Valley EIR and 1996 Subsequent EIR.

8. HAZARDS AND HAZARDOUS MATERIALS – ***Would the project:***				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located within one-quarter mile of a facility that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	☐	☐	☒	☐
f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	☐	☐	☒	☐
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
k) Be located within 1500 feet of: (i) an above-ground water or fuel storage tank, or (ii) an easement of an above ground or underground pipeline that can pose a safety hazard to the proposed school?	☐	☐	☒	☐

SUMMARY

There will be no new impacts related to hazards or hazardous materials as a result of the proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to parts of Phase III and IV, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. According to the previous EIRs prepared for the project, there are no hazardous sites in the vicinity of the proposed modification and the project will not involve the handling, storage or use of hazardous materials. Additionally, all of the hazards and hazardous materials mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated hazards and hazardous materials conditions of approval for the Dougherty Valley project are to remain in full effect.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY – ***Would the project:***				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

SUMMARY

The proposed modifications to Gale Ranch Phase IV and to the Dougherty Valley Specific Plan will not result in any new hydrology or water quality impacts beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to parts of Gale Ranch Phase III and IV, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. Due to the fact that all of the proposed modifications will take place within areas of Dougherty Valley which were previously approved for development, and based on the fact that the project will not significantly change the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
character of Dougherty Valley, staff has determined that the project will not result in any new hydrology or water quality impacts. Additionally, all of the hydrology and water quality mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and all associated hydrology and water quality conditions of approval for the Dougherty Valley project are to remain in full effect.				
10. LAND USE AND PLANNING – *Would the project:*				
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☒	☐

SUMMARY

Dougherty Valley is an 11,000 unit master planned community that was approved by the Contra Costa County Board of Supervisors in 1992. All development within Dougherty Valley is guided by the Dougherty Valley Specific Plan, which includes a Land Use Map (Figure 4-1) identifying the general location of all land uses in Dougherty Valley. The proposed modifications to the Dougherty Valley Specific Plan and to Gale Ranch Phase IV will not result in a significant change in the overall character of the DVSP and are being proposed in order to accommodate the establishment of an additional elementary school in the Dougherty Valley, which according to the San Ramon Valley Unified School District is necessary to meet a need in the area.

The project does involve changing 2.2-acres of land from parks and recreation (PR) to multiple-family residential low-density (ML) in order to accommodate 25 residential lots displaced by the proposed school. In order to make up for the lost parks and recreation land, the school district and the city have agreed to include a public 2.61-acre park/playfield as part of the school. By dedicating the 2.61-acres of the school property as public park, the park and open space requirement identified in the Dougherty Valley Settlement Agreement, which requires 6.6-acres of parkland for every 1,000 of population, will be maintained.

11. MINERAL RESOURCES – *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

SUMMARY

The proposed modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan will not result in any new impacts to mineral resources beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The proposed modifications include the establishment of a new elementary school within Neighborhood 3 of Gale Ranch Phase IV, the relocation of 45 residential lots (displaced by the school) to other parts of Gale Ranch, and changes to some of the typical street sections as identified in Chapter 6 of the Dougherty Valley Specific Plan. Due to the fact that all of the proposed modifications will take place within areas of Dougherty Valley which were previously approved for development, and based on the fact that the project will not significantly change the character of Dougherty Valley, staff has determined that the project will not result in any new impacts to mineral resources. Additionally, any mineral resource mitigation measures, as identified in the previously certified Dougherty Valley EIRs, and any associated mineral resource conditions of approval for the Dougherty Valley project are to remain in full effect.

12. NOISE – ***Would the project:***				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

SUMMARY:

Construction of the new elementary school may result in a substantial temporary increase in ambient noise levels in the vicinity of the school. Other than that, the proposed modifications to Phase III and IV of Gale Ranch and to the Dougherty Valley Specific Plan will not result in any new noise impacts beyond those analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

Impact XII-d: Construction of the new elementary school in Phase IV of Gale Ranch may result

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

in a temporary increase in ambient noise levels in the vicinity of the new school.

Mitigation Measure XII-d: Require construction contractors to include measures to reduce equipment noise such as:

- All internal engine-driven equipment shall be equipped with mufflers that are in good condition;
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

13. POPULATION AND HOUSING – ***Would the project:***				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

SUMMARY

The project involves changes to Gale Ranch Phase III and IV which is located within the Dougherty Valley development area in San Ramon. Dougherty Valley is an 11,000 unit master planned community that was approved by the Contra Costa County Board of Supervisors in 1992. All development within Dougherty Valley is guided by the Dougherty Valley Specific Plan, which includes a Land Use Map (Figure 4-1) identifying the general location of all land uses in Dougherty Valley.

The project involves modifications to Gale Ranch Phase III and IV and to the Dougherty Valley Specific Plan (DVSP) that would facilitate the establishment of a new elementary school within Neighborhood 3 (Pod 3) of Phase IV. The new elementary school will be constructed to meet the schooling needs for current and future school residents within Dougherty Valley and will be constructed in the middle of a future neighborhood like the other elementary schools in Dougherty Valley. The new school and the relocation of the displaced residential lots will not result in any population growth beyond what was identified in the original Dougherty Valley EIR and Subsequent EIR.

14. Public Services – ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:***				
a) Fire Protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Other public facilities?	☐	☐	☒	☐

SUMMARY

The main purpose of the project is to accommodate the establishment of a new elementary school within Phase IV of Gale Ranch in order to meet the unexpected demand for elementary schools within the Dougherty Valley. The original Dougherty Valley EIR and Dougherty Valley Specific Plan identified a need for four elementary schools, two middle schools and one high school to serve the Dougherty Valley. Now, after almost twenty years of development, the San Ramon Valley Unified School District has indicated that additional space is needed for elementary school students. The proposed elementary school is meant to need the additional need as expressed by the school district. The project will not have an impact on public services within the Dougherty Valley and will not increase the need for public services in Dougherty Valley.

15. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

SUMMARY

In terms of parks and recreation land, the project will maintain the Dougherty Valley parks and open space requirement as identified in the Dougherty Valley Settlement Agreement (6.5-acres per 1,000 inhabitants). Twenty-five of the lots displaced by the establishment of the school within Neighborhood 3 will be relocated to a 2.2-acre site within Phase III of Gale Ranch that has a current land use designation of Parks and Recreation (PR). The 2.2-acre area would have been part of the 10.64-acre Rose Glen Park in Phase III. In order to make up for the lost park area, the proposed elementary school will include a 2.61-are public school park in order to maintain the Dougherty Valley settlement agreement park requirement.

16. TRANSPORTATION/TRAFFIC – *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	☐	☒	☐	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

SUMMARY

The relocation of 45 residential lots to other areas within Gale Ranch Phase III and IV will not result in an increase in the number of approved units in Dougherty Valley and therefore will not result in any additional traffic impacts beyond what was identified in the patterns beyond the numbers analyzed in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR.

The modifications to the roadway sections will not result in any additional traffic impacts beyond what was identified in the 1992 Dougherty Valley Environmental Impact Report (EIR) and the 1996 Subsequent EIR. The changes to the approved roadway sections will include removing the landscape strip from the neighborhood streets and widening the sidewalks on Dougherty Road. The proposed roadway sections include all of the facilities as approved in the Dougherty Valley Specific Plan and Dougherty Valley EIR's such as sidewalks, bicycle paths and traffic lanes.

As for the new elementary school, the traffic study prepared for the project indicates that operation of the new school may result in some local traffic impacts. According to the study, the number of parents driving their children to and from school in Dougherty Valley is higher than normal which has resulted in neighborhood traffic congestion in the vicinity of the other Dougherty Valley elementary schools during drop-off and pick-up times. The report concludes that the new elementary school will likely experience the same traffic issues and recommends that measures such as staggered start times be required in order to mitigate the potential impacts.

Impact XVI-a: Operation of the new elementary school in Neighborhood 3 of Gale Ranch Phase IV may cause traffic congestion in the residential portion of Neighborhood 3 during school drop-off and pick-up times.

Mitigation Measure XVI-a: If it becomes apparent that the new elementary school does not have the capacity to accommodate traffic during drop-off and pick-up hours, the school district shall implement staggered start time for classes in order to address the traffic impacts.

Environmental Impact after Mitigation: *Less than significant after mitigation.*

17. UTILITIES AND SERVICE SYSTEMS – *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY

The construction of a new elementary school within Gale Ranch Phase IV and the related changes will not impact utilities or service systems in the area. The new elementary school will serve the current and future residents of Dougherty Valley and will not cause the overall population of the Dougherty Valley development to grow beyond what was anticipated during the original environmental review for the project. All of the public utilities and services systems within Dougherty Valley were built to handle the peak demand of Dougherty Valley at build out, which will not be significantly increased as a result of the establishment of the new school or the related changes to Dougherty Valley.

18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SUMMARY

The relocation of 45 lots to other parts of Phase III and Phase IV of Gale Ranch does not have the potential to degrade the quality of the environment, will not result in impacts that could be considered cumulatively considerable and will not have effects on the environment that will cause substantial adverse effects on human beings.

The lots are being relocated in order to accommodate the placement of a new elementary school within Neighborhood 3 of Phase IV of Gale Ranch. Twenty of the displaced lots will be moved to areas within Phase III and Phase IV of Gale Ranch which have already been approved for development. Twenty-five of the displaced lots will be located to a 2.2-acre area adjacent to Neighborhood 6 in Phase IV that has a current land use designation of Parks and Recreation (PR). The 2.2-acre portion of land was planned to be part of the future 10.6-acre Rose Glen Park. In order to make up for the loss of planned park area, the new elementary school will include a 2.61-acre public park, which results in an overall increase in park space for the Dougherty Valley.

The proposed modifications to the approved street sections in the Dougherty Valley Specific Plan also does not have the potential to degrade the quality of the environment, will not result in impacts that could be considered cumulatively considerable and will not have effects on the environment that will cause substantial adverse effects on human beings.

The revised street sections for Dougherty Road will include a wider sidewalk on one side of the street and slightly narrower #1 lanes, which has no potential for causing any environmental impacts. The proposed changes to the street sections for local roads include the elimination of landscape strips between the curb and sidewalks. In order to make up for the visual benefit that will be lost with the removal of the landscape strip, the applicant will include in the Conditions, Covenants and Restrictions (CC&R's) for the affected neighborhoods, a requirement that a tree be planted in the front yard of all properties without landscape strips.

The construction and operation of the new elementary school within Neighborhood 3 of Gale Ranch Phase IV does not have the potential to degrade the quality of the environment, will not result in impacts that could be considered cumulatively considerable and will not have effects on the environment that will cause substantial adverse effects on human beings. The school is being proposed in order to meet the need of the current and future residents of Dougherty Valley and other that potential traffic impacts during drop-off and pick-up times, which have been mitigated, the construction and operation of the elementary school will not result in any significant environmental impacts.

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references were consulted and are available for review at the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California (1-855-323-2626):

Contra Costa County. *Dougherty Valley Specific Plan as Approved by the Board of Supervisors on August 2, 2005.*

-----. *Dougherty Valley Final Environmental Impact Report.* 1992.

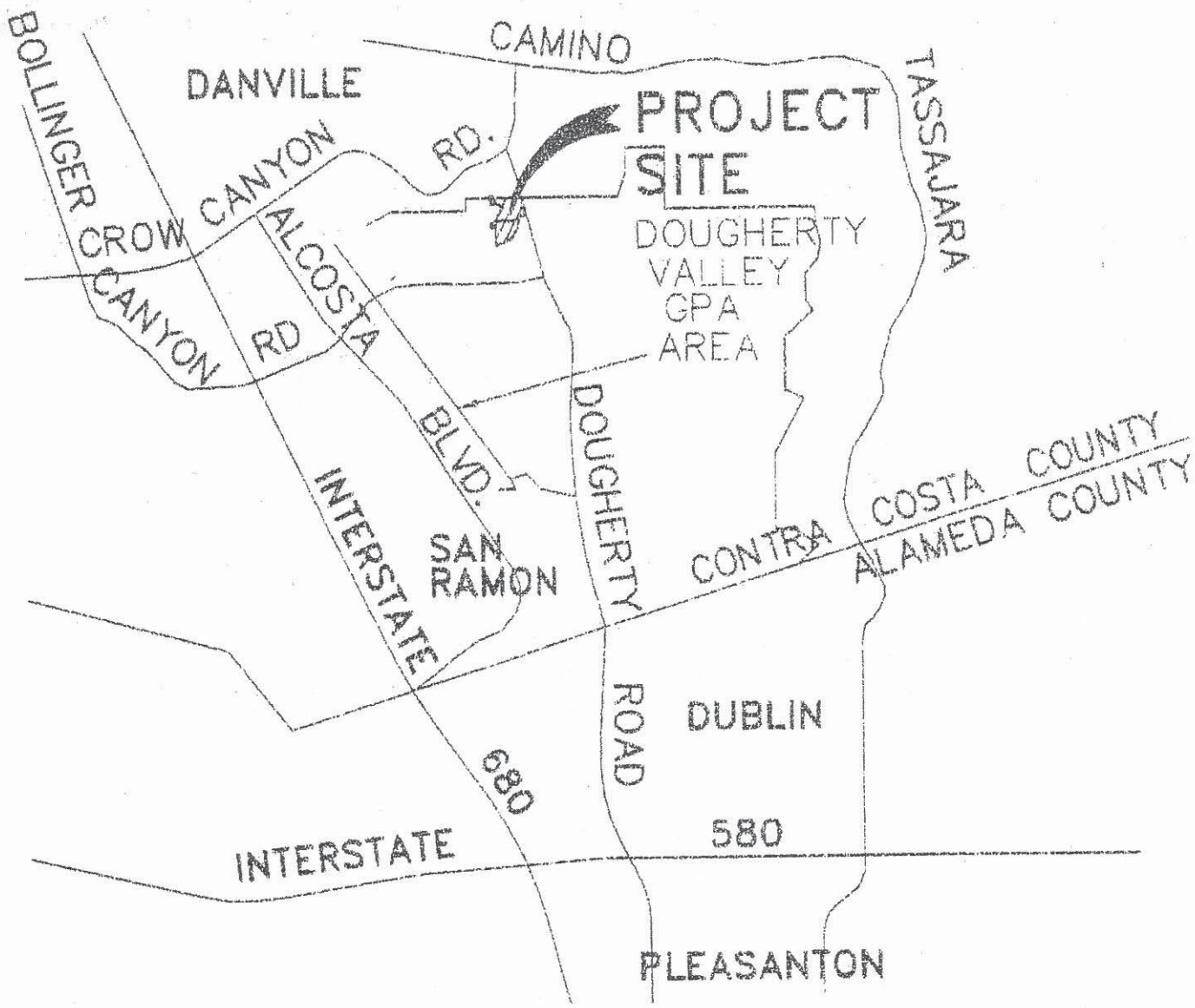
-----. *Dougherty Valley Subsequent Environmental impact Report.* 1996.

Contra Costa County. *2005-2020 Contra Costa County General Plan.* 2nd Reprint, July 2010.

State of California. Department of Conservation. Contra Costa County Important Farmland Map. 2010.

Federal Emergency Management Agency. Flood Insurance Rate Map. Contra Costa County. Map #06013C0360F. Panel 0470F of 602. June 2009.

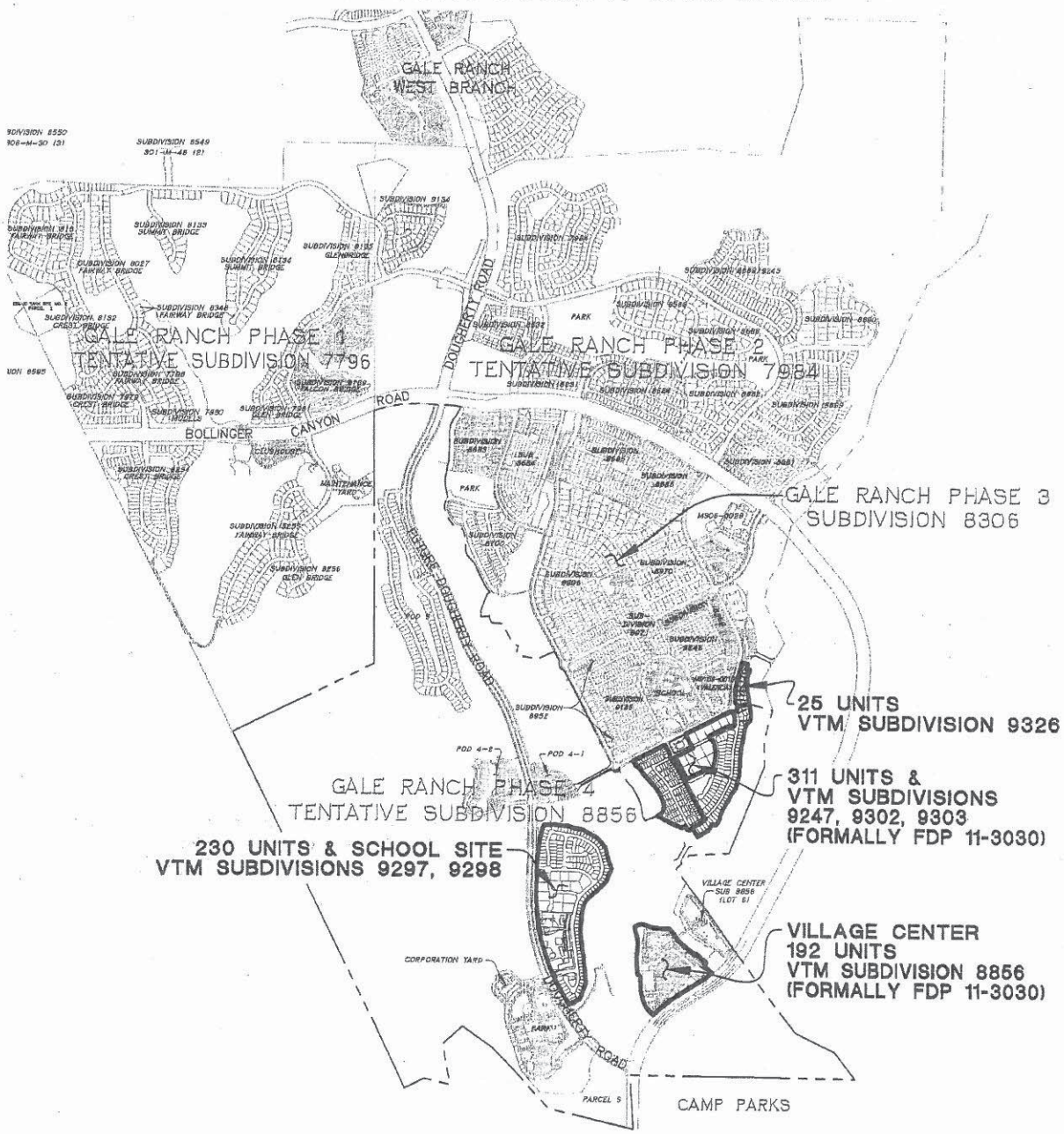
Hexagon Transportation Consultants. *Access and Circulation Analysis Gale 4 Elementary School.* Memo. May 20, 2013.



VICINITY MAP

COUNTY FILE #DP12-3032

GALE RANCH PHASES 3 & 4
SUBDIVISIONS 8856, 9247, 9297, 9298, 9302, 9303 & 9326 (FDP 12-3032)
CONTRA COSTA COUNTY, CALIFORNIA



AREA MAP
COUNTY FILE #DP12-3032

MITIGATION MONITORING PROGRAM

SHAPELL HOMES (APPLICANT AND OWNER)

COUNTY FILES #DP12-3032, GP12-0004, SP12-0001

Potentially Significant Impact	Mitigation Measure	Implementing Action	Implementing Condition or Mechanism	Method of Verification	Timing of Verification	Responsible Department/Agency	Compliance Verification
Noise Impact XII-d: Construction of the new elementary school in Phase IV of Gale Ranch may result in a temporary increase in ambient noise levels in the vicinity of the new school.	**Mitigation Measure XII-d:** Require construction contractors to include measures to reduce equipment noise such as: • All internal engine-driven equipment shall be equipped with mufflers that are in good condition; • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Conditions of approval	Notations on Building Plans.	Field Inspections during construction.	During Construction.	Department of Conservation and Development/Building Inspection Division.	Field inspections during construction.
Traffic Impact XVI-a: Operation of the new elementary school in Neighborhood 3 of Gale Ranch Phase IV may cause traffic congestion in the residential portion of Neighborhood 3 during school drop-off and pick-up times.	**Mitigation Measure XVI-a:** If it becomes apparent that the new elementary school does not have the capacity to accommodate traffic during drop-off and pick-up hours, the school district shall implement staggered start time for classes in order to address the traffic impacts.	Conditions of approval.	Operation of facility.	Verification during operation of school.	Ongoing during operation of school.	San Ramon Valley Unified School District.	School district to self-verify.