

General Plan Consistency

Please note, the Master Plan EIR is currently in preparation, additional details and information regarding General Plan and zoning ordinance consistency will be provided.

Element	Goal		Consistency Determination
	No.	Text	
Economic Development	2.3-G-1	Foster a climate in which businesses can prosper.	Consistent: The proposed project would be developed within the City Center area, surrounded by commercial development, and include the provision of needed housing in proximity to office/retail, hotel, and other civic uses.
	2.3-G-2	Provide adequate land use designations to accommodate planned development, with business and commercial areas complementing residential and public development in location/access, mix of uses, attractiveness, and environmental quality.	Consistent: The proposed project would develop the downtown City Center area with residential, hotel, and retail uses.
	2.3-G-3	Ensure the fiscal and financial health of the City.	Consistent: The proposed project would include retail development and generate other revenue through the proposed office and civic uses. The Applicant shall provide a funding mechanism to offset the additional costs associated with providing City services and facilities to the Project in accordance with applicable laws and regulations. Appropriate funding mechanisms for compliance with this condition of approval includes but are not limited to, a Community Facilities District (CFD), Landscape and Lighting District, or other mechanism acceptable to the Applicant and City. The Applicant shall be responsible for associated administrative costs of establishing said funding mechanism.
	2.3-G-5	Strengthen the retail sector in San Ramon in order to expand retail	Consistent: The proposed project would include retail development

Attachment: B: Draft General Plan Consistency Table (2611 : Study Session: CityWalk (City Center Mixed Use) Master Plan Project)

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		and restaurant options for residents and employees and to increase the tax base.	consistent with the existing retail uses within the project area, and provide housing and residents in proximity to the new retail base
Growth Management	3.1-G-1	Manage the City's growth in a way that balances existing and planned transportation facilities, protection of open space and ridgelines, provision of diverse housing options, and the preservation of high quality community facilities and services.	Pending Further Consistency Analysis: The proposed project would be constructed in six phases, which would ensure timely growth and reduce strain on existing transportation facilities. The project would include multi-family housing ranging from one to three bedrooms in proximity to a large employment area. The project would be subject to the City's architectural review process in terms of project design.
	3.2-G-1	Ensure the attainment of public facility and service standards through the City's development review process, Capital Improvement Program (CIP), and a variety of funding mechanisms to maintain existing facilities and help fund expansion.	Consistent: The proposed project would pay all applicable mitigation and development impact fees to offset impacts to public facilities as necessary.
	3.3-G-1	Maintain acceptable traffic Level-of-Service (LOS) on City streets and roadways through implementation of Transportation Demand Management (TDM), Growth Management, the Capital Improvement Program, and traffic engineering operational measures.	Pending Consistency Analysis: The project is undergoing a site specific traffic impact study. Recommendations would be included as mitigation measures for the project.
	3.6-G-1	Promote the opportunity to both work and live in San Ramon through implementation of the Housing Element.	Consistent: The proposed project would include the development of multi-family housing and employment opportunities within the City Center area through the provision of office/retail and civic uses.
Land Use MU-4.6-123	4.6-G-1	Foster a pattern of development that enhances the existing character of the City, and encourages land use concepts that contribute to the design of the community.	Consistent: The proposed project would include residential and retail development within the City Center area near existing employment, local serving recreational amenities, and public services.

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	4.7-G-1	Consider the use of Specific Plans, and other area plans to develop land use programs that reflect specific area conditions and land use needs.	Consistent: The proposed project is located within City Center area and would include a mix of residential, retail, hotel space, and parkland and new park amenities that would be phased over time.
	4.8-G-1	Maintain and enhance San Ramon’s identity.	Consistent: The proposed project would be consistent with surrounding uses in City Center, including existing retail, office, parking, and residential uses. The project would develop internal streets to encourage pedestrian, bicycle, and transit mobility, and mix development with parkland and landscaping. Further, buildings would be subject to architectural review to ensure consistency with city standards.
Traffic and Circulation	5.1-G-1	Maintain acceptable LOS and ensure that future development and the circulation system are in balance.	Pending Consistency Analysis: The project is undergoing a site specific traffic impact study. Recommended circulation improvements will be evaluated as part of the project.
	5.4-G-1	Design arterial roadways to efficiently move inter-city traffic, thereby minimizing through-traffic in residential areas of the City.	Consistent: The project would comply with required traffic impact mitigation fees to fund transportation improvements.
	5.5-G-1	Design collector and local roadways to improve circulation and to connect residential and commercial areas of the City while incorporating Complete Streets concepts pursuant to Policy 5.3-I-2 where appropriate.	Pending Consistency Analysis: The project is undergoing a site specific traffic impact study. Recommended circulation improvements and Complete Street concepts would be evaluated and may be included as mitigation measures as part of the project.
	5.6-G-1	Utilize TDM strategies as an integral component of the City’s transportation program to reduce total vehicle trips on San Ramon roadways and reduce the corresponding vehicle emissions that promote regional air quality improvements.	Pending Consistency Analysis: The project is undergoing a site specific traffic impact study. Recommended TDM strategies will be evaluated as part of the project.

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	5.7-G-1	Encourage bicycling and walking as alternatives to driving, consistent with Complete Streets concepts.	Consistent: The project would design internal roadways with pedestrian and bicycle mobility in mind, including the Parkway and connections to the Iron Horse Regional Trail.
Parks and Recreation	6.5-G-1	Create and maintain a high-quality public park system for San Ramon.	Consistent: The proposed project would pay required fees and provide public access to privately owned and maintained recreational space
Public Facilities and Utilities	7.4-G-1	Ensure the provision of adequate communication and utility systems for existing and future residents and the business community.	Consistent: The proposed project would connect to existing communication and utility systems provided within the City, and procure Will Serve Letters to confirm capacity.
	7.5-G-1	Manage solid waste so that State goals are exceeded and the best possible service is provided to the citizens and businesses of San Ramon.	Consistent: The proposed project is required to comply with construction and demolition debris diversion requirements of the Municipal Code and State requirements for solid waste, recyclables, and hazardous materials.
	7.6-G-1	Collaborate with the San Ramon Valley Fire Protection District to deliver a high level of public protection services that protect life, property, and the environment.	Consistent: The project would require approval from the Fire Protection District on project specific concerns and questions. The project will comply with response time standards. The Applicant would also be required to provide funds to offset additional fire service costs.
	7.7-G-1	Maintain a high level of public safety for all people who live or work in San Ramon.	Consistent: The Applicant shall provide a funding mechanism to offset the additional costs associated with providing City services and facilities to the Project in accordance with applicable laws and regulations. Appropriate funding mechanisms for compliance with this condition of approval includes but are not limited to, a CFD, Landscape and Lighting District, or other

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			mechanism acceptable to the Applicant and City. The Applicant shall be responsible for associated administrative costs of establishing said funding mechanism.
Open Space and Conservation	8.1-G-1	Protect and maintain the quality of biological resources in the San Ramon Planning Area, while also balancing the needs of growth and development.	Consistent: The proposed project improves the site over pre-project conditions by replacing existing surface parking lots. The project would protect biological resources within the project site and vicinity by implementing applicable mitigation measures to avoid special-status species.
	8.3-G-1	Acquire, preserve, and maintain open space and its natural resources for future generations.	Consistent: The proposed project would include approximately 40.7 acres of privately owned and maintained parks, open space, and other facilities and amenities.
	8.6-G-1	Promote the implementation of water quality and conservation programs and measures by San Ramon employers, residents, and public agencies.	Consistent: The project would comply with development requirements for water conservation and demand management as detailed in the Model Water Efficient Landscape Ordinance and Water Supply Assessment, including the use of reclaimed water.
	8.7-G-1	Identify, evaluate, and preserve the archaeological, paleontological, and historic resources that are found within the San Ramon Planning Area.	Consistent: The project would comply with standard conditions of approval for grading and excavation, and the City will comply with AB 52 requirements by providing opportunities for tribal consultation.
Safety	9.2-G-1	Minimize risks of personal injury and property damage posed by geologic and seismic hazards.	Consistent: Seismic and geologic hazards within the proposed project would be reduced with the implementation of applicable mitigation measures and compliance with the California Building Code.
	9.3-G-1	Minimize the risk of property damage and personal injury resulting from the production, use,	Consistent: The proposed project would comply with applicable State and federal laws related to

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		storage, disposal, or transportation of hazardous materials.	hazardous materials. While an underground storage tank is on-site, Contra Costa County Health Services Department has permitted the facility and its operations. In addition, the project is not located on any sites containing hazardous materials release or that represent an environmental concern.
	9.4-G-1	Protect the community from risks to lives and property posed by flooding and stormwater runoff.	Consistent: The project would comply with all development requirements on flood and stormwater management.
	9.5-G-1	Minimize the risks to lives, property, and natural environment due to fire hazards.	Pending Consistency Analysis: The project would implement site specific design features, use fire retardant building materials, and install sprinklers to reduce fire risk, and would comply with California Building and Fire Codes. In addition, the proposed project is not located within a CalFire Very High Fire Hazard Severity Zone.
Noise	10.1-G-1	Achieve an acceptable noise environment for the present and future residents of San Ramon.	Pending Consistency Analysis: The project is undergoing a site specific technical noise study. Recommendations for any noise mitigation will be evaluated as part of the project.
Housing	11.5-G-1	Provide a diversity of housing types and affordability levels within San Ramon to meet the needs of community residents.	Consistent: The proposed project would include multi-family residential units ranging from one to three bedrooms, including up to 15 percent of the units as deed-restricted affordable to low and very low income households.

Source: City of San Ramon. 2015. City of San Ramon General Plan 2035. April 28.