

MEMORANDUM



MWH

DUBLIN SAN RAMON SERVICES DISTRICT WASTEWATER COLLECTION SYSTEM MASTER PLAN UPDATE 2005

TECHNICAL MEMORANDUM No. 2

SUBJECT:	Land Use Planning Criteria	DATE:	October 6, 2004 (draft) April 18, 2005 (final)
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REVIEWED BY:	Gisa Ju		

INTRODUCTION

MWH is currently developing a Wastewater Collection System Master Plan Update for the Dublin San Ramon Services District (District). An important element of the master plan is the development of land use planning criteria and projections. Land use criteria and projections are used together with design criteria to develop flow projections that are input to the hydraulic model, which in turn is used to evaluate collection system capacity. Subsequent memoranda will document the development of design criteria, flow projections, and the hydraulic model.

A key aspect of the land use development task is ensuring that common land use mapping and land use planning criteria be used in developing the District's Wastewater Collection System Master Plan and the District's Water Master Plan, currently being developed by another consultant. The District's goal is to have one land use map that covers the water and wastewater service areas, respectively. To achieve this goal, a series of meetings were held with the District and the master planning consultants. Per the District's direction, the water master planning consultant developed land use mapping and land use planning criteria for the District's water service area. To achieve land use consistency, this study applied the land use mapping and planning criteria developed for the District water service area to the District wastewater service area. Specifically, the City of San Ramon's general land use plan categories were mapped to the District-specific land use categories, resulting in a consistent land use map across the District's water and wastewater service areas.

This draft technical memorandum (TM) summarizes proposed development and current land use information for the following entities that lie within the District’s Sphere Of Influence (SOI):

- The City of Dublin and the area within the City of Dublin’s SOI.
- The portion of the City of San Ramon served by the District including Westside San Ramon.
- Camp Parks and the Parks Reserve Forces Training Area (RFTA).
- A small portion of Alameda County (including Santa Rita Jail).
- The Dublin Federal Corrections Installation.

DOCUMENTS AND DATA SOURCES REFERENCED

Land use planning criteria and projections documented in this TM reference the following planning documents:

- City of Dublin General Plan.
- City of Dublin Housing Element, 1999 – 2006.
- Eastern Dublin Specific Plan.
- City of San Ramon General Plan.
- City of San Ramon Westside Specific Plan.
- Parks RFTA Proposed Future Development Plan.
- Alameda County East County Area Plan (which is a portion of the County General Plan).

In addition, meetings and/or phone conversations concerning projected development were held with District staff and the planning staff from the City of Dublin, City of San Ramon, and Alameda County.

It should be noted that at the publication date of this TM, the City of Dublin’s General Plan was in the process of being updated. This update includes a proposed land use map that has been modified to be consistent with the current Eastern Dublin Specific Plan and proposed development east of the Eastern Dublin Specific Plan area that lies within the City’s Sphere of Influence (known as the East Dublin Property Owners (EDPO) development). The land use planning criteria and projections presented in this TM reflect the currently proposed land use map and the proposed EDPO development.

STUDY PLANNING AREA

Figure 1 shows the study planning area. The planning area encompasses the buildable area within the City of Dublin’s Sphere of Influence and the southern part of the City of San Ramon. The District has no plans to expand its City of San Ramon service area.

As previously listed, the planning area encompasses the following entities:

- The City of Dublin and the area within the City of Dublin’s SOI.
- The portion of the City of San Ramon served by the District, including Westside San Ramon.

- Camp Parks and the Parks Reserve Forces Training Area (RFTA).
- A small portion of Alameda County (including Santa Rita Jail).
- The Dublin Federal Corrections Installation.

Each area is now described below. Following these discussions is a description of the District-specific land use map and land use planning criteria.

PROJECTED DEVELOPMENT

City of Dublin

The District provides wastewater services for the City of Dublin. The District's SOI encompasses the City's SOI; as land is annexed into the City, the District's wastewater service boundary will be modified to serve this newly annexed area.

The City of Dublin is currently experiencing significant growth, specifically in Eastern Dublin. The City's current development project list contains over 1,700 acres of commercial development (with over 4,000,000 square feet of new building floor space identified) and 8,500 dwelling units (which include single family residents, condominiums, and apartments). **Table 1** and **Table 2** list proposed commercial and residential development projects projected to occur over the five-year period from the Year 2004 through the Year 2009. **Figure 2** shows the location of the projects listed in Table 1 and Table 2. Discussions with the City indicate that buildout is projected to occur within 15 years. For the purposes of this TM, buildout will be assumed to be the Year 2020.

Although significant development is occurring, the City of Dublin's urban limit line and the Williamson Act contracts provide for areas within the City's SOI that will not be developed. As shown in Figure 1, the City of Dublin has a western urban limit line that coincides with the western city limits. The area west of the urban limit line has been designated as a natural resource and will be protected from future development. In the eastern part of the City of Dublin's SOI, there are two major restrictions to future development. The first development restriction is referred to as the Eastern Extended Area Development Cap, which sets the urban limit line below an elevation of 770 to protect sensitive ridge lands and biologically sensitive habitats. The second development restriction is due to the Williamson Act contracts, which allow property owners to maintain their land as range land and be taxed accordingly. Property owners can choose not to renew their contract, making this land eligible for development in 10 years. Although the City does not support contract cancellation without reasonable justification, contract cancellation redevelopment would have to conform to the General Plan. Areas where no development can occur are designated on the District-developed land use map as "Open Space-Open Space".

City of San Ramon

As shown Figure 1, only a portion of the City of San Ramon planning area falls within the District's wastewater service area. **Figure 3** shows the sewer districts that serve the City.

From a planning perspective, the City is divided into planning subareas, as shown in **Figure 4**. The portions of these subareas served by the District are as follows:

- The southern three-quarters of the Southern San Ramon planning subarea.
- The southeast portion of the City, east of Alcosta Boulevard, centered on Old Ranch Road. Although this area is within the city limits, development in this area is grouped under the Dougherty Valley planning subarea.
- A portion of the Westside planning subarea.

Note that all City of San Ramon development discussed herein refers to development within the District's wastewater service boundary.

Discussions with City of San Ramon planners indicated that the portion of the City served by the District is approximately 90 percent built-out. **Table 3** lists proposed development projected to occur over the next five-year period from Fiscal Year 03-04 through Fiscal Year 07-08. **Table 4** lists the number of additional units that could be constructed between now and buildout. Buildout for the City of San Ramon is also assumed to occur by the Year 2020.

Camp Parks/Parks Reserve Forces Training Area (RFTA)

Camp Parks/Parks Reserve Forces Training Area (RFTA) is located between Central and Eastern Dublin. The site occupies over 2,700 acres. The administration, support and logistics facilities occupy 635 acres, with the remaining area used for small unit field training and small arms weapons training. Camp Parks/RFTA is the only local training area for more than 11,000 Army Reserve and National Guard soldiers assigned to 180 units in Northern California. For the foreseeable future, the Camp Parks/RFTA will continue as a regional training site that provides both direct and indirect support to assigned and supported US Air Force Reserves and other Reserve Component organizations.

Camp Parks/RFTA is experiencing both growth due to the relocation of the Oakland Reserve Center to Parks, and consolidation due to movement of certain military functions to other bases. The Camp Parks/RFTA future development plan calls for demolition of some structures, and construction of new buildings, parking space, and roads. **Table 5** summarizes the existing facilities and the new facilities. The new facilities will more than double the existing building square footage currently occupied. No specific timetable has been associated with the proposed future development.

In addition to development associated with the military, the area of Camp Parks/RFTA between 5th Street and Dublin Boulevard will become the site of private development, consisting of approximately 80 acres of mixed-use development. Discussions with the District indicated that although there are currently several competing development scenarios, the development will not be greater than 0.75 floor-area-ratio (FAR), which is how this area is currently described in the District-specific land use map.

The Federal Corrections Installation (FCI)

The Federal Corrections Installation (FCI) is also located on the Camp Parks site. Discussions with the Alameda County and the District indicate that although the facility is almost at 100 percent capacity and will be adding some building space, there are no plans to house additional inmates. For this study, it is assumed that the FCI is at buildout capacity.

Alameda County and The Santa Rita Jail

The majority of Alameda County that falls within the District SOI also falls with the City of Dublin's SOI and is addressed in the City of Dublin discussion. The major facility that comes under County jurisdiction that potentially impacts the District is the Santa Rita Jail. Discussions with the County revealed that like the FCI, the Santa Rita Jail is approximately at capacity with no plans for expansion. For this study, it is assumed that Santa Rita Jail is at buildout capacity.

PLANNING CRITERIA – LAND USE PLAN

As previously discussed, a District-specific land use plan has been developed that covers the study planning area. **Figure 5** shows the land use plan. **Table 6** lists the District-specific land use categories with acreage and planning criteria. This land use plan consolidates the City of Dublin and City of San Ramon land use categories into a consistent set across the District wastewater service area.

LAND USE PLANNING CRITERIA AND WASTEWATER FLOW PROJECTIONS

Land use mapping and land planning criteria provide the underlying basis for developing wastewater flows, which are input to the hydraulic model for assessing collection capacity. The analysis approach taken for this project is to develop wastewater flows using parcel data and land use data. Where specific parcel information (e.g., number of units or developed acres, and wastewater flow as reflected in winter water usage data) is known, this information is used. Where parcel information is incomplete, not known, or undivided, land use planning criteria are used to assign the pertinent flow-related values at the parcel level. This approach of using parcel data together with land use planning criteria for developing wastewater flows will be further documented in subsequent Technical Memoranda.

TABLES AND FIGURES

TABLE 1 - CITY OF DUBLIN - COMMERCIAL PROJECT LIST (2004 – 2009)					
KEY	PLANNER	COMMERCIAL PROJECTS	ACREAGE	LOCATION / DESCRIPTION	STATUS
C2	Deborah Ungo McCormick PA 02-063	San Ramon Village Plaza Bancor Properties 1459 First Street Livermore, CA 94550 Contact: Mike Banducci (925) 455-1072	4.62 total 2.21 (net) for residential	North East Corner of San Ramon Blvd & Alcosta 14,426 sq ft (commercial) & 55 Townhouse units	GPA, Rezoning, SDP Stages 1 & 2 Approved
C6	Mike Porto PA 96-039	DUBLIN RANCH AREAS B-E The Lin Family, C/O McKay & Somps 5142 Franklin Drive., Suite B Pleasanton, CA 94588 (925) 225-0690 Contact: Connie Goldade, Planning MacKay & Somps 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	72.6 Acres Commercial (454.2 Acres Total project)	North of Dublin Boulevard, East of Tassajara Road	PD Approval
C8	Mike Porto PA 98-068 PA 98-069 PA 98-070	Dublin Ranch Areas F, G & H MacKay & Somps 5142 Franklin Drive, Suite B Pleasanton, CA 94588 (925) 225-0690 Contact: Connie Goldade, Planning MacKay & Somps 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	304 Acres total project. 92.8 Acres- commercial (Area H and G)	East of Tassajara Road, north of Dublin Boulevard: 1,474,945 commercial office sq. ft. Project includes 22 Acres of village commercial uses in Area G, approx 2,180 dwelling units and other non- residential land uses.	PD Approval
C9	Mike Porto PA 98-069	Dublin Ranch Town Center Area G MacKay & Somps 5142 Franklin Drive, Suite B Pleasanton, CA 94588 (925) 225-0690 Contact: Dave Chadbourne, Planning MacKay & Somps 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	22 acres	Central Parkway to the north, Keegan Street to the east, Dublin Blvd to the south, Brannigan to the west Commercial area	PD Approval
C16	Mike Porto /Marnie Waffle PA 03-009	DiManto GPA Study Dublin Land Company 1210 Coleman Avenue Santa Clara, CA 95050 Contact: John DiManto (408) 986-8716	82+	Between I-580 & Gleason Drive, East of Tassajara Rd 985-0009-001 & 2 56+ acres of General Commercial Uses	GPA Study In Planning Review
C20	Deborah Ungo- McCormick PA 02-052 PA 02-062	Tralee Bancor Properties 1459 First Street Livermore, CA 94550 Contact: Mike Banducci (925) 455-1072	10.6	6617 Dublin Blvd. @ Dougherty Rd Mixed Use: Commercial & Residential 110 townhouse units 130 condo/apartments 33,500 sq. ft. Neighborhood Serving Commercial	GPA In Planning Review
C23	Pierce Macdonald PA 99-064	Quarry Lane School 3750 Boulder Street Pleasanton, CA 94566	10 Acres	6363 Tassajara Road, Alameda County Annexation/pre-zoning for Phase II of Quarry lane School. Phase II proposes a new 6500 sq. ft. bldg for up to 750 middle & high school students. Phase I is recently opened for 2000/01 school year & accommodates 200 elementary & preschool students.	Annexation Approved Phase II Not yet underway SDR in Process PA underway

KEY	PLANNER	COMMERCIAL PROJECTS	ACREAGE	LOCATION / DESCRIPTION	STATUS
C27	Mike Porto /Marnie Waffle PA 00-013	TRANSIT CENTER Alameda County Surplus Property Authority 224 W. Winton Avenue, #110 Hayward, CA 94544-1215 (510) 670-5400 Contact: Stuart Cook	61.5	Mixed use development south side of Dublin Blvd between Arnold Dr and Ironhorse Trail 2,000,000 sq. ft campus office 70,000 sq. ft retail commercial 1,500 residential units	Approved Individual Projects Being Submitted
C28	Pierce Macdonald PA 02-073	KFC Remodel James Jackson Harman Management 2846 Volpey Way Union City, CA 94587 (510) 429-7925 Contact: Kathy Brady	.78	6797 Village Parkway APN 941-0210-033-02 & 03 SDR for exterior modifications, building addition & MSP	Under Planning Review
C29	Pierce Macdonald PA 03-048	RE-PLANET TOMRA Pacific 150 Klug Circle Corona, CA 92880 (909) 520-1700 ext.258 Contact: Kevin Bryant	2.0	7333 Regional Street APN 941-0305-017-01 CUP and SDR for small recycling center	Approved
C33	Kristi Bascom PA 03-033	Orix Real Estate Equities 235 Pine Street, Suite 1650 San Francisco, CA 94101 (415) 438-7600 Contact: Ronnie Warner	7.3	210 Apartment Unit, 150-room hotel, 7500 sq ft restaurant on property adjacent to the future West Dublin BART Station	Stage I PD and Specific Plan Amendment
C36	Andy Byde PA 00-010	VALLEY CENTER 2505 Samaritan Dr., #301 San Jose, CA 95124 408/358-1933 Contact: Jamal Modir	.70	Redevelop existing center and ADD 8,260 sq ft of retail/office NW corner of Amador Valley Blvd & Village Parkway	Under Construction
C40	Andy Byde PA 00-025	EAST DUBLIN ANNEXATION East Dublin Property Owners Braddock & Logan Services, Inc. 4155 Blackhawk Plaza Circle, Ste 201 Danville, CA 94506 925-736-4000 Contact: Jeff Lawrence	1,100	General Plan and Specific Plan Amendment for various land uses including commercial, industrial and residential development, parks, schools and open space uses for approximately 1,100 Acres of land located east of Fallon Road and north of I-580.	City Council Approved LAFCO Approved
C43	Janet Harbin PA 02-031	Dublin Honda/Ken Harvey Honda	1.96 Acres	7099 Amador Plaza Road Planned Development Rezoning & SDR for Expansion & Remodeling Service Bldg & Showroom	PD Rezoning & SDR Approved
C44	Andy Byde PA 02-034	IKEA 3550 Brunnell Drive Oakland, CA 94602 Contact: Doug Greenholz	27.4 Acres	West of Hacienda Drive, East of Arnold Road 300,000-340,000 sq. ft. Home Furnishing store with 137,000 sq. ft. of Retail	PD Approved

KEY	PLANNER	COMMERCIAL PROJECTS	ACREAGE	LOCATION / DESCRIPTION	STATUS
C47	Janet Harbin PA 02-003	Legacy Partners Transit Village 4000 E 3 rd Ave., 6 th Floor Foster City, CA 94404 650-235-2849 Contact: Tom Jodry	9 Acres	(Cor-O-Van site) 6700 Golden Gate Drive 308 Multi-family dwelling unit 150,000 sq. ft. office building	PD, SDR & DA Tentative Map Approved by City Council 04/20/04
C55	Kristi Bascom PA 02-030	East County Hall of Justice (County Courthouse) Alameda County 1401 Lakeside Drive, 11 th floor Oakland, CA 94612 Contact: James Kachik, 510-208-9515	22 acres	208,408 Sq Ft bldg comprised of 13 courtrooms, offices, and associated facilities, located on the N side of Gleason Dr @ the intersection with Hacienda Dr	SDR application In Planning Review
C56	Janet Harbin PA 03-037	McDonalds 7415 Dublin Blvd		7415 Dublin Blvd McDonald's Renovation & Play Structure	PD Rezoning, SDR & Master Plan for Signage Under Review
C57	Kristi Bascom PA 03-053	Dublin Buick Pontiac GMC 4400 John Monego Court Dublin, CA 94568	23, 000 Sq. Ft.	2 new dealerships; Expansion	SDR Application under Review
C58	Kristi Bascom PA 03-068	Trumark Commercial Project 4600 Dublin Blvd. Dublin, CA 94568	40,000 Sq. Ft.	New commercial center on 4 acres	SDR Approved
C59	PA 03-067	Casa Orozco 7995 Amador Valley Blvd Dublin, CA 94568	2,000 Sq. Ft.	Expansion to existing restaurant	SDR Application Under Review
C61	Pierce Macdonald	Enea-Village Parkway Enea Properties, LLC 190 hartz Ave, #260 Danville, CA 94526 Contact: Robert Enea (925) 314-1470	1.02 acres 8,539 Sq Ft Retail 5,582 Sq Ft Office	7197 Village Parkway	CUP/SDR Approved

TABLE 2 - CITY OF DUBLIN - RESIDENTIAL PROJECT LIST (2004 – 2009)

KEY	PLANNER	RESIDENTIAL PROJECTS	TYPE OF UNIT	ACREAGE	LOCATION	STATUS
R2	Planning Dept. PA 94-028	SCHAEFER RANCH Schaefer Heights, Inc. 155 Filbert St., Suite 200 Oakland, CA 94607 Contact: James Parsons P/A Design Resources (510) 210-9300	466 Single Family Homes Project also includes Small components of commercial and two parks 930 Units total	500 Acres	North Side of I-580 adjacent to western City limits, boundary at Schaefer Ranch Road undercrossing	Inactive
R3	Marnie Waffle PA 03-010	Fairway Ranch Dublin Ranch Holdings, LLC 4690 Chabot Drive, Suite 100 Pleasanton, CA 94588 Contact: James Tong (925) 463-1666	587 affordable, 322 senior apartments, 304 multi- family apartments, 304 for- sale condominiums 573 Single Family Homes	25+	Between Dublin Blvd & Central Parkway, East of Keegan Street APN 985-0027-001 (partial)	T. Map, SDR, Density Bonus & 4 DA's In Plan Check
R5	Mike Porto PA 99-060	DUBLIN RANCH - Area A Toll Brothers 1501 Bollinger Canyon, Suite B San Ramon, CA 94583 Contact: Jon Paynter	and proposed golf course	363 Acres	East of Tassajara Road at I-580	Close to Completion
R6	Mike Porto PA 96-039	DUBLIN RANCH - Areas B-E Jennifer Lin, et al MacKay & Soms 5142 Franklin Drive, Suite B Pleasanton, CA 94588 (925) 225-069 Contact: Dave Chadbourne, Planning MacKay & Soms 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	1875 Dwelling Units of various housing types <i>*Project also includes non-residential land uses</i>	241.3 Acres (Residential) 454.2 Acres total project	East of Tassajara Road at I-580	PD Approval, No Subdivision Maps Filed Fairway Ranch Approved, 930 Units 589 Affordable
R7	Mike Porto PA 01-037 (previously PA 98-068)	DUBLIN RANCH Areas F North MacKay & Soms 5142 Franklin Drive, Suite B Pleasanton, CA 94588 (925) 225-0690 Contact: Dave Chadbourne, Planning MacKay & Soms 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	236 Single-family homes, both low & medium density	88.5 Acres (Middle school site & public/semi- public site included in acreage)	North of Gleason Drive, South of Dublin Ranch Phase 1, between Tassajara & Fallon	GPA, SPA, Stage 1 & 2 PD, T. Map, & SDR Approved
R7A	Mike Porto PA 98-069	*TOLL BROTHERS AREA G 100 Park Place, Suite 140 San Ramon, CA 94587 925-855-0260 Contact: Jon Paynter	1396 Units 39.70 Acres	Between Keegan & Brannigan Streets; North of Dublin Blvd. And South of Central Parkway.	SDR Approval, Projects under Construction Toll Brothers Construction	
R8	Mike Porto /Marnie Waffle PA 03-009	DiManto GPA Study Dublin Land Company 1210 Coleman Avenue Santa Clara, CA 95050 Contact: John DiManto (408) 986-8716	25+ acres of High Density Residential	82+	Between I-580 & Gleason Drive, East of Tassajara Road	GPA Study In Planning Review
R15A	Deborah Ungo- McCormick PA 02-048	YARRA YARRA RANCH/Greenbriar Greenbriar Land Company 43160 Osgood Drive Fremont, CA 94539 (510) 497-8200 Contact: Katja Kamanger	Phase III	20.34 Acres 107 Units 8 open space Parcels	West of Tassajara Creek, south of East Bay Regional Park District	GPA, REZ, SDP Stage I & II In Planning Review

CITY OF DUBLIN - RESIDENTIAL PROJECT LIST

KEY	PLANNER	RESIDENTIAL PROJECTS	TYPE OF UNIT	ACREAGE	LOCATION	STATUS
R20	Mike Porto & Pierce Macdonald PA 02-028	JAMES TONG (Wallis Annexation) 6601 Owens Drive, Suite 100 Pleasanton, CA 94566 (925) 225-0690 Contact: Connie Goldade, Planning MacKay & Soms 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	77 units Single Family, 579 units Medium, 438 units Medium-High, Residential Open Space, neighborhood Park, Elementary School	184 Acre Annexation	Dublin Ranch West Tassajara Road 1.5 Miles North of I 580	Processing Underway
R21	Janet Harbin PA 02-024	Pinn Brothers- /Silveria Ranch 1475 Saratoga Ave., Suite 250 San Jose, CA 95129 (408) 252-9131	Single Family Medium, Medium High Residential Open Space 259 Residential Units	105 Acre	Easterly of Tassajara Road at Fallon Road 6615 & 6833 Tassajara Rd	PD Rezoning, T. Map & SDR Approved
R22	Mike Porto PA 01-037 (previously PA 98- 068)	Dublin Ranch Area F South MacKay & Soms 5142 Franklin Drive, Suite B Pleasanton, CA 94588 (925) 225-0690 Contact: Dave Chadbourne, Planning MacKay & Soms 925-225-0690 James Tong-Land & Bldg Transactions 925-463-1666	689 Units Medium Density	93.2 acres (Neighborhood square, park & school site included in acreages)	South of Gleason Drive, North of Central Parkway between Brannigan & Keegan	Stage 1 PD Rezone Approved
R24	Deborah Ungo-McCormick PA 02-062	Tralee Bancor Properties 1459 First Street Livermore, CA 94550 Contact: Mike Banducci (925) 455-1072	Mixed Use Commercial/Residential 110 townhouse units 130 condo/apartments 33,500 sq. ft. Neighborhood serving commercial	10.6	6617 Dublin Blvd. @ Dougherty Rd	GPA In Planning Review
R25A	Mike Porto & Marnie Waffle	Transit Center Site B-1 Avalon Bay Communities 400 Race Street, Suite 200 San Jose, CA 95126 Contact: Nathan Hong (408) 551-5540	Site B-1: 234 Condominium Units, 26 townhouses	12.0 acres	Dublin Blvd to the north, Iron Horse Pkwy to the East, BART surface parking o the south, and Demarcus Blvd to the west	Pre- Application Review Stage 2 PD, SDR
R25B	Mike Porto & Marnie Waffle	Transit Center Site B Western Pacific Transit Center Contact: Dean Mills (925) 226-2741	Site B-2: 305 Apartment Unites w/15,000 sq. ft. retail	12.0 acres	Dublin Blvd to the north, Iron Horse Pkwy to the East, BART surface parking o the south, and Demarcus Blvd to the west	Pre- Application Review Stage 2 PD, SDR
R26	Mike Porto & Marnie Waffle	Transit Center Site A-2 EAH, Inc 2169 E Francisco Blvd, Suite B San Rafael, CA 94901 Contact: Benny Kwong (415) 258-1800	112 Apartment Units	2.0 acres	Dublin Blvd to the north, Demarcus Blvd to the east	Pre- Application Review Stage 2 PD, SDR
R27	Janet Harbin	Moller Ranch The DeSilva Group 11555 Dublin Blvd P O Box 2922 Dublin, Ca 94568 Contact: Jay Egy	Residential (Conceptual) 184 Single Family Units	226 acres	East of Tassajara Road, North of Mission Peak Property	Annexation & Pre- zoning in Planning Review
R28	Janet Harbin	Mission Peak Property Standard Pacific Homes 3825 Hopyard Road Pleasanton, CA 94588 Contact: Norman Soares	Residential (Conceptual) 101 Single-family units	67.8 acres	East of Tassajara Road between SilverialRanch & Moller Ranch	Annexation & Pre- Zoning in Planning Review

CITY OF DUBLIN - RESIDENTIAL PROJECT LIST

KEY	PLANNER	RESIDENTIAL PROJECTS	TYPE OF UNIT	ACREAGE	LOCATION	STATUS
R29	Pierce Macdonald	Enea – Starward Enea Properties, LLC 190 Hartz Ave, #260 Danville, CA 94526 Contact: Robert Enea (925) 314-1470	10 units 37 Parking Spaces	.71 acres	7475 Starward Drive	GPA, PD In Plan Review

TABLE 3. City of San Ramon Proposed Development Projects FY03-04 to FY 07-08.

Year	Projects in DSRSD Planning Area	Units	Total Units
03-04		n/a	n/a
04-05	none (1)	n/a	n/a
05-06	Old Ranch Estates II	30 Single-Family 9 secondary studio rental units	39
06-07	Church on the Hill Laborer's Union Site Old Ranch Estates II	105 Senior Apts, 3 Single-Family 21 Single-Family 30 Single-Family	108
07-08	Kimball/Alcosta Site	56 Single-Family	56
Total			254

TABLE 4. City of San Ramon Future Housing Opportunities.

Location	Planning Subarea	Acres	Units
Country Club Village	Southern San Ramon	10.7	136
Gateway	Westside	12.8	163
Alcosta/Stage Coach	Southern San Ramon	3.7	47
Geldermann	Westside	105	66
Total		132.2	412

TABLE 5. Summary of Camp Parks Existing and New Development.

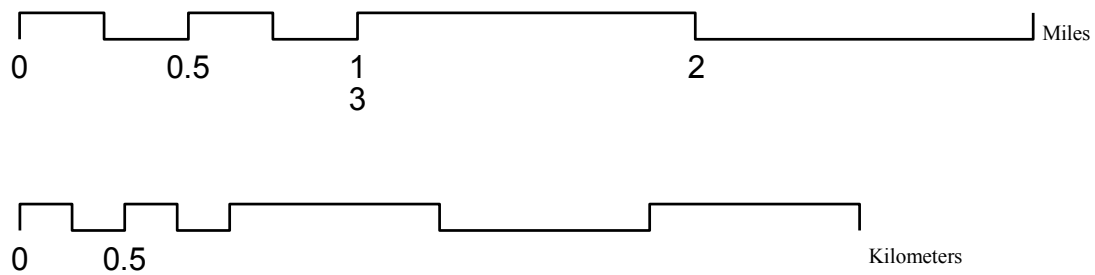
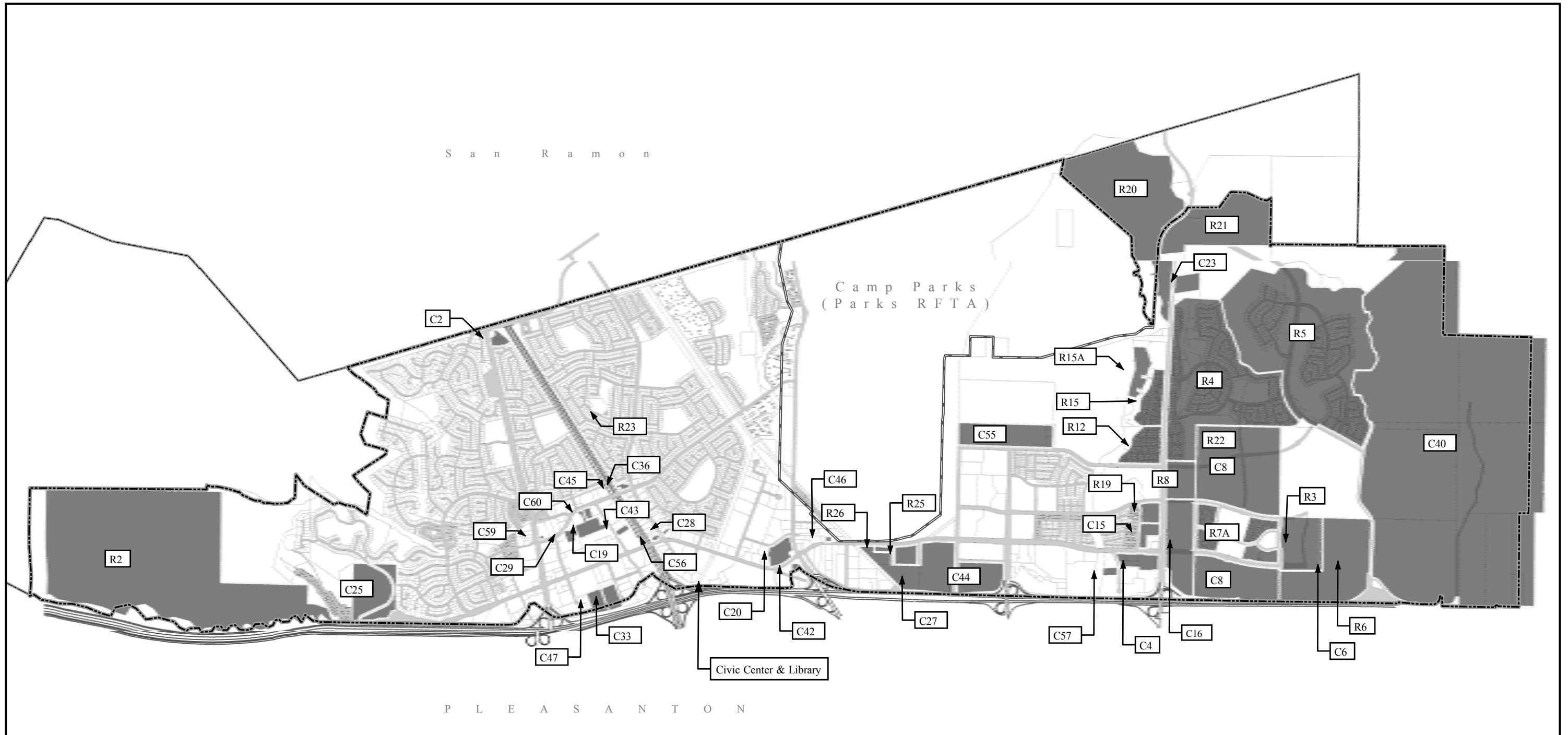
Facility Type	Existing	Future	Future Comments
Buildings (#)	58	33	includes 3 existing to remain
Buildings (SF)	562,650	1,262,400	includes 126,700 SF existing to remain
Hardstand / Parking Areas (SY)	187,600	165,400	includes 13,400 SY existing to be upgraded
Roads (MI)	13.5	6.5	includes 3.5 MI existing to be upgraded
Cantonment Land Area (AC)	635	435	

TABLE 6. Wastewater Master Plan District-Specific Land Use Categories with Planning Criteria.

Land Use Categories	Acreage	Planning Criteria	Units
Residential - Low	2,335	2.1 - 5.9	du/ac
Residential - Low Medium	214	6.1 - 7.9	du/ac
Residential - Medium	844	8.0 - 12.0	du/ac
Residential - Medium High	286	13.0 - 27.0	du/ac
Residential - High	154	> 27.0	du/ac
Mixed Use	188	0.75	FAR
Commercial - Retail	730	0.35	FAR
Commercial - Office	229	0.35	FAR
Industrial - Business Park	279	0.30	FAR
Public - Public/Semi-Public	429	0.25	FAR
Public - Elementary School	131	n/a	n/a
Public - Middle School	71	n/a	n/a
Public - High School	124	n/a	n/a
Public - Jail	216	n/a	n/a
Open Space - City Park/Community Center	299	n/a	n/a
Open Space - Neighborhood Park	74	n/a	n/a
Open Space - Golf Course	179	n/a	n/a
Open Space - Open Space	6,517	n/a	n/a



City of Dublin - Commercial and Residential Development Projects



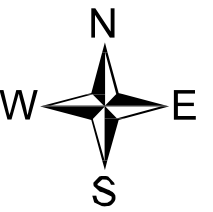
City Limits

- City of Dublin
- Sphere of Influence
- Parks RFTA

Active Development Projects

- Active Development Projects
- Dublin Parcels
- Right of Ways

FIGURE 2. Dublin Commercial and Residential Development Projects.



Source: S a n R a m o n G e n e r a l P l a n 2 0 2 0

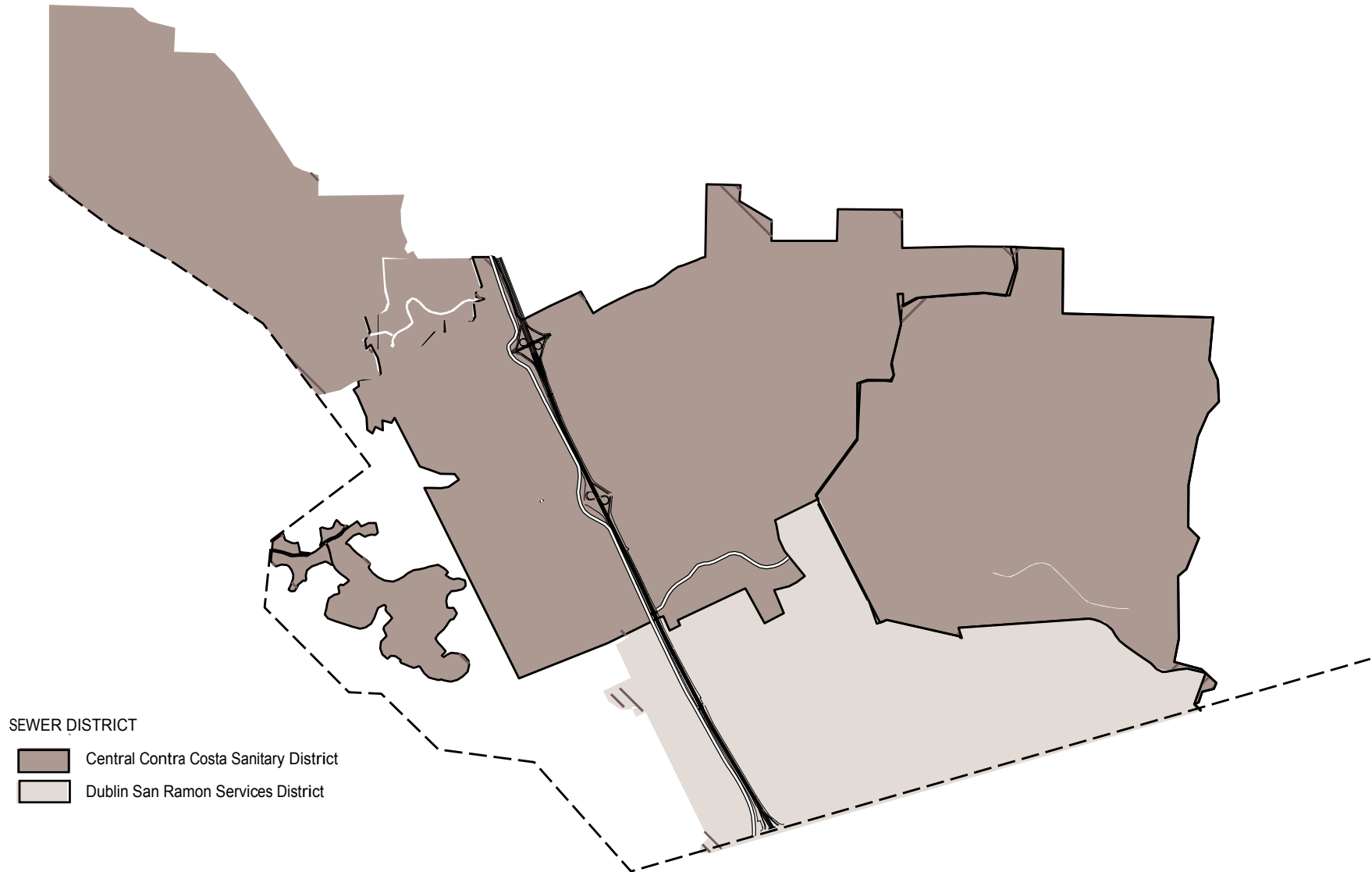


FIGURE 3. Sewer Districts Serving San Ramon.

Source: San Ramon General Plan 2020

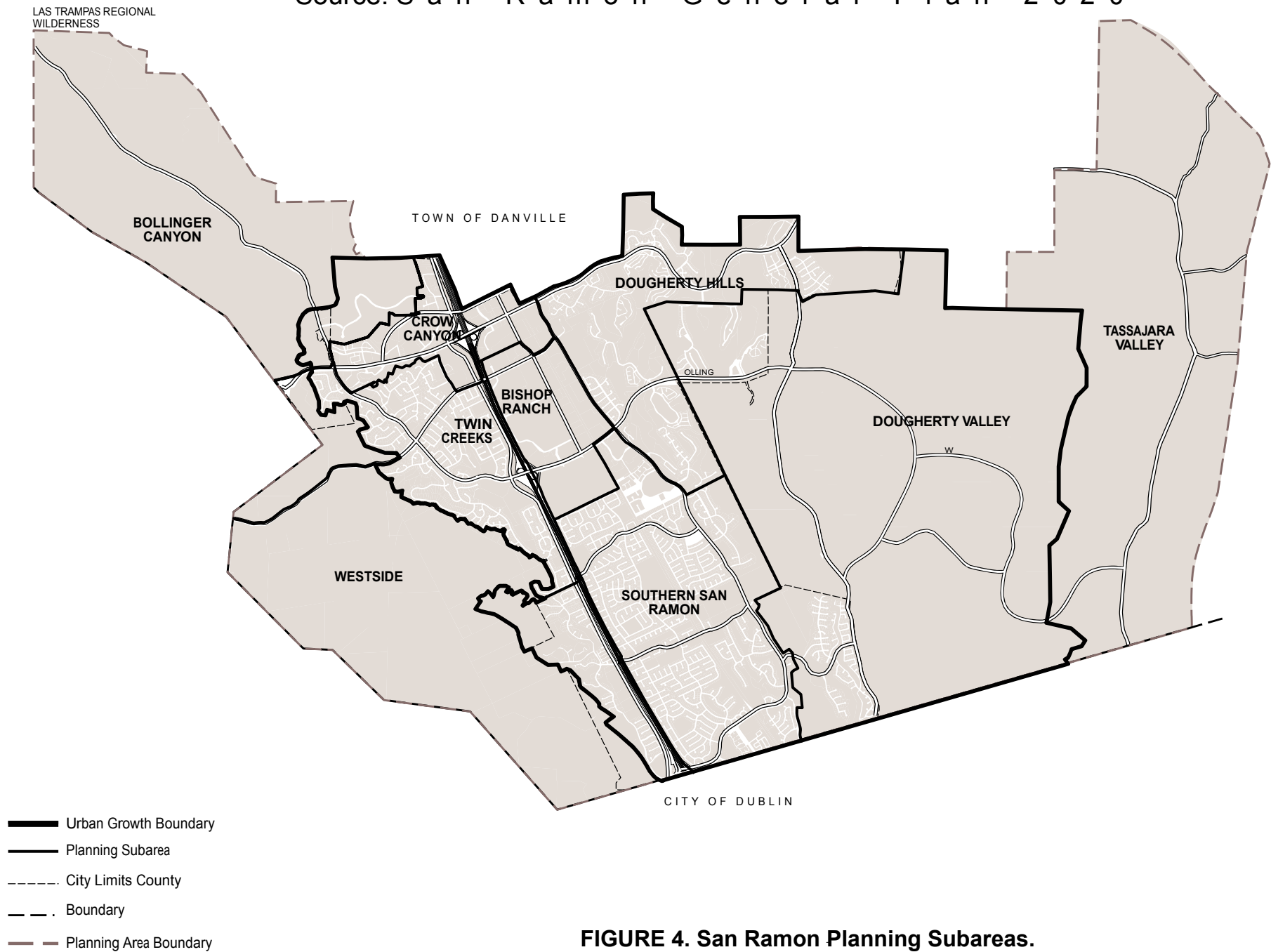


FIGURE 4. San Ramon Planning Subareas.

