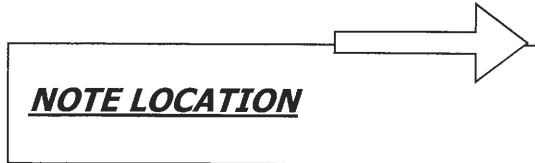


DOUGHERTY VALLEY OVERSIGHT COMMITTEE

Will meet on Monday, June 6, 2016 at 10:00 a.m.



**At City of San Ramon
City Hall
Community Conference Room 2nd floor
7000 Bollinger Canyon Road
San Ramon, CA**

Location Map Included

Voting Members

*Supervisor Andersen
District II*

*Supervisor Piepho
District III*

*Scott Perkins
Council Member
City of San Ramon*

*Dave Hudson
Council Member
City of San Ramon*

*Karen Stepper
Council Member
Town of Danville*

*Renee Morgan
Council Member
Town of Danville*

1. Introductions

2. Public Comments

3. Changes to Agenda

4. Closing of Old Dougherty Road

5. Review and Approve Minutes from the
December 7, 2015 Meeting

Renee Morgan, Chair

Renee Morgan, Chair

Renee Morgan, Chair

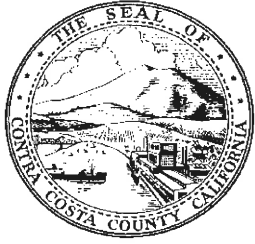
Telma Moreira

Telma Moreira

Non-Voting Members

*Steve Savage
Shapell Industries*

For additional information,
please contact
Danielle Kelly at
(925) 674-7789



CONTRA COSTA COUNTY
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601
Telephone: 674-7205 Fax: 674-7258

TO: DVOC Members
FROM: Telma Moreira, Principal Planner
DATE: June 6, 2016

- Item 1: Introductions**
- Item 2: Public Comments**
- Item 3: Changes to Agenda**
- Item 4: Closing of Old Dougherty Road**
- Item 5. Review and Approve Minutes from the December 7, 2015 Meeting**

Next Meeting: Monday, December 5, 2016 at 10:00 AM

At the last DVOC 12/7/15 annual compliance meeting, County staff was directed to meet with Town of Danville and City of San Ramon to discuss the opportunities and constraints of keeping Old Dougherty Road (from Stoneleaf to Bollinger) open to vehicular thru traffic. Members of the community have raised concerns with the circulation of Gale Ranch and how the closing of Old Dougherty Road may impact the circulation of residents within Gale Ranch and specifically limiting their direct vehicular access from the Gale Ranch north to the south and/or losing direct access to the future Bela Vista elementary school.

As requested by DVOC, staff from the Town of Danville, San Ramon and County met on January 27, 2016. At this meeting staff discussed the following:

- Timing of Dougherty Road completion and the immediate need of closing Stoneleaf Road
- Implications of consistency with the Dougherty Valley, approved CEQA documents, and/or approved Conditions of approval.
- Costs related to required modifications to the planning/CEQA process
- Costs related to improving Old Dougherty Road to a collector roadway from the existing 2-lane rural roadway

Old Dougherty Road is located at the center of Gale Ranch Phase III and provides access from Bollinger Canyon to the south of Phases III and Phase IV. The Dougherty Valley Specific Plan identifies Stoneleaf as a collector street. From the point where it intersects with Ivyleaf Spring, Dougherty Road continues southbound as a 2-lane rural road, which is the existing old Dougherty Road. This portion of Dougherty Road is planned to be closed once new Dougherty Road is completely functional.

Condition of approval related to Phase III and Phase IV of the Gale Ranch Development states that the Dougherty Road connector is planned to be closed.

199. When the Dougherty Road Connector is closed to traffic, the applicant shall repair any damage from the construction operations and apply a Type II slurry seal. The timing of the slurry seal application shall be determined by the Public Works Department.

By opening this roadway to vehicular traffic would be in conflict with the vision and policies established within the Specific Plan to address the need of preserving the south portion of Stoneleaf as a non-vehicular path of travel.

Circulation Goals: *Establish a circulation system that creates an adequate street system while maintain a residential neighborhood scale street system.*

Policy C-1: Develop a circulation network on neighborhood street that minimizes a heavy through-traffic which diminishes the quality of life for residents, while also providing a network of streets conducive to transit routing.

As stated under this policy, the purpose of the collector streets is to loop back into their respective neighborhoods, thereby deterring larger arterial traffic volumes in these strictly residential areas.

Policy C-2 Provide local neighborhood streets which discourage through-traffic and high speeds but provide a network of streets conducive to transit routing.

The Specific plan restates the concern of the use of local streets as shortcuts, detours, and overflow of travelers using excessive speed.

Policy C-8: Develop systems of safe and convenient bicycles routes, hiking and riding trails throughout Dougherty Valley.

Policy C-9: Encourage and provide for the convenient and safe use of bicycle as an alternative mode to travel.

The preservation of Stone leaf as a path for pedestrian and bicycle will support the intent of the Specific Plan which is to provide for a system of safe street that provides the community access to all neighborhood commercial areas, parks, Village Center and schools.

Community Facilities Policies:

Policy CF-2: Provide new schools to serve Dougherty Valley students which are convenient accessible via a network of streets, pathways, and trail connections.

Open space and Conservation Goal: *Establish a system of open space which improves ecological values, provides recreational opportunities, enhances the character of the region and contributes to a high quality of life in an around Dougherty Valley.*

As depicted on Figure 7-1, of the Community Facilities Section, the south portion of Stoneleaf falls within the “creek corridor” and “open space” planned area of Dougherty Valley.

The EIR/traffic studies for Dougherty Valley developments evaluated this section to be closed from thru vehicular traffic; the plan/intent was for new Dougherty Road to be the vehicular connector from north side of Bollinger Canyon Road to the south side. It's anticipated and planned that vehicular traffic would shift to the new Dougherty Road rather than continue onto the residential Stoneleaf.

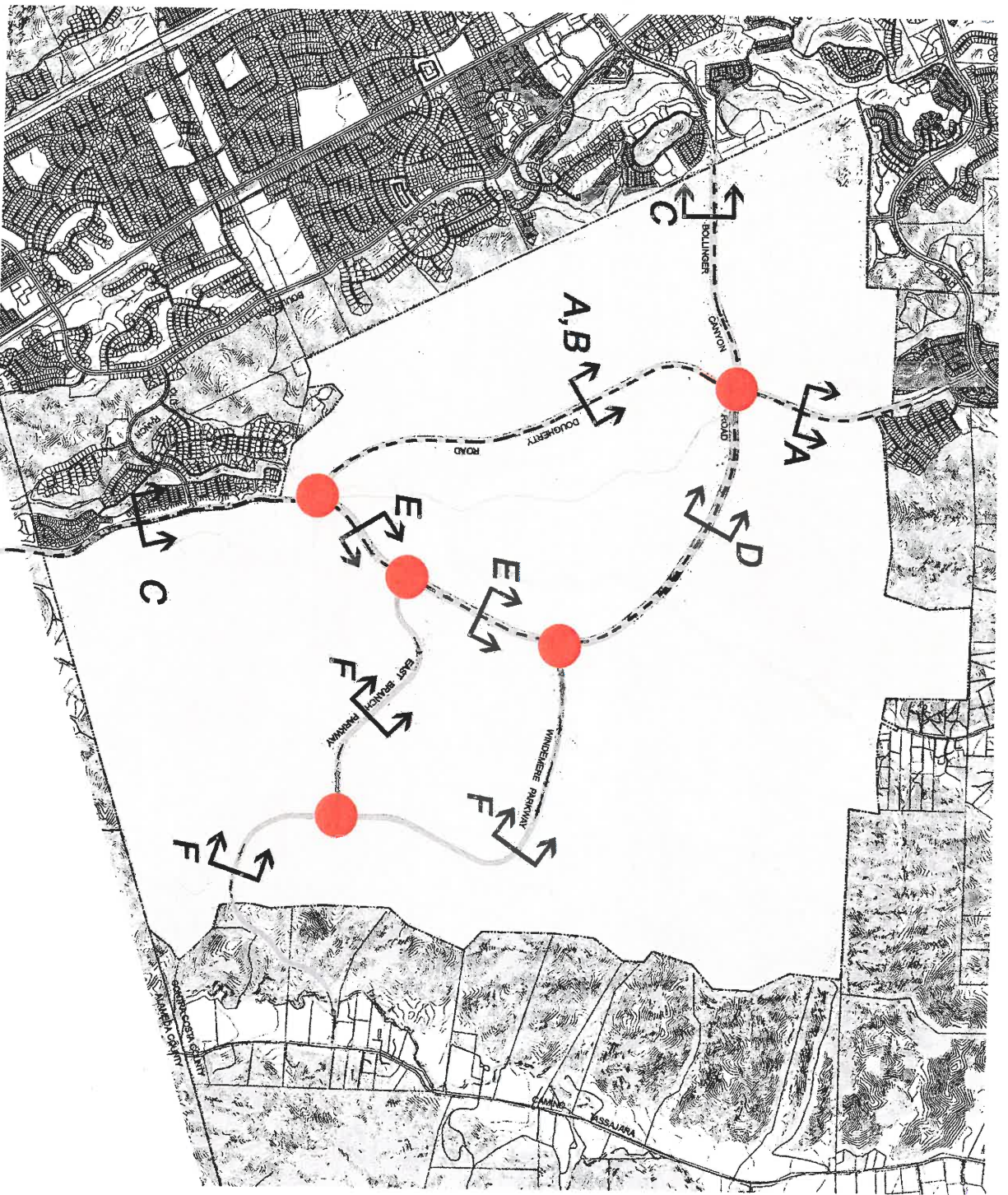
Anticipated Costs to Improve Stoneleaf as a Collector Roadway:

The south portion of Stoneleaf is old Dougherty Road and remains to be a 2-lane rural road. Improvements must be done to this section improving it to meet County and Caltrans standards for a collector street. A summary of the physical improvements includes a)widening of Stoneleaf, b)placing of street lights, and c)widening of bridge to accommodate the pedestrian path. Costs were estimated from 3- 4 million; in which the developer has no obligation to pay or construct. This does not include the costs of amending the Final Map, General Plan, Specific Plan, and CEQA environmental compliance documents.

Timing of Stoneleaf Closure:

Toll Brothers has confirmed that Dougherty Road will be entirely functional by August 12, 2016. This will coincide with the opening of the new elementary school. Toll Brothers will provide at a minimum 60-day notification to the neighbors with both different signs within the neighborhood and also through newsletter provided to the local Homeowner's Association. Prior to closing of Stoneleaf, the developer is required to complete the existing roundabout improvements with finishing the curb, gutter, and sidewalk, and install other landscaping enhancement to the trail along that route.

Old Dougherty Road is in fact a County road. The County has expressed interest in closing Stoneleaf as soon as feasible. The reason is twofold: a) there are safety concerns that relates to Stoneleaf which could invoke liability to the County if left open, and b) it is the intent of the County to ensure Stoneleaf is memorialized into the route envisioned by the Dougherty Valley Specific Plan, which is to provide for a safe bicycle and pedestrian path to the Community of Dougherty Valley.



CIRCULATION

DOUGHERTY VALLEY

LEGEND

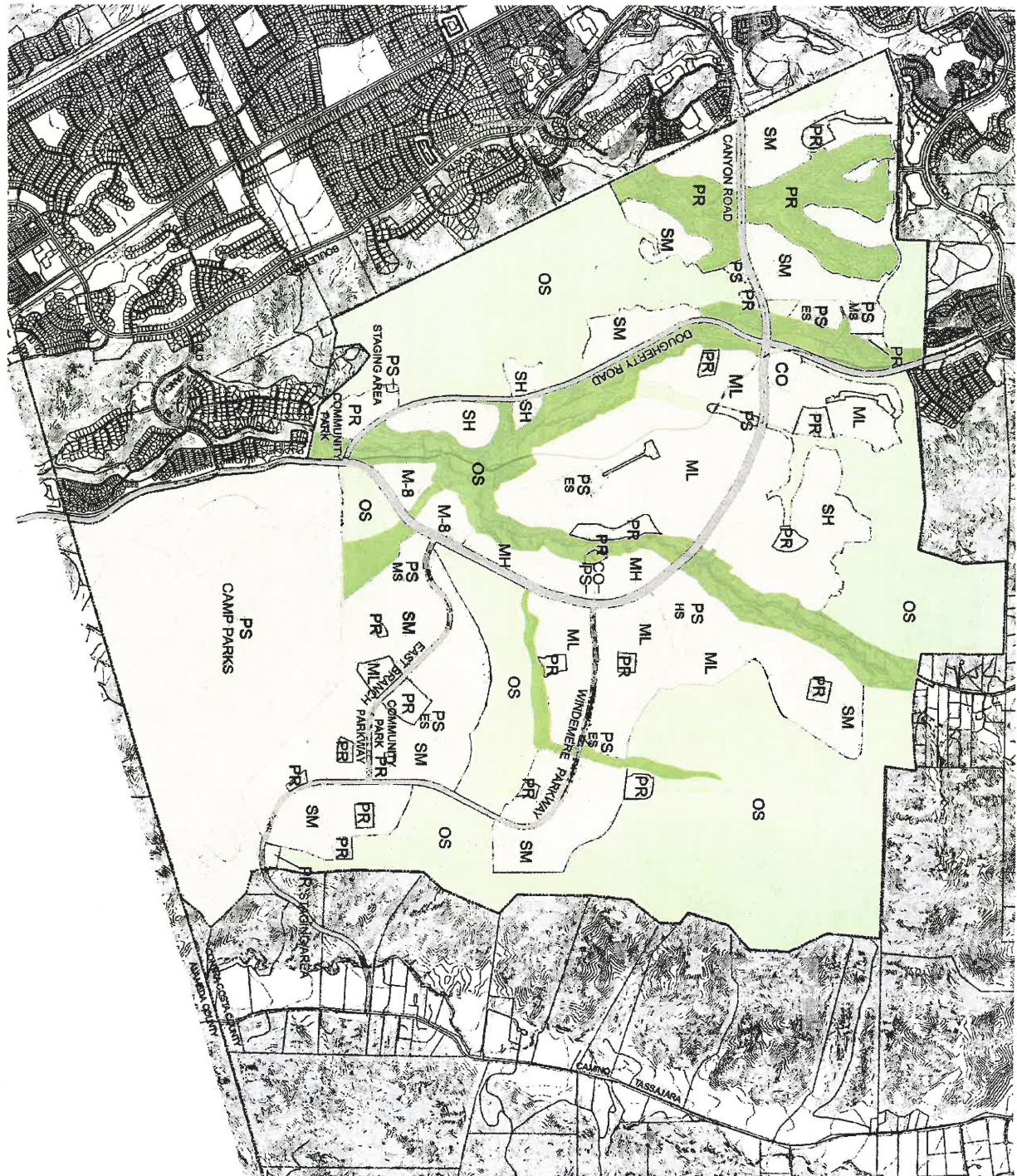
- MAJOR ARTERIALS
- ARTERIALS
- MAJOR SIGNALIZED INTERSECTIONS (SEE Pgs. 6.4, 6.5)
- KEY TO SECTIONS (SEE Pgs. 6.4, 6.5)

NOTE: COLLECTOR AND LOCAL STREETS ARE NOT SHOWN



FIGURE 6-2

JUNE 2005



OPEN SPACE & CONSERVATION

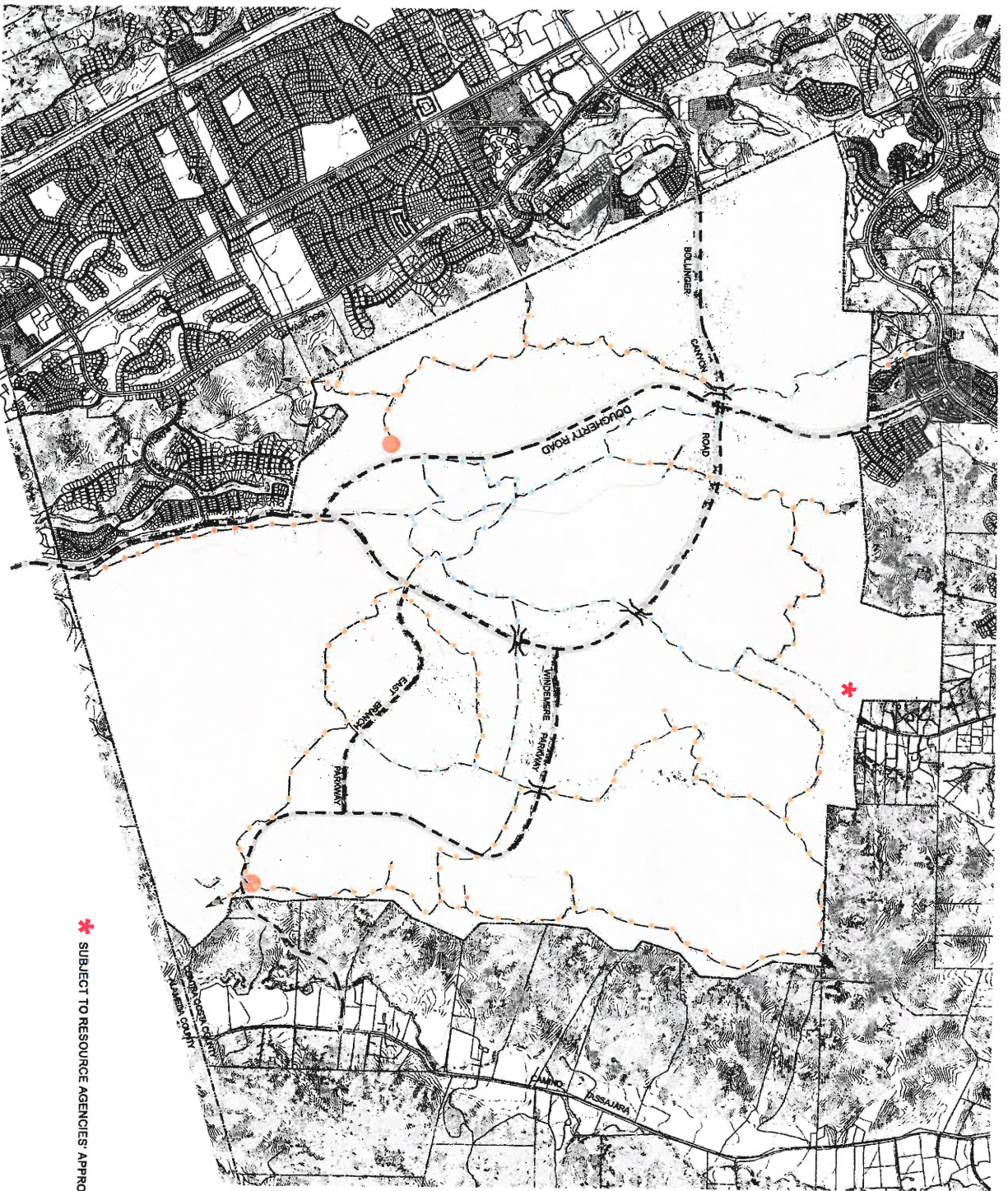
DOUGHERTY VALLEY

LEGEND

-  CREEK CORRIDOR
-  OPEN SPACE



FIGURE 7-1
JUNE 2005



* SUBJECT TO RESOURCE AGENCIES' APPROVAL.

TRAILS

DOUGHERTY VALLEY

LEGEND






-  MAJOR TRAILS OR PATHS
-  CLASS 2 BIKE ROUTE (BIKE LANE)
-  STAGING AREA
-  AT-GRADE TRAIL CROSSING/
OPTIONAL UNDERPASS *
-  MULTI-USE TRAIL/CLASS 1 BIKE ROUTE



FIGURE 6-11
JUNE 2005

**Dougherty Valley Oversight Committee
Meeting Minutes December 7, 2015**

December 7,
2015

Members Attending: – Supervisor Candace Andersen, Council Member Renee Morgan, Mayor Bill Clarkson, Mayor Karen Stepper

CCC Staff – Aruna Bhat, Telma Moreira, Warren Lai, John Cunningham

Fire District: Christina Kiefer

San Ramon Staff –Phil Wong, Brian Bornstein, Lisa Bobadilla,
Danville Staff –Andrew Dillard

Shapell – Steve Savage (Toll brothers).

Windemere- No one present.

1. Item 1: Introductions
2. Item 2: Public Comments. There was no request from the Public to speak.
3. Item 3: Changes to Agenda: There were none.
4. Item 4: Election of Officers for 2016: Mayor Renee Morgan, Chair and Supervisor Candace Andersen, Vice Chair
5. Item 5: Review and Approve Minutes from the December 8, 2014 meeting: Approved.
6. Item 6: Shapell Annual Compliance Report- Report given by Telma Moreira.

Gale II: To date there are 1,816 units of the 1982 approved= 90%
Ongoing construction of Avanti Heights. Construction of model homes and sales office was completed and opened in 2015. The same for Capella models and office sale opened in 2015. Both tracts should be completed in 2017.

Phase III : 1017 units out of 1405 : 72% built

Paving of civil improvements ongoing for 8971 (Andorra) map anticipated to be finished in Summer of 2016. Model and sale office opened in 2015 for both Andorra and for Canterra models and sale office opened in 2015
No dates for the Roseglen Park yet. Iriana homes (zip lots) are not complete
Mosaic park phase 1 and phase 1 in Spring of 2016.

**Dougherty Valley Oversight Committee
Meeting Minutes December 7, 2015**

Phase IV: 24 homes out of 1262 units

Tracts that have been records are: 9247, 9302, 9303, and 9341.

Portion of Dougherty road 1249 complete in summer of 2015 and final to be completed in summer of 2016.

County staff was directed to meet with Town of Danville and City of San Ramon before next DVOC meeting, to discuss the possibility of keeping Stoneleaf Road open.

7. Item 7- Status of Windemere: It was discussed that Windemere has completed all of its Contra Costa County required approved development and projects Phases 1-5 and should completely close out remaining projects in early 2016.

8. Item 8- Dougherty Valley Village Center/Retail Center: Tim Saunders reported that the Village Center/Retail Center had 185 units on the South Village Center Property (264 units on the North Property for a total of 449 units) and they will present to the San Ramon Valley Planning Commission what type of services will be in the Village Center.

9. Item 9- Status of Dougherty Valley Parking Analysis: Shapell is in the process of finalizing the Parking Study with our Parking Consultant, Walker Parking. They have been analyzing the parking situation with The City of San Ramon, Diablo Valley College and Shapell Properties

Item 10- Camino Tassajara Lanes Configuration: John Cunningham provided a presentation of the reduction of Future Camino Tassajara from 6 to 4 lanes based on the findings of the Tassajara Road/Camino Tassajara Capacity Analysis. DVOC made a motion to approve the configuration from 6 to 4 lanes.

Item 11. County Connection 35: Telma Moreira presented on behalf of Anne Muzzini. County Route #35 carried an average of 626 passengers per day with a productivity of 18.7 passengers per revenue hour.

12. Level of Services Report: Lisa Bobadilla and Tau Williams provided report which did not reveal any concerns with LOS.

**Dougherty Valley Oversight Committee
Meeting Minutes December 7, 2015**

13. San Ramon Valley Unified School Report: Tina Perault gave a summary of the schools portable and new elementary school located on Phase IV.

The district continues to add portables to the Dougherty Valley middle schools to accommodate growth. Another 3 to 4 portables will be added to Gale Ranch and 2 portables to Windemere Ranch this summer (2016).

On October 7, 2014 the district closed escrow on the new Bella Vista Elementary School site. The 7.3 acre site was dedicated by Shapell and the City of San Ramon and is located near the intersection of Bollinger Canyon and Dougherty Valley Roads. The new school will house approximately 800 Transitional Kindergarten through fifth grade students. The site will also include a joint use park with the City of San Ramon. This would be the fifth Dougherty Valley elementary school. Construction is underway and should be completed by the beginning of the 2016/2017 school year.

Construction of the Dougherty Valley High School expansion project is underway. This phase includes an 11 classroom expansion, to an existing classroom building. Construction is expected to be completed in time for the 2016/2017 school year. Included in this phase, will be a new Green Technology and Alternative Energy classroom partially funded by the Career Technology Education grant awarded the district in 2010. With these additional classrooms added, capacity at Dougherty Valley High School will grow to approximately 2,900, 9-12 grade students. Projections show DVHS peaking around 3,500 students. Therefore, the district will need to add additional portables to accommodate additional future growth.

As the last of the Dougherty Valley units are built, the district will continue to closely monitor student enrollment at all grade levels and plan for further expansion where necessary.

14. DVOC Meeting Dates 2016. June 6, 2016 and December 5, 2016.