



CONTRA COSTA COUNTY

AGENDA

Dougherty Valley Oversight Committee

Monday, December 2, 2024

10:00 AM

San Ramon City Hall- Training Room
7000 Bollinger Canyon Rd, San Ramon,
CA 94583

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 30 Muir Road, Martinez, CA., during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail to adrian.veliz@dcd.cccounty.us on agenda items at least one full work day prior to the published meeting time.

1. Introductions - Scott Perkins, Chair
2. Public Comments - Scott Perkins, Chair
3. Changes to Agenda - Scott Perkins, Chair
4. Election of Officers - Scott Perkins, Chair

DVOC has established a practice of rotation of Chair and Vice Chair positions between the three jurisdictions every year. Since the City of San Ramon is the chair this year, it is the Town of Danville's turn to take over the Chair Position for the 2025 calendar year. The Vice Chair position rotates in similar fashion. Consequently, it is the County's turn to be the Vice Chair in 2025.

5. Review and Approve Minutes [24-4025](#)

Attachments: [Item 5- DVOC December 4, 2023 minutes](#)

Staff suggests that DVOC review and approve the minutes of the last meeting from December 4, 2023. The minutes are attached.

6. Gale Ranch Annual Compliance Report [24-4026](#)

Attachments: [Item 6- 2024 Annual Compliance Report](#)

7. Dougherty Valley Village Center – Retail Center/TAC Meetings- Tim Saunders/Adrian Veliz

- 8. Dissolution of DVOC - Debbie Chamberlain
- 9. County Connection Route 35 [24-4027](#)
Attachments: [Item 9- CCCTA](#)
- 10. Level of Service Report [24-4028](#)
Attachments: [Item 10 - SR FINAL Trend LOS Report to County 2024](#)
- 11. San Ramon Valley Unified School District Report [24-4029](#)
Attachments: [Item 11- SRVUSD Preparation of Annual Joint Review Meeting
December 2024](#)
- 12. DVOC Meeting Dates for 2025
Monday, December 1, 2025
- 13. Meeting Adjournment



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-4025

Agenda Date: 12/2/2024

Agenda #: 5.

Dougherty Valley Oversight Committee

Staff suggests that DVOC review and approve the minutes of the last from December 4, 2023. The minutes are attached.

DVOC December 4, 2023, Meeting Minutes

Members Attending: Supervisor Candace Andersen (Chair), San Ramon Council Member, Danville Council Member David Fong, San Ramon Council Member Karen Stepper

County Staff: Ruben Hernandez, Adrian Veliz, Larry Gossett

CCCTA Staff: Melody Reeb

Danville Staff: Andrew Dillard

City of San Ramon Staff: Debra Fehr

SRVUSD Staff: Tina Perault

Shappell /Toll Brothers: Tim Saunders, Steve Savage

- Item 1:** **Teleconference Resolution** – The resolution was not adopted now that in-person meetings have resumed.
- Item 2:** **Introductions**
- Item 3:** **Public Comments:** None
- Item 4:** **Changes to Agenda:** None
- Item 5:** **Election of Officers:** San Ramon Vice Mayor Scott Perkins was elected Chair for 2024; Danville Council Member Karen Stepper was elected Vice Chair for 2024.
- Item 6:** **Review and Approve Minutes** – The minutes for December 5, 2022 were approved without revision.
- Item 7:** **Gale Ranch Annual Compliance Report:**
- Steve Savage provided updates on development at Gale Ranch.
 - Construction of all residential units has been completed.
 - Critter Crossing Park construction currently is in progress, anticipated completion Summer of 2024.
 - Phase II Rancho Park in progress, construction is scheduled to start in Spring 2024 and anticipated completion date Summer of 2025.
 - Working on getting Open Space (GHAD) parcel accepted by the City and County.
- Item #8** **Dougherty Valley Village Center – Retail Center/TAC meetings:**
- Tim Saunders (Shappell) indicated that the final 185 affordable housing units at Deer Creek South are scheduled to be completed in 1st Quarter of 2025.
 - Shappell advised that the originally planned retail element of the Deer Creek South parcel is still being reevaluated in light of changing economic circumstances. All infrastructure is in place for Deer Creek South. The developer is working with City of San Ramon staff regarding commercial development options for Deer Creek South. The

development plan may be modified to reduce the retail square-footage planned for this parcel. The reduction of retail space may allow for additional housing units.

Item #9: Dissolution of DVOC:

- Discussions regarding dissolution began back in 2021-2022 and are ongoing. The work on the parks will need to be completed before acceptance by the city. Given the park completion dates are estimated for 2025, December 2025 is likely our earliest target date for dissolution. List of items to address before dissolution include park completion, remaining balance of community facilities fund dispersal, Village Center South retail, light rail corridor.
 - Retail study has found that the Village Center area is isolated and may not draw substantial retail business. The City of San Ramon is discussing potential mixed use on the retail parcel, allowing a smaller retail footprint and additional housing units in Village Center South.
 - Plans for Light Rail corridor are still undetermined – light rail system is unlikely to be built due to various technical challenges, but there appear to be alternative transit-oriented uses for the right-of-way established for the planned light rail corridor that can improve mobility for area residents.
 - Supervisor Andersen indicates that if DVOC dissolution occurs and a development plan is proposed for the transit corridor subsequent to dissolution, then all parties to the DV settlement agreement can then reconvene to discuss the matter further. (i.e. the light rail corridor issue does not need to be resolved prior to dissolution).
 - Need to work with legal to amend settlement agreement or MOU before dissolution.

Item #10 County Connection Bus Route 35:

- Melody Reeb provided the following CCTA updates route 35:
 - Overall Route 35 ridership is currently about 64% of pre-pandemic levels. Systemwide ridership is presently at about 75% of pre-pandemic levels.
 - Route 335 ridership (weekend route essentially mirroring rte. 35) presently exceeds pre-covid levels.
 - Systemwide, there has been more recovery in ridership for school routes and weekend routes.
 - There is no more funding coming in from DV residential development, remaining balance on previously collected DV transit fees were drawn down in December 2023.
 - DVOC member comments that there are attendance issues for elementary school students who reside in apartments (along Bollinger north of the Community center) and believes that this is in part due to the area not being adequately served by existing bus lines and would like County Connection to explore potential route adjustments to help address this specific issue.

Item #11 Level of Services (LOS) Report:

- Debra Fehr of San Ramon indicates that all 8 of San Ramon’s intersection are presently operating within acceptable LOS standards during AM/PM peak periods. LOS in San Ramon are presently better than pre-pandemic levels. Notes that traffic volume is returning to pre-COVID levels, but the peaks are not quite as high as pre-COVID. Slight increase of delays at intersections relative to last year.
- Andrew Dillard of Danville indicates that the intersection of Crow Canyon Road / Camino Tassajara is presently LOS “A” for AM/PM peak hours.

Item #12 San Ramon Valley Unified School District Report:

- Tina Perault of the SRVUSD provided the following updates:
 - The district is now able to pull portable classrooms from school sites. DVHS enrollment continues to drop from “bubble” peak a couple of years ago -6 portables removed from upper parking lot in Summer 2023. Also removed 4 portables from front parking lot at Gale Ranch Middle School. Also removed 1 portable from Windemere Ranch and transferred it to Golden View Elementary. Portables remain at Gale Ranch Middle and Windemere Ranch Middle, but those are owned by the district so there is less urgency to remove those from school sites.
 - TK enrollment continues to grow. TK and K will eventually be full-time programs and the district is planning accordingly.
 - The district is presently studying area demographics for the DV area to inform their long-term enrollment forecasts. Overall enrollment rates are declining district wide.

Item #13 DVOC Meeting Dates for 2024

The DVOC typically schedules two meetings per calendar year, with the first occurring in June and the second in December. Noting that only one meeting is required per year, the DVOC members voted to forego the June meeting in 2024.

- DVOC Meeting Dates for 2024 Will Be:
 - Monday, December 2, 2024, at 10:00 AM

The meeting was adjourned at 9:45AM.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-4026

Agenda Date: 12/2/2024

Agenda #: 6.

Dougherty Valley Oversight Committee

See attached report

GALE RANCH

COMPLIANCE REPORTS

Prepared By:

**Shapell Homes
(Toll Brothers, Inc.)
6800 Koll Center Parkway, Ste 320
Pleasanton, CA 94566
925-249-6032**

November 21, 2024

November 21, 2024

Adrian Veliz
Senior Planner
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

Re: 2024 Gale Ranch Annual Compliance Reports

Dear Mr. Veliz:

Please find enclosed the 2023 Compliance Report required for the Gale Ranch project. This report has been developed in accordance with recommendations implemented in the 2000 through 2023 Annual Compliance Reports, as well as from comments received from the County and City of San Ramon. Should you have any questions or comments, please feel free to call me at your earliest convenience at 925-249-6032.

Sincerely,

Steven Savage
Toll Bros., Inc

CC: Alli Sweeney
Dave Suico

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SETTLEMENT AGREEMENT ANNUAL COMPLIANCE REPORT

A. REQUIREMENTS

The *Agreement to Settle Litigation relating to the Dougherty Valley General Plan Amendment, Specific Plan and Environmental Impact Report* (the “Agreement”) was entered into on May 11, 1994. One provision of the Agreement (Exhibit G, Section IV.A.) requires the preparation of an annual compliance report.

Exhibit G, The Dougherty Valley Compliance Monitoring Program, Section IV. A. reads as follows:

IV. PREPARATION AND CONSIDERATION OF ANNUAL COMPLIANCE REPORTS

“A. Preparation of Annual Compliance Reports. Acting through its planning and public works staffs, the County will prepare an annual compliance report (an “Annual Compliance Report”) based on (I) the information produced by the Tracking System and (ii) development “status reports” prepared by the Developers and submitted to County staff on or before October 15 of each year. The status reports will outline construction activities that have occurred during the previous year, work underway and anticipated efforts for the following three years. The status reports will also include all significant activity related to public and private infrastructure, and all significant residential and commercial construction activity.

An Annual Compliance Report will be submitted by County Staff to the DVOC on or before November 15 of each year during build out and will describe and evaluate, among other things:

- **The Project’s compliance with the Performance Standards, and the causes of any identified noncompliance.**
- **Progress made by the County, San Ramon, Danville, the Developers and others in addressing any “Intermediate Steps” identified in Schedule 1 to this Exhibit G and the probable need for additional consultations during the following three years.**
- **The extent to which Third Parties are acting consistently with the assumptions and standards established under the Settlement Agreement and efforts to secure the cooperation of those other parties.”**

B. SPECIFIC PROVISIONS OF THE COMPLIANCE REPORT

1. Gale Ranch Phase 1

A. Construction Activities (from October 2023 through September 2024)

(For reference to Phase I - See the map entitled “The Communities at Gale Ranch (Gale Ranch Phase 1) Site Exhibit” in the Supporting Documents section).

- To date, 100% or 1216 residential building permits have been issued and all units complete and sold in Phase I. See Table A for a summary of building permits for Phase 1.

Table A								
Gale Ranch Ph. 1 – Final Map and Building Permit Status								
Community Identification	Lot Size	Subdivision	# Of Homes	Final Map	Building Permits	Tract Accept. (Street)	Tract Accept. (Lndscp)	% w/ Building Permit
Fairway Bridge	7,500	7796	42	X	42	X	X	100%
Fairway Bridge	7,500	7980	25	X	25	X	X	100%
Fairway Bridge	7,500	8027*	51	X	51	X	X	100%
Fairway Bridge	7,500	8131	59	X	59	X	X	100%
Fairway Bridge	7,500	8255	37	X	37	X	X	100%
Fairway Bridge	7,500	8348	2	X	2	X	X	100%
Crest Bridge	4,500	7979	79	X	79	X	X	100%
Crest Bridge	4,500	8132*	81	X	81	X	X	100%
Crest Bridge	4,500	8254	125	X	125	X	X	100%
Glen Bridge	4,800	7981	45	X	45	X	X	100%
Glen Bridge	4,800	8135	82	X	82	X	X	100%
Glen Bridge	4,800	8256	97	X	97	X	X	100%
Cedar Bridge	TH	8105	144	X	144	X	X	100%
Summit Bridge	10,000	8133	22	X	22	X	X	100%
The Pointe	10,000	8134	69	X	69	X	X	100%
Falcon Bridge	Apt.	8189	256	X	256	X	X	100%
Total			1216	Total	1216	X	X	100%
* Tract 8027 has 7 Crest Bridge homes								
* Tract 8132 has 6 Fairway Bridge homes								

- All parks in Gale Ranch 1 have been completed – see Table L.

B. Anticipated efforts for the next three years (2023 to fall 2027)

- There is no further work by Shapell Homes as it relates to Gale I. The City of San Ramon has taken over all maintenance of improvements.

Table B	
Gale Ranch Phase 1 – Street/Landscape Improvement Status	
Item	Subdivisions
Street Improvements Complete	7796, 7979, 7980, 7981, 8027, 8105, 8131, 8132, 8133, 8134, 8135, 8189, 8254, 8255, 8256, 8348
Landscape Improvements Complete	7796, 7979, 7980, 7981, 8027, 8105, 8131, 8132, 8133, 8135, 8189, 8254, 8255, 8256, 8348, 8134

2. Gale Ranch Phase II

A. Construction Activities (from October 2023 through September 2024)

(For reference to Phase II - See Map entitled “The Communities at Gale Ranch (Gale Ranch Phase 2) Site Exhibit” in the Supporting Documents section).

- Home construction is complete in all neighborhoods. No In-tract civil improvements (pad grading, storm drain, water, sanitary sewer, and street construction) occurred in these subdivisions. (See Tables C and D for Gale II Neighborhood information)
- To date, 1947 building permits, or 100% of all permits for Gale II have been obtained. See Table C for a detailed summary of Final Map and Building Permit status in Gale II.

Neighborhood	Community Identification	Subdivision	# Of Homes	Final Map	Building Permits	% w/ Building Permit
1	Monarch	7984	191	10/28/2002	191	100%
2a	Gallery	8563	73	4/2/2003	73	100%
2b	Gallery	8688	33	6/1/2004	33	100%
3-a	Avanti	8689	57	8/16/12	57	100%
3-b	Avanti Heights	9245	99	7/29/13	99	100%
4	Gallery	8690	43	6/15/04	43	100%
5-a	Belvedere	8699	57	12/20/04	57	100%
5-b	Solare	8699	108	12/20/04	108	100%
6	Veranda	8681	130	4/14/05	130	100%
7	Terravista	8682	78	4/14/05	78	100%
8	Coronado	8564	147	4/2/2003	147	100%
9	Villapaseo	8631	84	4/24/2003	84	100%
10	Renaissance	8632	105	11/14/2003	105	100%
11	Cornerstone	8683	266	3/3/2004	266	100%
12	Wisteria	8684	157	2/23/05	157	100%
13-a	Rose Glen	8700	10	11/22/05	10	100%
13-b	Astoria	8700	63	11/22/05	63	100%
14	Rose Garden/Villapaseo	8685	114	4/2/2004	114	100%
15	Rose Garden/Villapaseo	8686	69	8/10/2004	69	100%
0	Old Middle School/Athena	9134	63	7/29/13	63	100%
Totals			1947		1947	100%

B. Work Underway (fall 2023 to fall 2024)

- Table D provides details for the build-out of remaining improvements for Gale Ranch Phase II.
- All Building permits have been obtained and all construction of production homes is complete.

Table D				
Development Schedule for Gale Ranch Phase II by Neighborhood				
Neighborhood	Start In-tract Imprvmnts	Final Map Recordation	Complete In-tract Improvments	Start In-tract Housing
1	Started Summer 2002	October 28, 2002	Complete	Started Fall 2002
2A	Started Summer 2002	April 2, 2003	Complete	Started Spring 2003
2B	Started Summer 2003	June 1, 2004	Complete	Started Summer 2004
3-a	Started Spring 2012	8/16/12	Complete	Started
3-b	June 2013	June 29, 2013	Complete	Started April 2014
4	Started Spring 2004	June 15, 2004	Complete	Started Fall 2004
5	Started Spring 2004	December 20, 2004	Complete	Started Spring 2005
6	Started Spring 2004	April 14, 2005	Complete	Started Spring 2005
7	Started Fall 2004	April 14, 2005	Complete	Started Summer 2005
8	Started Summer 2002	April 2, 2003	Complete	Started Winter 2002
9	Started Winter 2002	April 24, 2003	Complete	Started Winter 2002
10	Started Summer 2003	November 14, 2003	Complete	Started Fall 2003
11	Started Fall 2003	March 3, 2004	Complete	Started Spring 2004
12	Started Fall 2004	February 23, 2005	Complete	Started Winter 2004
13	Started Summer 2005	November 22, 2005	Complete	Started June 2007
14	Started Fall 2003	April 2, 2004	Complete	Started Spring 2004
15	Started Spring 2004	August 3, 2004	Complete	Started Winter 2004
Old Middle School Site	June 2013	August 2013	Complete	Completed

(For more information, see map entitled “Gale Ranch Trail Exhibit” in the Supplemental Documents section.

C. Anticipated efforts for the next three years (Year 2024 through Year 2027)

- For a summary of key activities in Phase II, see Table E.

Table E

GALE RANCH PHASE 2 PROJECTION (Proposed)

	Year 1 10/23 – 9/24	Year 2 10/24 - 9/25	Year 3 10/25– 9/26
<u>Grading</u>			
Mass grading		Complete	
Finish grade		Complete	
<u>Public Improvements</u>			
North Monarch Road Extension		Complete	
Stoneleaf Road Extension		Complete	
Dougherty Road to Bollinger Road		Complete	
Bollinger Canyon Road (north side)		Complete	
Bollinger Canyon Road (south side)		Complete	
<u>Utility Extension</u>			
Sanitary Sewer		Complete	
Potable Water		Complete	
Reclaimed Water		Complete	
<u>Schools</u>			
Coyote Creek Elementary		Complete	
Gale Ranch Middle School		Complete	
<u>Childcare</u>			
Coyote Creek Elementary		Complete	
Canyon Creek Presbyterian Church		Complete	
Cornerstone Apartments		Complete	
<u>Parks/Recreation (See Table L)</u>			
“Bark and Ride” Park(PA 0040)		Complete	
<u>Trails/Open Space/Flood Control</u>			
DA 0014/0027/0030		Complete	
Wedgewood Trail		Complete	
<u>Commercial</u>			
Plaza at Gale Ranch		Complete	
<u>Community Facilities</u>			
Dougherty Sta./Police		See Windemere - Complete	
Library		See Windemere - Complete	
Service Center		See Ph. 4	
Fire Station		See Windemere - Complete	
Satellite P.O.		See Ph. 4	
Senior Center (Amador Rancho Ctr.)		See Ph. 4	

3. Gale Ranch Phase III

A. Construction Activities (from October 2023 through September 2024)

(For reference to Phase III - See the map entitled “Gale Ranch Phase III” in the Supporting Documents section).

- Creek improvements consisting of DA 0030, DA 0031 & DA 0020 are anticipated to begin the turnover of ownership to the GHAD and maintenance by the City of San Ramon in Winter 2024. California Regional Water Quality Control Board was signed off.

Table F Gale Ranch Phase III - Final Map and Building Permit Status					
Tract	Community Identification	# Of Homes	Final Map Recorded	Building Permits	% w/ Building Permit
8914	Belvedere	29	4/14/05	29	100%
8306	Abbington	63	8/1/06	63	100%
“	SFD/Belmaison	64	8/1/06	64	100%
“	SFD/Athena	80	8/1/06	80	100%
“	SFD/Florentine	64	8/1/06	64	100%
8952	Abbington(3 units per building)	60	3/20/09	60	100%
“	SFD/Tessara	77	3/20/09	77	100%
9165	SFD/Iriana	121	9/29/10	121	100%
8969	SFD/Fiorella	111	8/24/11	111	100%
“	Row Townhomes/Canterra	136	8/24/11	136	100%
MSC09-0010	APT/Valencia(186 units) *		5/7/11		100%
	Building 1	48		1	100%
	Building 2	48		1	100%
	Building 3	48		1	100%
	Building 4	21		1	100%
	Building 5	21		1	100%
8970	SFD/Florentine	56	1/22/10	56	100%
	SFD/Athena	81	1/22/10	81	100%
8971	SFD/Andora	88	9/23/13	88	100%
MSC6-0028	Seville Apartments	165	5/21/08	165	100%
9326	Cordova	35	12-23-16	35	100%
	Totals *	1405		1235	100%

- * Valencia building permits were issued per building and not per unit

B. Anticipated efforts for the next three years (Year 2024 through Year 2027)

- For a summary of key activities in Phase III, please table G.
- Rose Glen Park revised concept plan went before Park Commission and was approved. City has approved renaming park to Critter Crossroad Park and construction started summer 2021. Work anticipated to be complete Winter 2025.

Table G			
Gale Ranch Phase 3 Projection (Proposed)			
	Year 1	Year 2	Year 3
	(10/24 – 9/25)	(10/25 – 9/26)	(10/26 – 9/27)
<u>Grading</u>			
Mass grading		Complete	
Finish grade		Complete	
<u>Public Improvements</u>			
Stoneleaf Road		Complete	
Ivyleaf Springs Road		Complete	
South Monarch Road		Complete	
Golden Bay Road		Complete	
Main Branch Road		Complete	
<u>Utility Extension</u>			
Sanitary Sewer		Complete	
Potable Water		Complete	
Reclaimed Water		Complete	
<u>Schools/Childcare</u>			
Gale Ranch Middle School		Complete	
Quail Run Elementary School		Complete	
<u>Parks/Recreation (See Table L)</u>			
Quail Run Elementary School Park		Complete	
Linear Park		Complete	
Critter Crossroad Park (PA 0018)	X	X	
<u>Trails/Open Space/Flood Control</u>			
Basswood Trail/Trail (#8)		Complete	
<u>Community Facilities</u>			
Dougherty Sta./Police		See Windemere - Complete	
Library		See Windemere – Complete	
Service Center (Corp Yard)		See Ph. 4	
Fire Station		See Windemere - Complete	
Satellite P.O.		See Ph. 4	
Senior Center (Amador Rancho Ctr)		See Ph. 4	

4. Gale Ranch Phase IV

A. Construction Activities (from October 2023 through September 2024)

(For reference to Phase IV - See the map entitled “Subdivision 8856 - Phase 4” in the Supporting Documents section)

B. Anticipated efforts for the next three years (Year 2024 through Year 2027)

- For a summary of key activities in Phase IV, please see Table H.
- Complete the transfer of open space property to the GHAD.
- Complete Rancho Park Phase 2 end of 2025. Plans are awaiting final approval.
- Landscaping on slope adjacent to Dougherty Rd. and tracts 9299 and 9300 to be accepted summer 2024.

Table H		Gale Ranch Phase IV - Final		Map and Building	Permit Status	
Tract	Community Identification	# Of Homes	Final Map Recorded	Building Permits	% w/ Building Permit	
Pod 6						
9303	Amarante	23	5/14	23	100%	
9325	Amarante	82	8/14	82	100%	
9302	Posante	121	7-14-15	121	100%	
9247	Romana	82	12-22-14	82	100%	
9326	Cordova	11	10-2015	11	100%	
	Total:	319				
Pod 3						
9341	Romana/Cordova	94	10/8/15	94	100%	
9297	Cordova	57	2/18/16	57	100%	
9298	Romana	86	12/22/14	86	100%	
	Total:	237				
9301	Pod 5 – Alita & Carmella	153	9-06-16	153	100%	
	Village Center Commercial	448		264	59%	
	Total:	601				
	Pod 4					
9299	Lexington I	50	11/17	50	100%	
9300	Lexington II	54	8/18	54	100%	
	Totals	104				
	Total	1261		1077	85%	

Table I

GALE RANCH PHASE 4 PROJECTION (Proposed)

	Year 1 (10/24 – 9/25)	Year 2 (10/25 – 9/26)	Year 3 (10/26 – 9/27)
<u>Grade</u>			
Mass grading			Complete
Finish grade			Complete
<u>Public Improvements</u>			
Dougherty Road - RA 1168			Complete
Dougherty Road - RA 1208			Complete
Dougherty Road - RA 1210			Complete
Dougherty Road - RA 1211			Complete
Dougherty Road - RA 1249			Complete
<u>Utility Extension</u>			
Sanitary Sewer			Complete
Potable Water			Complete
Reclaimed Water			Complete
<u>Childcare</u>			
Gale IV Childcare		Complete	
<u>Parks/Recreation (See Table L)</u>			
Community Park (future) Dougherty Valley Elementary Park			Complete
Community Park Phase 2	X	X	
<u>Trails/Open Space/Flood Control</u>			
Dougherty Valley Ridge Trail (#11)			Complete
Coyote Canyon Trail (#12)			Complete
Quail Run Trail (#15)			Complete
Jack Rabbit Ridge Trail (#4)			Complete
<u>Commercial</u>			
			Complete
<u>Community Facilities</u>			
Dougherty Sta./Police			See Windemere - Complete
Library			See Windemere – Complete
Service Center (Corp. Yard)			Complete
Fire Station			See Windemere - Complete
Satellite P.O.			Beyond 3-year projection
Senior Center (Amador Rancho Ctr.)			Complete

5. Childcare Facilities

- Shapell Homes has submitted a comprehensive Childcare Mitigation Program to Contra Costa County. The County reviewed the submittal and confirmed on 06/18/07 the program elements were appropriate and fully mitigated Gale Ranch Childcare impact if implemented as proposed.
- The Childcare Facility at Coyote Creek Elementary School operates to accommodate 125 children in each session. They are operating at full capacity.
- The Quail Run Elementary School Childcare Facility operates to a capacity of approximately 192 children.
- The Cornerstone Apartment complex continues to house a childcare facility operated by the YMCA. Capacity of approximately 74 children.
- The Canyon Creek Presbyterian Church Childcare facility (“Little Bridges Pre-School”) is in full operation since 2006.
- The Goddard School, a day care provider was opened in January 2013. The school can accommodate 132 students 6 weeks to 6 years of age.

All childcare mitigation impacts have been completed and satisfied. Further implementation is not required.

For the current childcare summary, please see Table I.

Child Care in Gale Ranch						
	Location	Opening	Infant	Pre-school	School Aged	Total
Coyote Creek Elementary School	Gale I	8/02	0	0	125	125
Canyon Creek Presbyterian Church	Gale I	2006	24	125	57	206
Cornerstone Apartments	Gale II	9/05	0	74		74
Quail Run Elementary School	Gale III	8/06	0	0	179	192
Gale IV Child care (Goddards)	Gale IV	TBD	20	112		132
		Total	24-44	311	361	729

6. Open Space Management

- The development plan for Gale Ranch contains over 1,000 acres of open space. Most open space is planned for dedication to the Geologic Hazard Abatement District 1990-01, (“GHAD”). Planned ownership, funding sources for mitigation activities in open space and responsible managing and maintaining entities are listed in Table J below.
- Shapell has completed the dedication of open space in Gale Ranch Phase I and portions of Gale II through 2013. Dedication of the remaining open space in Gale II, Gale III and Gale IV is ongoing. Open space parcels will not be dedicated until improvements adjacent to or near open space are complete. The endowment to maintain mitigation features listed under the title “Funding” in Table J is a phased contribution per the Resource Agency Permits for Gale Ranch, which is being provided by Shapell.

Facility	Ownership	Property Maintenance	
	Entity	Funding	Entity
1. Public Streets	San Ramon	Property Tax / CSA Tax	San Ramon
2. Private Streets	HOA	HOA	HOA
3. Open Space			
A. Grassland	GHAD	CSA Tax / GHAD Assmnt	GHAD w/ Preserve Manager
B. Slopes	GHAD	GHAD Assessment	GHAD
C. West/Main Branch Corridor	GHAD	CSA Tax / GHAD Assmnt	GHAD/City (CSA) / Prsrve Mngr
D. Trails	GHAD	CSA Tax	City (CSA)
4. Mitigation Features			
A. Backwater Channels	GHAD	Endowment	Preserve Manager / GHAD / city
B. Seasonal Wetlands	GHAD	Endowment	Preserve Manager / GHAD / city
C. Seeps	GHAD	Endowment	Preserve Manager / GHAD / city
D. Ephemeral Channels	GHAD	Endowment	Preserve Manager / GHAD / city
E. Created Tributaries	GHAD	Endowment	Preserve Manager / GHAD / city
5. Wet Ponds	San Ramon	NPDES Tax	City of San Ramon
6. Fire Control			
A. Grassland	GHAD	CSA Tax	San Ramon (with Fire District)
B. Fuel Transition Zone	GHAD	HOA Assessment	HOA (with Fire District)
7. Landscape			
A. Public ROW	San Ramon	CSA /Property Tax	City of San Ramon
B. Parks	San Ramon	CSA /Property Tax	City of San Ramon
C. Riparian Corridor	GHAD	CSA	City of San Ramon
D. Fuel Transition	GHAD	HOA Assessment	HOA w/ Fire District
8. Detention Basin	San Ramon	CSA Tax	City of San Ramon
9. "Structures" Creek Corridors	GHAD	CSA Tax	San Ramon w/ Prsrve Mngr)
NPDES - Nat'l Pollutant Discharge Elimin. System		HOA – Home Owners Association	
GHAD - Geologic Hazard Abatement District		CSA - County Service Area	

7. Affordable Housing

- Shapell Industries is in compliance with the Dougherty Valley Affordable Housing Program (See Table K below).

Gale Ranch Phase I

- Gale Ranch Phase I contains 256 units of moderate-income apartment homes. In accordance with the amended DVAHP and the Contra Costa County Regulatory Agreement that applies to the Falcon Bridge project, these units are available to families in the moderate-income category for a period of 20 years. Additionally, there are 12 moderate-income families that have qualified for home purchase on an income basis. The total moderate-income unit count is 268 units, or 22% of Phase I. It should be noted that all of the 268 moderate-income units provided to date have received no government subsidized financing.

Gale Ranch Phase II

- Neighborhood 10, or Renaissance, construction is complete. Renaissance provides 105 for-sale moderate affordable housing units, and the lottery for all the homes occurred in March of 2004. These homes were sold at a price consistent with the affordable criteria for the year in which they are delivered to the market place. No form of government subsidized financing has been used to create this neighborhood.
- Neighborhood 11, or Cornerstone, is a 266-unit rental community with 164 units available in the very low and low-income categories. Cornerstone also contains approximately 102 moderate-income apartments. This complex was completed in 2005 and is fully occupied. No form of government subsidized financing has been utilized.
- Neighborhood 12, or Wisteria, is a 157-unit complex in which 19 units have been sold as affordable housing to buyers in the moderate-income category.

Table L				
Affordable Housing Planned in Gale Ranch Phases I - IV				
	Type	Low/Very Low	Moderate	Total
Phase I				
Falcon Bridge	Rental	0	256	256
SFD Homes	For-sale	0	12	12
Phase II				
Renaissance	For-sale	0	105	105
Cornerstone	Rental	164	102	266
Wisteria	For-sale	0	19	19
Phase III				
Seville Apartments	Rental	165	0	165
Valencia Apartments	Rental	80	106	186
Phase IV				
Phase IV Apartments	Rental	101	347	449
Total		510	947	1,457

Gale Ranch Phase III

- The Final Development Plan and Vesting Tentative Map for Phase III were approved by the County Planning Commission on October 28, 2003. Phase III contains two apartment neighborhoods (Seville and Valencia) that contains 165 very low and low income rental units. Site improvements (Seville) were complete and units are being leased. An additional 186 affordable apartment units (Valencia) are complete and 98% occupied. Units relocated from Phase 4 consist of 101 low/very low and 347 moderate-income units. The 2012 compliance report reflects this change.

Gale Ranch Phase IV

- The Final Development Plan and Vesting Tentative Map for Gale Ranch Phase IV were approved in January 2005. Phase IV contains 347 moderate-income rental apartments and 101 low/very low rental apartments. As part of a revision to Phase IV Final Development modification plan approval by the County Zoning Administrator in February of 2012 the remaining 449 affordable units will be constructed as senior age restricted apartments.
- More affordable housing information may be found in the Gale Ranch Affordable Housing Compliance Report submitted to the Department of Conservation and Development October 1, 2014.

- Shapell Properties has pulled Building Permits for the first 264 units of Senior housing, completed construction and have been occupied. Shapell completed site improvements in public right of way (Bollinger) and to future apt. pad 2020. Remaining 185 units are being discussed by the City of San Ramon, County and Shapell Properties.

8. Developed Parkland

- Gale Ranch Phase I. Construction of all parks in Phase I are complete and the parks are operational. Coyote Crossing Park, East Park, Windy Hills Park and Windy Hills addition provide 21.56 acres of constructed park.
- Gale Ranch Phase II. Construction of the Hidden Crest Park (PA 0003) and Valley view Park (PA 0009) are complete. Monarch Park (i.e. neighborhood 2B Park) PA 0008 is complete and was accepted August 14, 2007 by the City of San Ramon. Creekside Park (i.e. neighborhood 11 park) PA 0010 is complete and was accepted August 14, 2007. Bark and Ride is complete and was accepted on March 8, 2011. This brings the total of completed park acreage for Phase II 30.50 acres, and the cumulative total for Gale I and Gale II to 52.06 acres (see Table L).
- Gale Ranch Phase III. Construction of Gale Ranch Middle School Park and Quail Run Elementary, Mosaic Park and Overlook Park totaling 14.44 acres is complete. This brings the cumulative for Gale I, Gale II and Gale III to 66.50 acres (see Table L). Mosaic Linear Park Phase 1 was completed and turned over for maintenance & Phase 2 completed and working with DR Horton and City for acceptance in winter 2019. Critter Crossroad Park (previously Rose Glenn Park) revised concept plan went before City Park Commission and was approved. Construction started summer 2021 and will be complete Winter 2025.
- Gale Ranch Phase IV. Construction of Phase I of Rancho San Ramon Park totaling 23.27 acres was completed and placed into warranty in October 2014. Park Commission approved concept plan for Ph 2 and started summer 2024 and will be complete end of year 2025.

Table M	PARK COMPLETION STATUS
	<u>Construction Complete</u>

	<u>Park Name</u>	<u>Acreage</u>	<u>Completion Date</u>
Gale I	Coyote Crossing Park	11.76	COMPLETE
	East Park	0.82	COMPLETE
	Windy Hills Park	1.19	COMPLETE
	Coyote Creek School Park	3.68	COMPLETE
	Windy Hills Park Addition	0.18	COMPLETE
	Gale I Total	17.63	COMPLETE
Gale II	Hidden Crest Park (PA 0003)	2.07	COMPLETE
	Monarch Park (PA 0008)	6.34	COMPLETE
	Creekside Park (PA 0010)	5.97	COMPLETE
	Valley View Park (PA 0009)	10.02	COMPLETE
	« Bark and Ride » (PA 0040)	6.10	COMPLETE
	Gale II Total	30.50	COMPLETE
Gale III	Quail Run Elementary	6.40	COMPLETE
	Gale Ranch Middle School	6.20	COMPLETE
	Overlook Park (PA 0019)	0.10	COMPLETE
	Mosaic Community Park (PA 0021)	1.74	COMPLETE
	Hummingbird Playground (PA 0041)	0.4	COMPLETE
	Gale III Total	14.44	COMPLETE
Gale IV	Rancho San Ramon Community Park Phase I	23.27	COMPLETE
	Total Complete	90.7	
<u>Future Construction</u>			
	<u>Park Name</u>	<u>Acreage</u>	<u>Completion Date</u>
	Mosaic Linear Park	2.10	Complete
	Critter Crossroad Park (PA 0018)	8.44	2025
	Gale III Total	10.54	
Gale IV	Ranch San Ramon Community Park Phase II	7.83	2026
	Bella Vista School Park	2.61	Complete
	Linear Park (Pod 6)	1.21	Complete
	Gale IV Total	11.65	
Future Construction acreages are taken from the Gale 2, 3 and 4 FDP, VTM dated August 30, 2013			

GALE RANCH DEVELOPMENT AGREEMENT COMPLIANCE REPORT

The Development Agreement Between County of Contra Costa and Shapell Industries, Inc. Relating to the Development Commonly Known as the Gale Ranch, effective April 8, 1996, states in Section 3 the mutual obligations of the developer and county.

(This Development Agreement encompasses the area known as Gale Ranch Phases 2 through 4 – excluding Gale Ranch Phase 1 – “The Bridges at Gale Ranch”)

A. REQUIREMENTS

(Development Agreement)

Section 3. Obligations of Developer and County.

3.1 Obligations of Developer Generally. “The Parties acknowledge and agree that County’s agreement to perform and abide by the covenants and obligations of County set forth herein is material consideration for Developer’s agreement to perform and abide by the covenants and obligations of Developer set forth herein.”

3.2 Obligations of County Generally. “The Parties acknowledge and agree that Developer’s agreement to perform and abide by the covenants and obligations of Developer set forth herein is material consideration for County’s agreement to perform and abide by the covenants and obligations of County set forth herein.”

SPECIFIC REQUIREMENTS AND DEVELOPER RESPONSE

1.A. Development Agreement:

Section 3.3 (a) Compliance with Settlement Agreements.

“The terms and provisions of this Agreement are intended to be consistent with, and shall not be deemed to modify, abrogate or limit compliance with or the implementation or enforcement of, the terms and provisions of any of the Settlement Agreements. In the event of any conflict between the terms and provisions of this Agreement and any Settlement Agreement, the terms and provisions of such Settlement Agreement shall prevail to the extent of such conflict. If and to the extent any obligation of any party under any of the Settlement Agreements is terminated for any reason, including without limitation any obligation under Section 3.3(j) (relating to the Interstate 680/24 Interchange), Section 3.3 (h) (relating to the payment of traffic fees to the City of Pleasanton), and Section 3.3 (e) (relating to the design program for the Village Center), then such obligation shall not be required to be satisfied hereunder.”

1.B. Developer Response (Year 2023):

- To the best of our knowledge, Shapell Industries of Northern California is in compliance with all settlement agreements affecting Dougherty Valley.

2.A. Development Agreement:

Section 3.3 (b) Preliminary Development Plan.

“Except as otherwise specifically agreed by County, Developer shall comply with all conditions of approval to the Preliminary Development Plan.”

2.B. Developer Response (Year 2023):

- Shapell is in compliance with all conditions of approval attached to the PDP (County File No. R2922993)

3.A. Development Agreement:

Section 3.3 (c) Affordable Housing.

“Developer shall, in connection with its development of the Gale Ranch, implement the terms and provisions of the Dougherty Valley Affordable Housing Program, updated and adopted by the Board in 2002, pursuant to Board Order, (the “Affordable Housing

Program”), which requires that a minimum of twenty-five percent (25%) of all dwelling units be developed as affordable to very low, low and moderate income households.”

3.B. Developer Response (Year 2023):

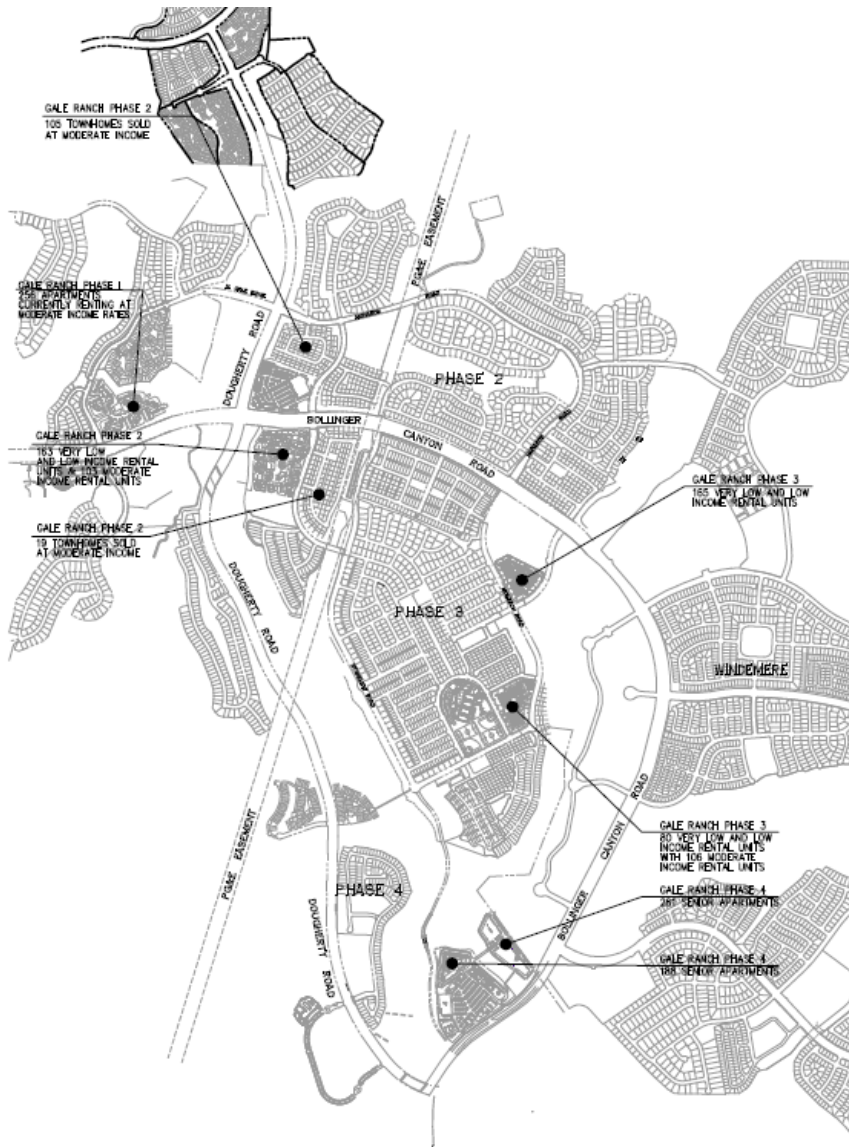
- Shapell Industries is in compliance with the Dougherty Valley Affordable Housing Program.

Gale Ranch Phase I

- Gale Ranch Phase I contains 256 units of moderate-income apartment homes. In accordance with the amended DVAHP and the Contra Costa County Regulatory Agreement that applies to the Falcon Bridge project, these units are available to families in the moderate-income category for a period of 20 years. Additionally, there are 12 moderate-income families that have qualified for home purchase on an income basis. The total moderate-income unit count is 268 units, or 22% of Phase I. It should be noted that all of the 268 moderate-income units provided to date have received no government subsidized financing.

Gale Ranch Phase II

- Neighborhood 10, or Renaissance, construction is complete. Renaissance provides 105 for-sale moderate affordable housing units, and the lottery for all the homes occurred in March of 2004. These homes were sold at a price consistent with the affordable criteria for the year in which they are delivered to the market place. No form of government subsidized financing has been used to create this neighborhood.
- Neighborhood 11, or Cornerstone, is a 266-unit rental community with 164 units available in the very low and low-income categories. Cornerstone also contains approximately 102 moderate-income apartments. This complex was completed in 2005 and is fully occupied. No form of government subsidized financing has been utilized.
- Neighborhood 12, or Wisteria, is a 157-unit complex in which 19 units have been sold as affordable housing to buyers in the moderate-income category.
- Two homes were sold to home buyers in Phase II that qualified as moderate affordable.



**TABLE K
AFFORDABLE HOUSING PLANNED IN GALE RANCH PHASES I-IV**

	TYPE	LOW/VERY LOW	MODERATE	TOTAL
PHASE I:				
FALCON BRIDGE	RENTAL	0	256	256
SFD HOMES	FOR SALE	0	12	12
PHASE II:				
SFD HOMES	FOR SALE	0	2	2
RENAISSANCE	FOR SALE	0	105	105
CORNERSTONE	RENTAL	164	102	266
WISTERIA	FOR SALE	0	19	19
PHASE III:				
SEVILLE	RENTAL	165	0	165
VALENCIA	RENTAL	80	106	186
PHASE IV:				
APARTMENTS	RENTAL	102	347	449
	TOTAL:	511	949	1,500



**GALE RANCH AFFORDABLE HOUSING LOCATIONS
SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA
REVISED OCTOBER 28, 2014**

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • ARCHITECTS
2541 MARSH DR., SUITE 100, ROCKLIN, CA 95877
PHONE (916) 830-8800 FAX (916) 830-8808

Job No. 991084

Gale Ranch Phase III

- The original Final Development Plan and Vesting Tentative Map for Phase III was approved by the County Planning Commission on October 28, 2003. This original Phase III approval contained an apartment neighborhood with a minimum of 165 very low and low income rental units and 220 moderate income rentals. However, due to a request by the school district the Gale Ranch Middle School was moved on to a portion of this apartment site. Consequently this site could no longer accommodate 385 apartments as a result of the middle school move the remaining land could only accommodate 165 units. In 2007 construction started on the 165 unit project of very low and low income apartment units. These units were ready for occupancy in October 2008. In 2008 a revised FDP was approved by the County that resulted in moving 186 apartment units from Phase IV back to Phase III. The 186 unit project known as Valencia and has been under construction throughout 2011 and first occupancies will occur the last week of September. Project completion is anticipated in December when all units will be available for rent.

Gale Ranch Phase IV

- The Final Development Plan and Vesting Tentative Map for Gale Ranch Phase IV was approved in January 2005. Phase IV will contain 347 moderate-income rental apartments and 101 low/very low rental apartments. Construction is planned to occur sometime between 2014 and 2016.
- The original Final Development Plan and Vesting Tentative Map for Gale Ranch Phase IV were approved in January 2005. This original Phase 4 approval contained 233 moderate-income rental apartments and 186 low/very low rental apartments. However, due to a request by the school district to move the Gale Ranch Middle School to a portion of a Phase 3 apartment site some 215 apartments were moved into Phase IV. In 2008 a new FDP and VTM was filed and approved with the county revising portions of Phase 2, 3 and 4. As a result of this new FDP 186 affordable apartments were moved from Phase 4 back into Phase 3 on to a site just east of Quail Run Elementary School. Construction on these units will start in 2012. These units will be available for occupancy in 2014.
- In February of 2012 the Contra Costa County Zoning Administrator approved yet another revised Final Development Plan modification. This revised FDP called for the remaining 448 affordable units to be built as “age restricted Senior Apartments”. The first 264 senior affordable apartments started construction in 2016 and are now occupied.

4.A. Development Agreement:

Section 3.3 (d) Designation of Preferred Water Provider.

“In consequence of the court-sanctioned EBMUD Settlement Agreement, Policy U-1 of the Specific Plan which identifies alternative water suppliers shall be interpreted and applied to the Gale Ranch development as follows: The Dublin San Ramon Services District (“DSRSD”) is the preferred water provider for the Gale Ranch Site (except for one or two school sites as provided in the EBMUD Settlement Agreement.) EBMUD is an alternative water provider, but only pursuant to the terms and conditions set forth in the EBMUD Settlement Agreement. Staff will support and diligently process an amendment which will incorporate such language into the Specific Plan.”

4.B. Developer Response (Year 2023):

- The 1996 General Plan Amendment and Specific Plan Amendment (Windemere Phase I/Gale Ranch Phase 2) revised the Specific Plan to designate the Dublin San Ramon Service District as the preferred water provider for the balance of Dougherty Valley.
- Page 9-2 of the Dougherty Valley Specific Plan, November 1996 states: “The Dublin San Ramon Services District (DSRSD) is to be the preferred provider of potable water for Dougherty Valley under this Specific Plan.”

5.A. Development Agreement:

Section 3.3 (e) Design Program for Dougherty Valley Village Center.

“Paragraphs 2, 3(a) and 3(b) of the NGO Settlement Agreement require certain actions to be taken with respect to the design of Gale Ranch, including participation in the development of a design program for the “Village Center” of the Dougherty Valley and provision of approximately forty (40) acres of additional open space (provided that such reconfiguration is physically feasible and permitted by law). Any obligation of Developer or County under such provisions of the NGO Settlement Agreement shall be satisfied in connection with any tentative map covering the area of the Gale Ranch Site affected by such obligation, which tentative map will be approved together with any necessary general plan amendment, specific plan amendment or rezoning.”

5.B. Developer Response (Year 2023):

- A Master Plan for the Village Center was submitted by Shapell and Windemere with the 1996 Specific Plan amendment. A Condition of Approval attached to the 1996 entitlements requires a revision to the Master Plan prior to the issuance of the first building permit in the Village Center.
- The County Planning Commission reviewed and approved the Village Center design proposed by Windemere, Shapell and the County in December 2003. Construction is complete on the community center, police substation and library. The buildings for Phase 1 of the campus of the Contra Costa Community College District were completed in 2006. In 2009 the Service Center was accepted and occupied by the City of San Ramon.

6.A. Development Agreement:

Section 3.3 (f) Coordination of On-Site Improvements.

“County shall require that access or right-of-way for those certain roadway improvements described on Exhibit B, attached hereto and incorporated herein by reference, as roadway segments W-1 and W-2, offered for dedication as and at the times provided in the conditions to the PDP; provided, however, that if the Windemere project generates the need for access or right-of-way for roadway segments W-1 and/or W-2, prior to the time such access or right-of-way is required for the Gale Ranch, then County shall ensure that the provision of such access or right-of-way is subject to the following: In order to accommodate Windemere’s development schedule, Windemere may elect to assume responsibility for constructing, without reimbursement from Shapell, roadway segments W-1 and/or W-2 in which case Shapell shall dedicate or offer to dedicate, as required by County, the necessary access or right of way to County upon satisfaction of the following conditions: (a) Shapell will have reasonably reviewed and approved Bollinger Canyon Road’s horizontal and vertical alignment, grading and improvement plans; (b) Windemere shall have provided to Shapell improvement agreements deemed acceptable by County and executed by all parties, together with completion and payment bonds so that the improvements shall be duly completed and no liens shall remain on Shapell’s property; and (c) Windemere shall have procured a policy of Comprehensive General Liability Insurance in an amount and from an insurance company reasonably satisfactory to County naming Shapell as an additional insured. Shapell shall have the right but not the obligation reasonably to designate the source of cut/fill dirt (from the Gale Ranch Site) which shall be used to the extent needed for roadway segments W-1 and/or W-2.”

6.B. Developer Response (Year 2023):

- Shapell and Windemere have coordinated the extension of Bollinger Canyon Road at the southern limit of the project and the extension of Bollinger Canyon Road from existing Dougherty Road to the Windemere boundary. Both sections of Bollinger Canyon Road are complete.

7.A. Development Agreement:

Section 3.3 (g) Danville/San Ramon/County Traffic Mitigation

“(1) Certain traffic improvements within the County, San Ramon and Danville are or may be required to accommodate development under the Specific Plan (the “Project Traffic Improvements”). The Project Traffic Improvements include (i) the on-site traffic improvements described in the Specific Plan as the “Internal Circulation System” (the “On-Site Traffic Improvements”), (ii) the off-site traffic improvements described on Exhibit C-1, attached hereto and incorporated herein by reference (the “Initial Project Traffic Improvements”) and (iii) certain additional off-site traffic improvements described on Exhibit C-2, attached hereto and incorporated herein by reference (the “Additional Project Traffic Improvements”). The Initial Project Traffic Improvements and the Additional Project Traffic Improvements are sometimes referred to collectively below as the “Off-Site Traffic Improvements.”

(2) Subject to the provisions of 3.3(g), Developer shall be responsible for the construction of the On-Site Traffic Improvements made necessary by the Gale Ranch.

(3) Developer shall pay to County a per-unit traffic impact fee (the “Traffic Impact Fee”) in the amount necessary, but no more than the amount necessary, to fund Developer’s fair share of the cost of construction of the Off-Site Traffic Improvements; provided however, that Windemere shall have responsibility for constructing roadway segments S-1 and S-2 as shown on Exhibit B to this Agreement. In calculating Developer’s and Windemere’s respective obligations for the construction and/or funding of the Off-Site Traffic Improvements, the costs of S-1, S-2 and W-3 shall be deducted from the aggregate total cost of the Off-Site Traffic Improvements and not considered in making such calculations. The amount of the Traffic Impact Fee shall be determined as set forth in subsection (4) below, and shall apply to residential units developed on the Gale Ranch Site. The Traffic Impact Fee applicable to a residential unit shall be paid when the building permit for such unit is issued. The County will retain responsibility for the issuance of building permits and collecting the fees notwithstanding the municipal annexation of any portion of the Gale Ranch.

(4) The amount of the Traffic Impact Fee shall be determined within six (6) months following County’s approval of this Agreement, but no later than the date upon which the County first approves a tentative subdivision map showing individual residential lots for any portion of the Dougherty Valley (other than for the Country Club Site), in the following manner: County, Developer, Windemere and, as required by the San Ramon Settlement Agreement, representatives of Danville and San Ramon, shall meet and confer in good faith to determine (i) the estimated reasonable cost of the Off-Site Traffic Improvements and (ii) the respective proportions of such cost that fairly should be borne by Shapell and Windemere, (taking into account, among other things, development planned for the Country Club Site and the fees being paid by Shapell with respect thereto) and other projects or parties, if any, contribution to the need for such improvements and to whom the Traffic Impact Fee will apply. In making such determinations, and establishing the amount of the Traffic Impact Fee, it shall be recognized that (a) Developer’s pro rata

contribution to the traffic improvements described on Exhibit C-3, attached hereto and incorporated herein by reference, shall be no more than is specified in, and shall be paid as described in, Exhibit C-3; and (b) Developer and Windemere shall, taken together, be responsible for the entire cost of the Initial Project Traffic Improvements as set forth in the San Ramon Settlement Agreement (although each shall be responsible only for its fair share of the cost of such improvements). The costs and proportions so determined and agreed upon by County and Developer shall be reflected, as appropriate, in the Traffic Impact Fee. The amount of the Traffic Impact Fee shall be adjusted annually in accordance with the construction cost index published in the Engineering News Record.

(5) County shall enter into such agreements with San Ramon and Danville as may be necessary or appropriate to establish a joint exercise of powers agreement (“JEPA”), or some other program or mechanism, to provide for (i) the collection of traffic impact fees from development projects in San Ramon, Danville and Contra Costa County and within the boundary of the JEPA or other program or mechanism that will contribute to the need for the Additional Project Traffic Improvements, which fees shall be in amounts consistent with the determinations made under Subsection (4) above, (ii) the establishment of an account of accounts (the “Local TIF Account”) to hold Traffic Impact Fees collected from Developer and Windemere, and traffic impact fees collected from the developers of other projects that will contribute to the need for the Additional Project Traffic Improvements (collectively, the “Local TIF Funds”), and (iii) the transfer to San Ramon, Danville and County of Local TIF Funds attributable to the Off-Site Traffic Improvements to be developed within those jurisdictions (the “Local TIF Program”).

(6) The timing of when an Off-Site Traffic Improvement is needed is determined by Measure C and by any conditions of approval for subsequent subdivision maps. If the Local TIF Program has not received sufficient developer fees to fund an improvement when it is needed, then Developer will fund the difference, or construct the improvement, to ensure the improvement is built on time. In such case, Developer shall enter into a reimbursement agreement with County to credit or reimburse Developer the eligible construction costs that were advanced to build the project. Any credit so provided shall be applied in full against the Traffic Impact Fee for each residential unit that receives a building permit following completion of the Off-Site Traffic Improvement by Developer (rather than pro rata against the Traffic Impact Fee for all remaining residential units in the Project) until such time as the full credit has been provided.

(7) County shall reimburse Developer, that portion of the costs to be incurred by Developer in connection with the funding or construction of the On-Site Traffic Improvements and the Off-Site Traffic Improvements that represents the extent to which such traffic improvements will serve traffic generated by projects that are developed pursuant to general plan amendments approved *on or after the Effective Date*.

(8) To the extent that any Project Traffic Improvement funded or constructed by Developer is included on a project list under any Measure C Action Plan or CMP Deficiency Plan, and provided such transportation improvement has sufficient priority

under such Action Plan or Deficiency Plan, Developer shall receive a credit against, or reimbursement from, any regional traffic fee imposed upon Developer under Sections 3.3(g)(11) and 3.3(j) of this Agreement.

(9) Some portion of the Traffic Impact Fee may be allocated to and collected from commercial development (on a per-square-foot basis) to occur as part of Gale Ranch, provided, however, that the total amount of Traffic Impact Fee to be collected from residential development to occur as part of Gale Ranch (as determined above) shall be reduced by the amount of funds to be so collected from commercial development.

(10) County shall make its final determination of compliance with the standards of the Growth Management Element of the General Plan relating to traffic in conjunction with the review and approval of tentative subdivision maps.

(11) County shall not impose on Developer any fee or other obligation with respect to roads or traffic impacts other than as set forth in this Agreement, Section 4.4 of the San Ramon Settlement Agreement (relating to assurance of compliance with traffic service objectives), Paragraph 1 of the Walnut Creek Settlement Agreement or Paragraph 1 of the Pleasanton Settlement Agreement (relating to Developer's payment of fees to Pleasanton). Notwithstanding the foregoing, nothing in this Agreement shall prevent the County from (i) applying to the Gale Ranch to any tentative maps any sub regional traffic impact fee required by Measure C (1988) and adopted and applied consistently and on a uniform basis throughout the Tri-Valley sub region by each of the seven jurisdictions that are now signatories to the Tri-Valley Transportation Council joint powers authority which is adopted prior to the vesting date of any tentative map (provided, however, that County shall provide to Developer a credit against any such fee for traffic improvements constructed and/or funded by Developer under this Agreement or the Settlement Agreement) or (ii) imposing on the Gale Ranch reasonable requirements for the funding or construction of additional minor traffic improvements made necessary by Gale Ranch and identified through CEQA review of individual tentative map applications for Gale Ranch, or (iii) imposing on the Gale Ranch a sub regional traffic fee developed by the JEPA identified in Section 3.3(g)(5) to satisfy Measure C requirements and for the sole purpose of funding a fair share contribution of the Alcosta ramp realignment project at I-680 and the auxiliary lanes project on I-680 between Bollinger Canyon Road and Diablo Road."

7.B. Developer Response (Year 2023):

- Shapell Industries has satisfied this obligation by initiating and participating in the formation of the South Contra Costa (“SCC”) Area of Benefit Fee. All traffic mitigation and roadway improvements cited in the Development Agreement were included in this comprehensive sub-regional fee program. A Joint Exercise of Powers Authority (“JEPA”) formed by the County, the Town of Danville and the City of San Ramon administers the SCC fee program. Shapell pays the SCC fee of \$9,306.00 at the time of building permit issuance. This fee reflects cost of living adjustments to date.

8.A. Development Agreement:

Section 3.3 (h) Pleasanton Traffic Mitigation.

“Separate and apart from the Traffic Impact fee, Developer shall pay to County \$150 for each residential unit developed on the Gale Ranch Site pursuant to the Project Approvals (“Pleasanton Traffic Fees”). The Pleasanton Traffic Fees will be collected by County upon its issuance of the building permit for each such unit and delivered to Pleasanton for the mitigation of traffic impacts on roadways located in its jurisdiction. If for any reason San Ramon assumes the responsibility for issuing building permits for the Project (although the parties anticipate that County will retain responsibility for the issuance of building permits notwithstanding the municipal annexation of any portion of the Gale Ranch), San Ramon shall collect and deliver the Pleasanton Traffic Fees as set forth above. As provided in Paragraph 5(b) of the Pleasanton Settlement Agreement, Developer’s obligations pursuant to this Section 3.3(h) and Paragraph 1 of the Pleasanton Settlement Agreement shall cease in the event that Pleasanton files any legal action challenging any use or approval or any modification to any use or approval relating to Dougherty Valley.”

8.B. Developer Response (Year 2023):

- The Pleasanton Traffic Mitigation Fee of \$150.00 per unit is paid to the County at the issuance of each building permit in Gale Ranch Phase II.

9.A. Development Agreement:

Section 3.3 (i) Dublin Traffic Mitigation.

“County and Developer shall work with the City of Dublin to establish a mutually acceptable fee to account for the cost of mitigating the traffic-related impacts of the Project on roadways located in the City of Dublin net of the cost of mitigating the traffic-related impacts of development projected to occur within the City of Dublin (including, without limitation, the East Dublin project) on the On-Site and Off-Site Traffic Improvements, if any. If County, Developer and the City of Dublin are unable to arrive at a mutually acceptable fee within six (6) months following the Effective Date, then County and Developer may themselves determine the amount of such fee, provided, however, that such six-month period shall be extended for a period of time equal to the period of any undue delay caused by Developer or County in establishing the amount of such fee. Any fee imposed on the Project pursuant to this Section 3.3(i) shall be approved by the Board of Supervisors and, except as otherwise agreed by County and Developer, remain fixed throughout the term of this Agreement; provided, however, that such fee may be subject to escalation in accordance with the “Construction Cost Index” published in Engineering News Record. Such fee, if any, shall be paid upon the issuance of the building permit for each residential unit in the Project and delivered to Dublin for the mitigation of traffic impacts on roadways in its jurisdiction. If for any reason San Ramon assumes the responsibility for issuing building permits for the Project (although the parties anticipate that County will retain responsibility for the issuance of building permits notwithstanding the municipal annexation of any portion of the Gale Ranch), San Ramon shall collect and deliver the fees to Dublin as set forth above. If any regional traffic fee is established and required to be paid by Developer under Section 3.3(g)(11) of this agreement and such regional traffic fee provides funding for those improvements in Dublin included in calculating the amount of the traffic fee to be paid to Dublin as set forth in this Section 3.3(i), then with respect to any residential unit upon which such regional traffic fee is imposed, Developer shall be relieved of its obligation to pay such portion of the fee described in this Section 3.3(i) that is attributable to those improvements in Dublin that are funded by such regional fee.”

9.B. Development Response (Year 2023):

- In June, 2000 the County Board of Supervisors approved a per dwelling unit fee to mitigate impacts of Dougherty Valley Development on the City of Dublin. Shapell paid the “Dublin Fee” of \$3,332.00. Also, Phase 1 of Gale Ranch paid a smaller “placeholder” fee of \$245.00 with each building permit.

10.A. Development Agreement:

Section 3.3 (j) Walnut Creek Traffic Mitigation.

“Notwithstanding any other provision contained herein, all future tentative subdivision maps covering the Gale Ranch Site shall be subject to all standards and requirements adopted by the County pursuant to Measure C (1988), including but not limited to the Tri-Valley Action Plan or fees adopted thereunder, and all standards and requirements adopted pursuant to Title 7, Division 1, Chapter 2.5 of the Government Code (Section 65080 et seq.), including but not limited to all congestion management plans and deficiency plans adopted thereunder, provided that (a) such standards and requirements are designed to mitigate congestion on the Interstate 680/Highway 24 interchange or streets within Walnut Creek, (b) are applied to all other major residential projects within the member jurisdictions of SWAT, TRANSPAC, and TRANSPLAN, and (c) are imposed by the County or City only to the extent of the project’s impacts on the interchange or streets within Walnut Creek. Neither the foregoing provision nor any other provision of this Agreement (other than the subsection of this Agreement relating to Traffic-Based reductions in permitted development (Section 4.1) shall limit the authority of the County to apply the standards and requirements described above adopted pursuant to Measure C (1988), including but not limited to any Action plan or fees.”

10.B. Developer Response (Year 2023):

- Shapell pays the current SCC Regional Fee of \$1,877.00 at the time of building permit issuance. Of this total, \$942.00 is contributed to the “Walnut Creek Traffic Fee”.

11.A. Development Agreement:

Section 3.3 (k) Dougherty Road Improvements.

“County shall not require, as a condition to any Planning Action or Subsequent Approval or in any other manner, that Developer construct or cause to be constructed a realigned Dougherty Road, as shown in the Specific Plan and Preliminary Development Plan, prior to 10 years from the effective date of this Agreement. Prior to County imposing any requirement involving a realigned Dougherty Road, County may require, as a condition to a Subsequent Approval, that Developer improve existing Dougherty Road in a manner acceptable to County.”

11.B. Developer Response (Year 2023):

- In early 2005 Shapell opened RA 1157 to public traffic. This roadway connects Bollinger Canyon Road at the southern portion of the project to Stoneleaf Road in Gale Ranch Phase III. This roadway is in the approximate location of the former Dougherty Road and provides an alternative to Bollinger Canyon Road through Windemere to motorists who may want an alternative north-south connection through the Dougherty Valley.

12.A. Development Agreement:

Section 3.3 (l) Mitigation Monitoring

“Developer shall fund development and operation of a system (the “Permit Tracking System”) to monitor compliance with the requirements of the San Ramon Settlement Agreement regarding the provision of certain capital facilities, compliance with mitigation measures in the Dougherty Valley EIR, and compliance with project conditions, through the payment of a fee not to exceed \$100 per residential unit developed on the Gale Ranch Site, payable at recordation of the final map encompassing such unit. Developer shall, at the time services are performed, pay the County staff costs of carrying out the County’s Mitigation Monitoring Program, as adopted by the Board on the First Approval Date, and as it may be amended for the purposes of compliance with CEQA, which are attributable to development of the Gale Ranch Site, on a time and materials basis, and shall pay the reasonable costs of consultants as necessary to implement the Mitigation Monitoring Program.”

12.B. Developer Response (Year 2023):

- Shapell pays \$100 per residential unit fee with issuance of each residential building permit.
- Shapell pays the reasonable costs of staff and consultants to implement the Mitigation Monitoring Program.

13.A. Development Agreement:

Section 3.3 (m) Establishment of County Service Area.

“(1) County and Developer shall cooperate in (I) the formation, as soon as reasonably practicable but in any event prior to filing of the first final subdivision map in the Dougherty Valley, of a County Service Area or other financing entity to receive certain funds and provide certain services, including the operation and maintenance of facilities and infrastructure, as described in Section 3.3 of the San Ramon Settlement Agreement and (ii) the establishment, as soon as reasonably practicable but in any event prior to filing of the first final subdivision map in the Dougherty Valley, of a mechanism and adequate to fund the provision of such services as described in Section 3.3 of the San Ramon Settlement Agreement.

(2) As described in Section 3.4 of the San Ramon Settlement Agreement, to ensure that the Community Center, Senior Center, Library, Corporation Yard and Police Substation described in the Specific Plan will be constructed on a timely basis and made available to Dougherty Valley residents at the appropriate time, County shall (except to the extent some other method for the financing or provision of such facilities is requested or established by Developer or Windemere, as appropriate) assess against residential units to be developed in the Dougherty Valley a fee, special tax or assessment in an amount sufficient to fund Developer’s and Windemere’s obligation to contribute to the cost of such facilities (the “Facilities Fee”). Funds so collected will be held in a separate account and made available to Developer and Windemere, as appropriate, for the construction of such facilities. The precise form, timing, and amount of such fee, tax, or assessment shall be in accordance with the terms and provisions of Exhibit D attached hereto.”

13.B. Developer Response (Year 2023):

- The Dougherty Valley County Service Area (CSA M-29) was approved by Contra Costa LAFCO in March 1996. The CSA M-29 is perpetually funded through a tax election held in February 1998. The County automatically adds the CSA tax to each individual parcel in Dougherty Valley shortly after the building permit is issued.
- The only on-going activity required by Shapell is to participate with the County and City of San Ramon to prepare an annual CSA budget and review reimbursement invoices. To date, the County has reimbursed the City for expenditures completing FY08-09. A permanent reimbursement agreement was negotiated and executed by the City of San Ramon, Town of Danville, and Contra Costa County in 2005. All reimbursements are up to date.

**COUNTRY CLUB AT GALE RANCH “THE BRIDGES AT GALE RANCH”
DEVELOPMENT AGREEMENT**

The Development Agreement Between County of Contra Costa and Shapell Industries, Inc. Relating to the Development Commonly Known as Country Club at Gale Ranch, effective January 11, 1995 states in Section 8.2 the requirement that the Developer provide an annual report demonstrating the “good-faith compliance” with the terms of the agreement. The specific obligation of the Developer and County are described in Section 3 of the Agreement.

A. REQUIREMENTS

1.A. Development Agreement:

Section 3.1 Obligations of Developer and County.

Section 3.1. (a) Generally:

The Parties acknowledge and agree that County’s agreement to perform and abide by the covenants and obligations of County set forth herein is material consideration for Developer’s agreement to perform and abide by the covenants and obligations of Developer set forth herein.”

Section 3.1. (b) Conditions to Current Approvals:

“Except as otherwise specifically agreed to by County, Developer shall comply with all conditions to the Current Approvals.”

1.B. Developer Response (Year 2023):

- To the best of our knowledge, Shapell Industries has complied with all original or revised conditions of approvals attached to “The Country Club at Gale Ranch” Project, (“The Bridges at Gale Ranch”).

2.A. Development Agreement:

Section 3.1. (c) Capital Facilities Fee.

“Certain facilities are identified in the Settlement Agreement as being necessary to serve development in the Dougherty Valley. These facilities include a fire station or stations, police or sheriff’s substation, a community center, a senior center, a library and a corporation yard (each, individually, a “Capital Facility” and collectively the “Capital Facilities”). Developer shall pay a fee of \$1,000 per residential unit developed on the County Club at Gale Ranch Site, payable to County at building permit issuance, for the purpose of funding construction of the Capital Facilities (“the “Capital Facilities Fee”). The Capital facilities Fees so collected shall be held by County in a separate account and made available to developer, with interest paid at the rate received by County on its investments, for the construction of the Capital Facilities. The Capital Facilities Fee shall be adjusted annually in accordance with the construction cost index for the San Francisco Bay Area 91994+100) published in the Engineering News Record. This Section 3.1 (c) constitutes compliance with section 3.4 of the Settlement Agreement with regard to County Club at Gale Ranch. Developer’s compliance with this Section 3.1 (c) shall constitute compliance with Condition 122 of the Project Conditions. Developer shall have no obligation relating to Country Club at Gale Ranch and the construction of the Capital Facilities other than as described in this Section 3.1 (c).”

2.B. Developer Response (Year 2023):

- The Capital Facilities Fee, currently designated as the “Community Facilities Fee” is paid at issuance of every residential building permit. The current fee amount is \$2,734.45.

3.A. Development Agreement:

Section 3.1. (d) Parks Fee.

“Developer shall improve and dedicate 9.9 acres of parkland as shown on the Vesting Tentative Map and as modified by the Project Conditions. In addition, beginning with the 545th residential unit developed on the County Club at Gale Ranch Site, Developer shall pay to County a fee of \$5,446 per unit (The “Parks Fee”), payable at building permit issuance. The Parks Fees paid by Developer shall be kept by County in a separate account. The Parks Fee shall be adjusted annually in accordance with the construction cost index for the San Francisco Bay Area (1994=100) published in the Engineering News Record. If Developer dedicates 12.2 acres of parkland in addition to the 9.9 acres described immediately above (such 12.2 acres constituting the “Additional Parkland”), improved in a manner comparable to the parkland developed on the County Club at Gale Ranch Site, Developer shall receive a refund, with interest paid at the rate received by County on its investments, of all Parks Fees paid. If Developer so improves and dedicates a portion of the Additional Parkland, Developer shall receive a refund, with interest paid at the rate received by County on its investments, of the Parks Fees paid, proportional to the number of acres so improved and dedicated. Any Parks Fees to which Developer is not entitled to a refund within seven years of first payment of a Parks Fee may be spent by County (or, in the event that the County Club at Gale Ranch Site has been annexed to San Ramon, San Ramon) for the purpose of providing parkland to serve County Club at Gale Ranch. Developer’s compliance with the section 3.1 (d) shall constitute compliance with Condition 51 of the Project Conditions and the applicable provision of the Settlement Agreement regarding the dedication and improvement of parkland. Developer shall have no obligation relating to Country Club at Gale Ranch and the provision of parkland other than as described in this Section 3.1 (d).”

3.B. Developer Response (Year 2023):

- Gale Ranch Phase I. Construction of all parks in Phase I are complete and the parks are operational. Coyote Crossing Park, East Park, Windy Hills Park, Coyote Creek School and Windy Hills addition provide 21.56 acres total of constructed park.
- Gale Ranch Phase II. Construction of the Hidden Crest, Monarch, Valley View, Bark and Ride and Creekside Park parks are complete and accepted. This brings the total of completed park acreage for Phase II to 30.50 acres.
- Gale Ranch Phase III. Construction of Gale Ranch Middle School Park and Quail Run Elementary, Mosaic Park and Overlook Park totaling 14.40 acres is complete. This brings the cumulative for Gale I, Gale II and Gale III to 66.50 acres (see Table L). Rose Glen Park revised concept plan went before Park Commission and was approved. City has approved renaming park to Critter Crossroad Park and construction started summer 2021. Work anticipated to be complete December 2024.

Table M

PARK COMPLETION STATUS

<u>Construction Complete</u>			
	<u>Park Name</u>	<u>Acreage</u>	<u>Completion Date</u>
Gale I	Coyote Crossing Park	11.76	COMPLETE
	East Park	0.82	COMPLETE
	Windy Hills Park	1.19	COMPLETE
	Coyote Creek School Park	3.68	COMPLETE
	Windy Hills Park Addition	0.18	COMPLETE
	Gale I Total	17.63	COMPLETE
Gale II	Hidden Crest Park (PA 0003)	2.07	COMPLETE
	Monarch Park (PA 0008)	6.34	COMPLETE
	Creekside Park (PA 0010)	5.97	COMPLETE
	Valley View Park (PA 0009)	10.02	COMPLETE
	« Bark and Ride » (PA 0040)	6.10	COMPLETE
	Gale II Total	30.50	COMPLETE
Gale III	Quail Run Elementary	6.40	COMPLETE
	Gale Ranch Middle School	6.20	COMPLETE
	Overlook Park (PA 0019)	0.10	COMPLETE
	Mosaic Community Park (PA 0021)	1.74	COMPLETE
	Hummingbird Playground (PA 0041)	0.4	COMPLETE
	Gale III Total	14.44	COMPLETE
Gale IV	Rancho San Ramon Community Park Phase I	23.27	COMPLETE
	Total Complete	90.7	
<u>Future Construction</u>			
	<u>Park Name</u>	<u>Acreage</u>	<u>First Completion</u>
	Mosaic Linear Park	2.10	Complete
	Crittter Crossroad Park (PA 0018)	8.44	2025
	Gale III Total	10.54	
Gale IV	Ranch San Ramon Community Park Phase II	7.83	2026
	Bella Vista School Park	2.61	Complete
	Linear Park (Pod 6)	1.21	Complete
	Gale IV Total	11.65	
<small>Future Construction acreages are taken from the Gale 2, 3 and 4 FDP, VTM dated August 30, 2013</small>			

4.A. Development Agreement:

Section 3.1. (e) Affordable Housing.

“Developer shall, in connection with its development of Country Club at Gale Ranch, implement the terms and provisions of the Affordable Housing Program updated and adopted by the Board on March 24, 1994, as such Affordable Housing Program notwithstanding any County regulations to the contrary, may be amended from time to time, by mutual agreement of the Parties, regarding its application to the County Club at Gale Ranch Site (the “Affordable Housing Program”).”

4.B. Developer Response (Year 2023):

- To the best of our knowledge, Shapell is in conformance with the terms and provisions of the Affordable Housing Program. See the DVAHP Compliance Report for additional information

.5.A. Development Agreement:

Section 3.1. (f) Traffic Impact Mitigation.

“Developer’s obligations regarding traffic impact mitigation shall be limited to those established by the Project Conditions and County shall impose no additional traffic impact fee or mitigation of any kind. Developer’s compliance with the Project Conditions relating to traffic impact mitigation constitutes compliance with the requirements of the Settlement Agreement regarding traffic impact mitigation for the County Club at Gale Ranch. All funds paid by Developer to County for traffic impact mitigation pursuant to the Project Conditions may be spent by County only for the specific purposes for which collected.”

5.B. Developer Response (Year 2023):

- The Conditions of Approval for The County Club at Gale Ranch (“The Bridges at Gale Ranch”) specify the amount and allocation of the traffic fees collected. All fees are paid at issuance of individual building permits. The current fee amount, adjusted for inflation, is \$9,341.00 per single-family dwelling unit.

6.A. Development Agreement:

Section 3.1 (g) County Regional Enhancement Contribution.

“Developer shall pay to County a contribution of \$1,000 per residential unit (the “County Regional Enhancement Contribution”), payable at building permit issuance, which, regardless of any annexation and notwithstanding any other provision of this Agreement, County, and not any annexing city, shall receive and spend for one or any number of the following purposes and in those locations determined by the Board: transit improvements, other transportation improvements, assistance with the provision of affordable housing, and economic development activities. The County Regional Enhancement Contribution shall be adjusted annually in accordance with the construction cost index for the San Francisco Bay Area (1994=100) published in the Engineering News Record.”

6.B. Developer Response (Year 2023):

- The County Regional Enhancement Contribution is collected at the issuance of each residential building permit for The Bridges. The current fee, adjusted for inflation is \$1,877.00 per unit. Project is complete all building permits have been issued. Fee is no longer applicable.

7.A. Development Agreement:

Section 3.1 (h) Compliance Monitoring.

“Developer shall fund development and operation of a system (the “Permit Tracking System”) to monitor compliance with (I) the requirements of the Settlement Agreement regarding the provision of certain capital facilities, (ii) the mitigation measures in the County Club at Gale Ranch EIR, and (iii) the other Project Conditions, through the payment of a fee not to exceed \$100 per residential unit developed on the County Club at Gale Ranch Site, payable at recordation of the final map encompassing such unit (the “Permit Tracking System Fee”). Developer shall, at the time services are performed, pay the County staff costs of the County’s Mitigation Monitoring Program for Country Club at Gale Ranch as adopted by the board on December 20, 1994, and as it may hereafter be amended for the purposes of compliance with CEQA (the “Mitigation Monitoring Program”), on a time and materials basis and shall pay the reasonable costs of consultants as necessary to implement the Mitigation Monitoring Program.”

7.B. Developer Response (Year 2023):

- Shapell pays the \$100 per residential unit fee with issuance of each residential building permit.

8.A. Development Agreement:

Section 3.1 (I) County Service Area.

“As more fully described in Section 3.2. (b) Of this Agreement, Developer shall cooperate in establishment of a County Service Area or other financing entity necessary for the provision of services and operation and maintenance described in Section 3.2(b).”

8.B. Developer Response (Year 2023):

- County Service Area (CSA M-29) for the Dougherty Valley was formed by LAFCO in March 1996. CSA M-29 was funded by a tax election in February 1998. The pouring of a foundation triggers the addition of the CSA tax to each individual parcel

9.A. Development Agreement:

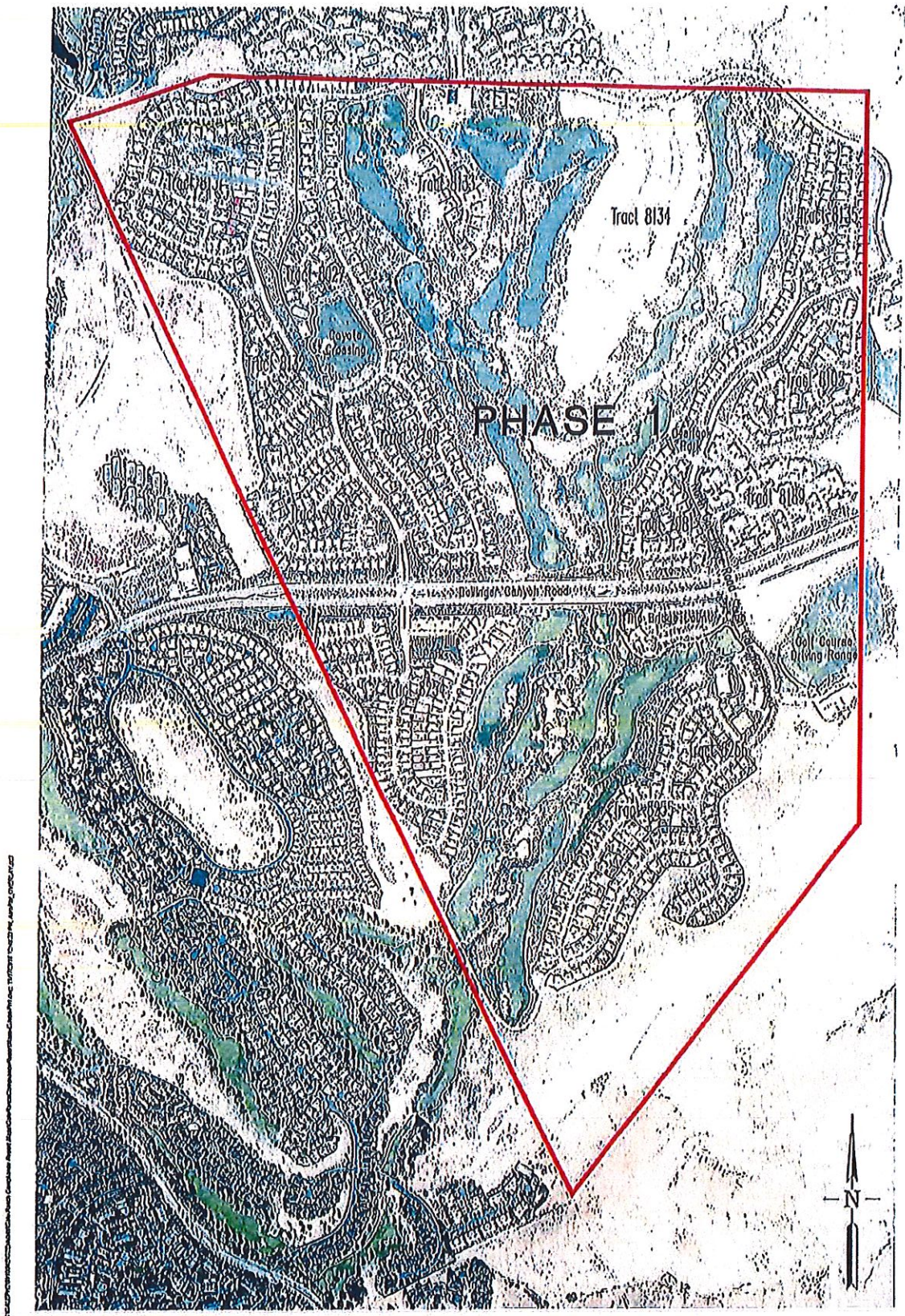
Section 3.1 (j) Construction of Improvements.

“Developer shall have the option of construction, rather than funding construction of, any of the public improvements related to Country Club at Gale Ranch including, but not limited to, all of the parkland described in Section 3.1 (d) of this Agreement, those portions of the Capital Facilities that have been established as Developer’s responsibility to provide, and the traffic impact mitigation improvements described in Section 3.1 (f) of this Agreement. Subject to the provisions of Sections 3.1 (c) and 3.1 (d) of this Agreement, if Developer has paid a fee or otherwise provided County with funds to finance construction of any such public improvement and Developer subsequently constructs such public improvement, County shall refund to the Developer, with interest paid at the rate received by County on its investments, the fees and other funds paid by County that are associated with the public.”

9. B. Developer Response (Year 2023):

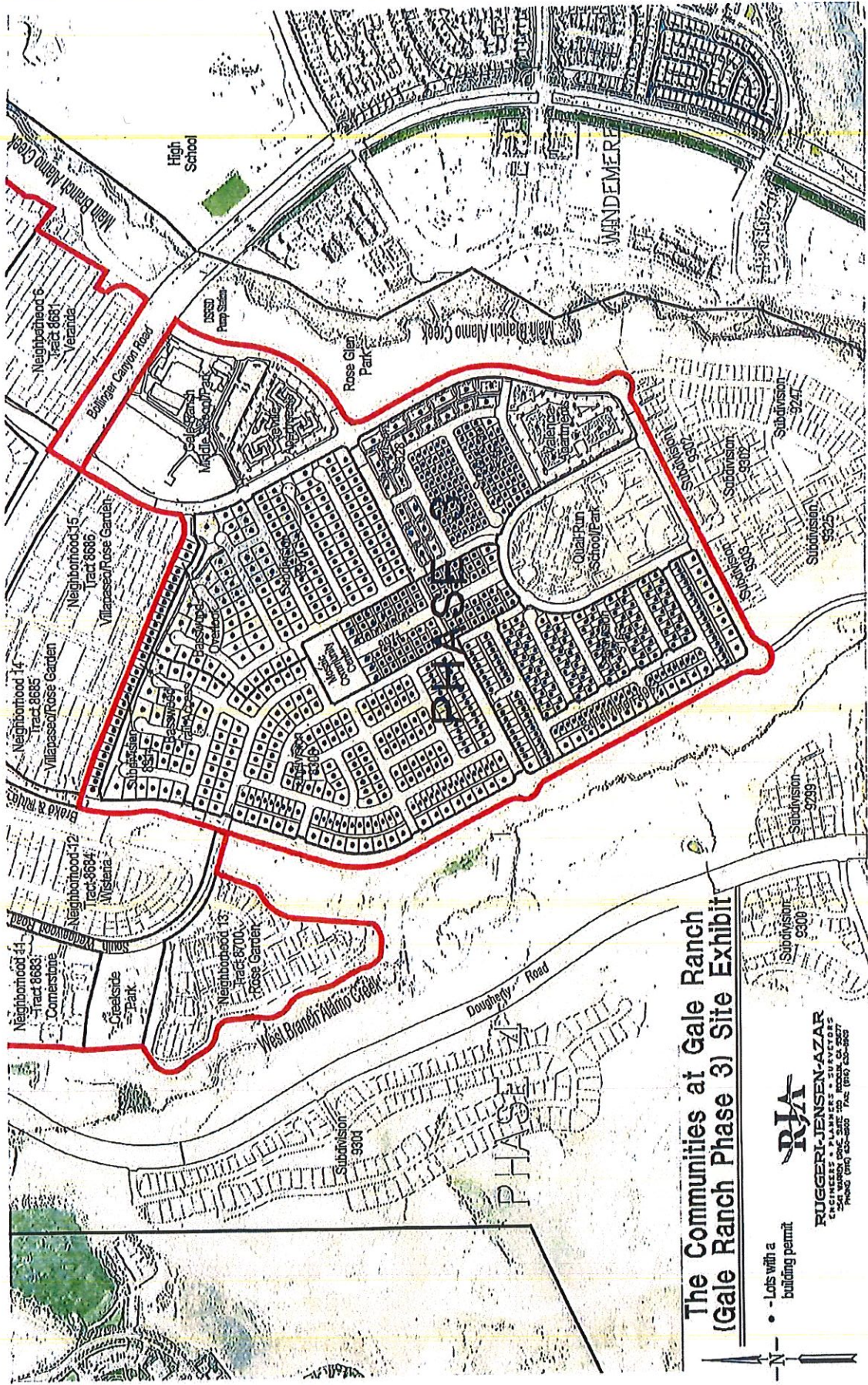
- Shapell has constructed, or will construct all the public improvements, including public park land in the Project.

SUPPORTING DOCUMENTS



Lots with a building permit = 100% **The Communities at Gale Ranch
(Gale Ranch Phase 1) Site Exhibit**

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 3111 MARVEL DRIVE, SUITE 100, ROSELIN, CA 95077
 PHOENIX (619) 832-8202 FAX (619) 832-8102



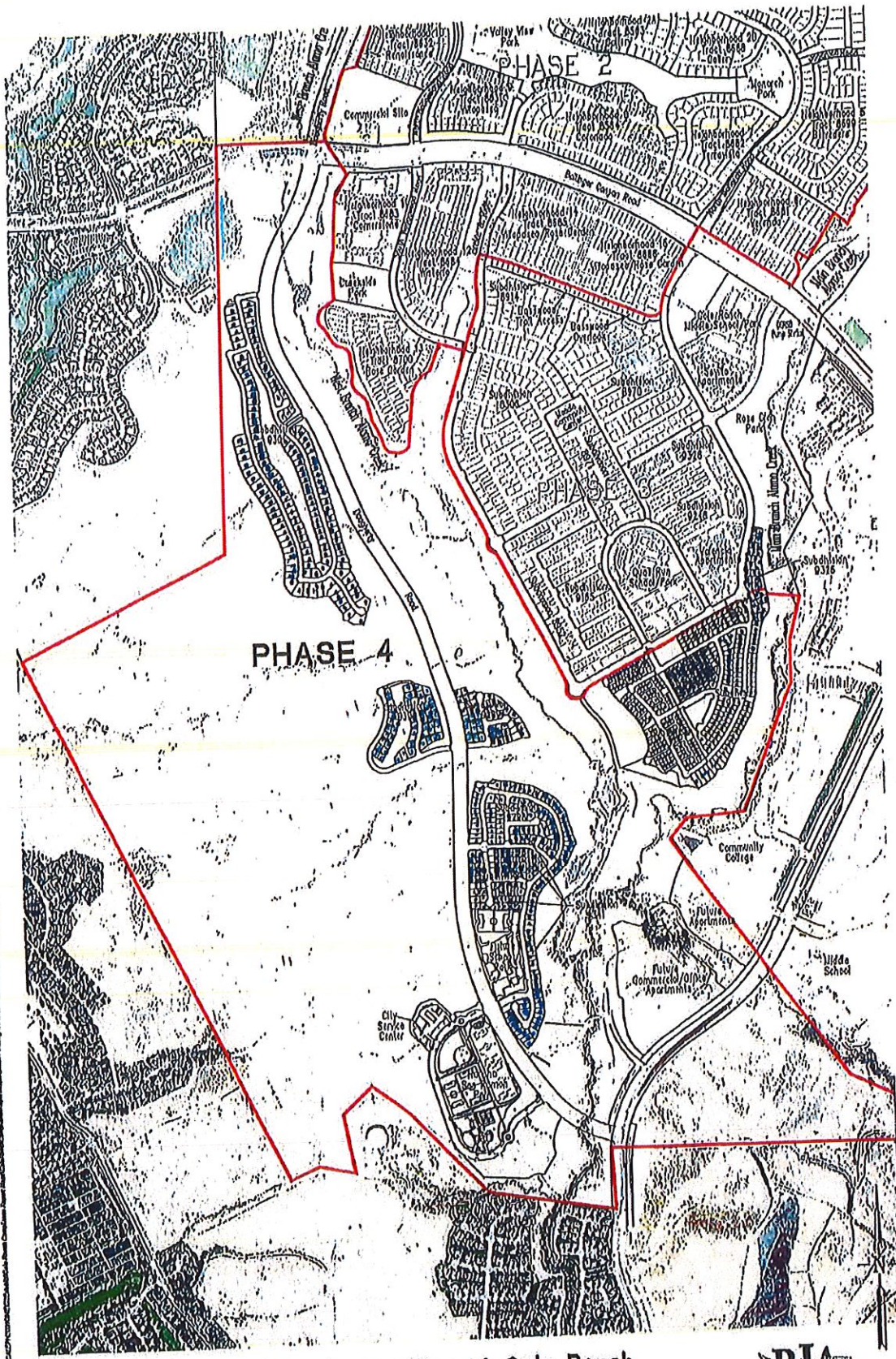
**The Communities at Gale Ranch
(Gale Ranch Phase 3) Site Exhibit**

- Lots with a building permit



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
546 WILSON DRIVE, SUITE 100, IRVINE, CA 92617
PHONE: (949) 261-4444 FAX: (949) 261-4447

PHASE 3



● - Lots with a building permit

**The Communities at Gale Ranch
(Gale Ranch Phase 4) Site Exhibit**

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 2311 MARSH DRIVE, SUITE 100, HOUSTON, TEXAS 77057
 PHONE (713) 845-1100 FAX (713) 845-8100



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-4027

Agenda Date: 12/2/2024

Agenda #: 9.

Dougherty Valley Oversight Committee

See attached report.

To: Dougherty Valley Oversight Committee

Date: 11/14/2024

From: Andrew M. Smith, Director of Planning & Marketing

SUBJECT: Dougherty Valley Bus Service – Route 35

Background:

County Connection operates Route 35 on weekdays. The route runs along Bollinger Canyon Road from the San Ramon Transit Center to the Dublin/Pleasanton BART Station (see attached Route 35 Map and Schedule). This service implements the transit-related policies of the *Dougherty Valley Specific Plan* and its certified *Supplemental Environmental Impact Report*, and the findings of the *Dougherty Valley Transit Feasibility Study*. County Connection operated the service as a five-year demonstration project, which began on December 18, 2008 and ended on December 19, 2011. Since the demonstration project ended, County Connection has operated the service in accordance with its own performance measurement system.

Funding for the service comes from several sources: developer impact fees, Measure J sales tax funding allocated by the Southwest Area Transportation Committee (SWAT), bus fares paid by passengers, and County Connection general funds. Under terms of a service agreement between County Connection and Contra Costa County, funds from the impact fee program are to be paid to County Connection on a quarterly basis, per quarterly invoices sent to the County.

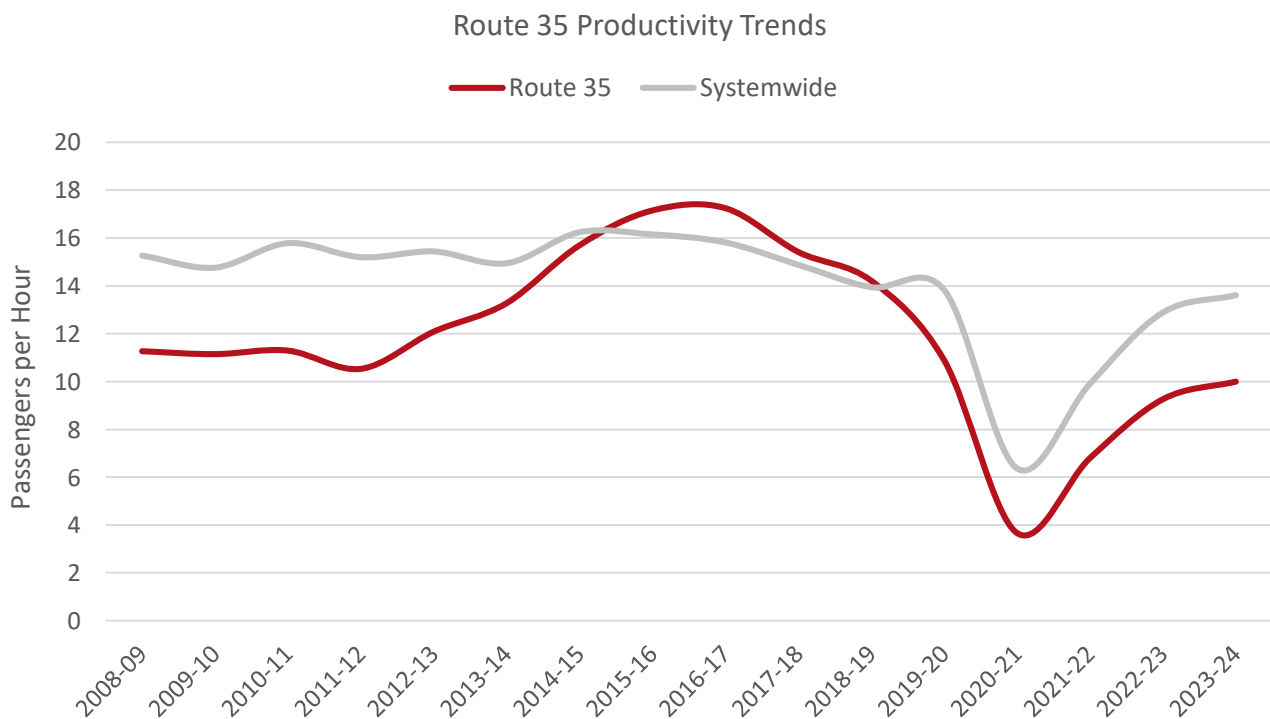
Status of Service:

Due to COVID-19, County Connection reduced service throughout its service area, including reduced frequency on Route 35. The route currently operates from approximately 6am to 8pm on 30-minute frequency in the peak and 60 minutes in the off-peak.

The table below shows a summary of ridership and service statistics from FY 2019 through FY 2024. Prior to the pandemic, Route 35 averaged around 550 passengers per day and 14 passengers per hour, which is a key statistic County Connection uses to analyze the productivity of a bus route. Ridership dropped over 70% during the pandemic but has been recovering slowly since. In FY 2024, the route carried an average of 347 daily passengers, about two-thirds of pre-pandemic levels, with a productivity of roughly 10 passengers per hour.

The following chart shows additional historic trends in productivity since the service began in 2008 with a comparison to the County Connection system overall. While productivity on Route 35 started out lower than the rest of the system, the route surpassed the systemwide average starting in FY 2016 until FY 2019, when service levels were increased in response to growing ridership demand. As noted, service levels were reduced during the pandemic to match observed ridership volumes.

Fiscal Year	Annual Passengers	Annual Service Hours	Average Daily Passengers	Productivity (Passengers/Hour)
2018-19	139,260	9,944	548	14.2
2019-20	131,114	11,413	513	10.9
2020-21	36,847	10,041	144	3.7
2021-22	65,261	9,580	256	6.8
2022-23	89,599	9,670	351	9.3
2023-24	88,092	8,841	347	10



Status of Funding:

Contra Costa County’s Dougherty Valley Transit Feasibility Fee on residential construction was expected to provide \$2,367,109, or approximately 65 percent of operating costs, over the five-year demonstration period.

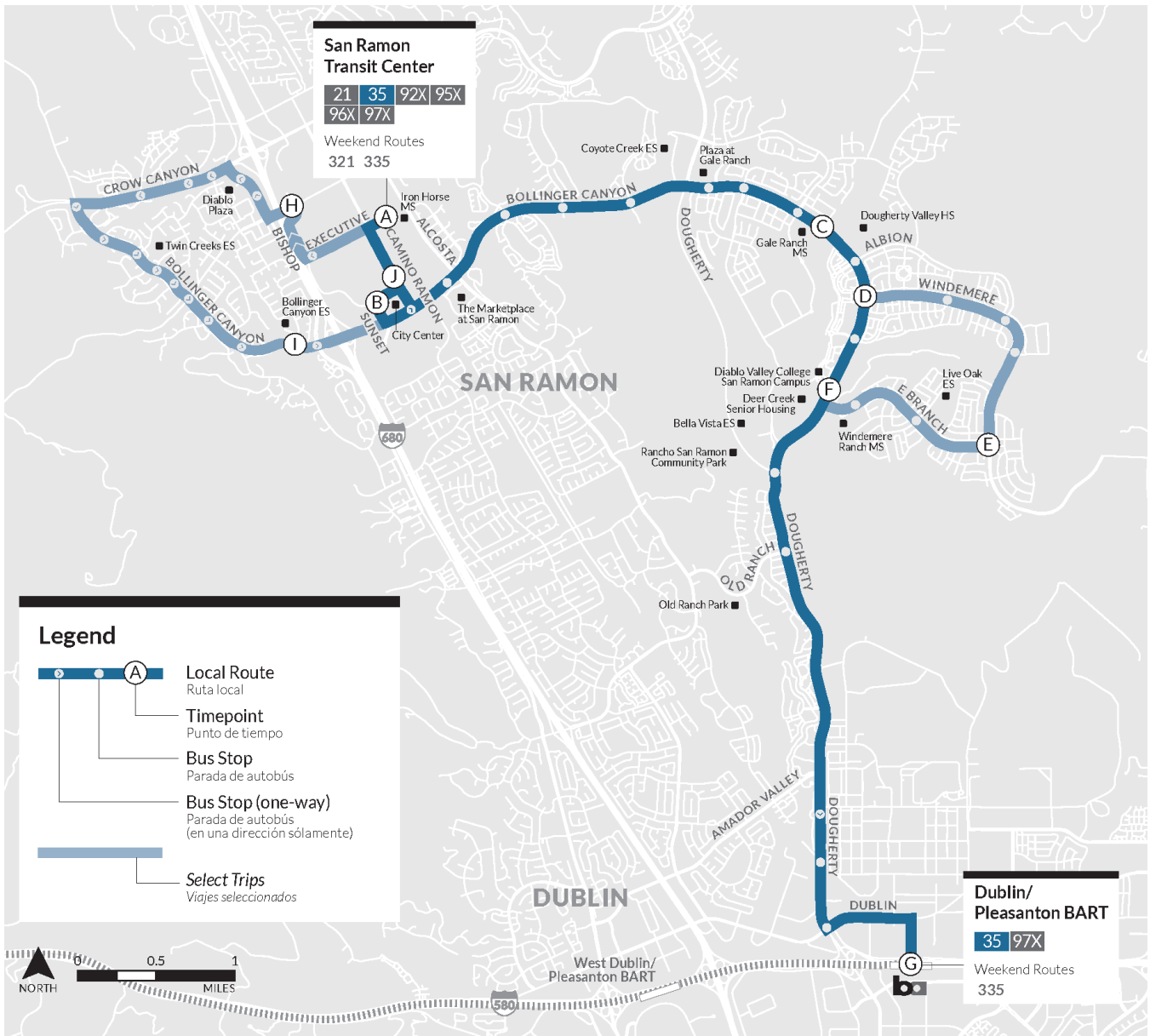
Because developer fee revenue accumulated much more slowly than projected in 2006, a new agreement with the County was reached whereby fees will continue to support the route until completion of “buildout”. In September 2022, Contra Costa County staff confirmed that there were no further residential permits pending for Dougherty Valley, and the entire approved development had been built out. In September 2023, the remaining funds were exhausted.

Attachments:

Attachment 1 – Route 35 Map

Attachment 2 – Route 35 Schedule (effective November 12, 2023)

Attachment 1 – Route 35 Map



Attachment 2 – Route 35 Schedule (effective June 9, 2024)

Route 35													Monday - Friday lunes a viernes	
Crow Canyon Loop				to Dublin/Pleasanton BART					to San Ramon Transit Center					
San Ramon Transit Center	Annabel Ln	Bollinger Canyon/Talavera	Arrive San Ramon Transit Center	Depart San Ramon Transit Center	Bollinger Canyon/Main Branch Rd	E Branch Pkwy/Windemere Pkwy	Bollinger Canyon/Watermill Rd	Dublin/Pleasanton BART	Dublin/Pleasanton BART	Bollinger Canyon/E Branch Pkwy	Windemere Pkwy/E Branch Pkwy	Bollinger Canyon/Windemere Pkwy	Bollinger Canyon/Bluehart Way	San Ramon Transit Center
(A)	(G)	(H)	—	(A)	(B)	(D)	(E)	(F)	(F)	(E)	(D)	(C)	(B)	(A)
-	-	-	-	6:01	6:14	-	6:17	6:31	6:38	6:49	-	6:51	6:53	7:07
-	-	-	-	6:21	6:34	-	6:37	6:51	6:58	7:09	-	7:11	7:13	7:27
-	-	-	-	7:01	7:14	-	7:17	7:31	7:38	-	7:51	7:57	8:01	8:15
-	-	-	-	7:21	7:34	-	7:37	7:51	7:58	8:09	-	8:11	8:13	8:27
7:35	7:38	7:48	7:56	8:01	8:14	-	8:17	8:31	8:38	8:49	-	8:51	8:53	9:07
-	-	-	-	8:21	8:34	-	8:37	8:51	8:58	9:09	-	9:11	9:13	9:27
-	-	-	-	9:01	9:14	-	9:17	9:31	9:38	9:49	-	9:51	9:53	10:07
-	-	-	-	9:21	9:34	-	9:37	9:51	9:58	10:09	-	10:11	10:13	10:27
-	-	-	-	10:01	10:14	-	10:17	10:31	10:38	10:49	-	10:51	10:53	11:07
-	-	-	-	10:33	10:46	10:56	-	11:11	11:38	11:49	-	11:51	11:53	12:07
-	-	-	-	11:33	11:46	11:56	-	12:11	12:38	-	12:51	12:57	1:01	1:15
-	-	-	-	12:33	12:46	12:56	-	1:11	1:38	-	1:51	1:57	2:01	2:15
-	-	-	-	1:33	1:46	1:56	-	2:11	2:38	-	2:54	3:01	3:04	3:26
-	-	-	-	2:33	2:46	2:56	-	3:11	3:18	-	3:31	3:37	3:41	3:55
-	-	-	-	3:01	3:14	-	3:17	3:31	3:38	3:49	-	3:51	3:53	4:07
-	-	-	-	3:33	3:46	3:56	-	4:11	4:18	4:29	-	4:31	4:33	4:47
-	-	-	-	4:01	4:14	-	4:17	4:31	4:38	4:49	-	4:51	4:53	5:07
-	-	-	-	4:33	4:46	4:56	-	5:11	5:18	-	5:31	5:37	5:41	5:55
-	-	-	-	5:01	5:14	-	5:17	5:31	5:38	5:49	-	5:51	5:53	6:07
-	-	-	-	5:33	5:46	5:56	-	6:11	6:18	-	6:31	6:37	6:41	6:55
-	-	-	-	6:01	6:14	-	6:17	6:31	6:38	6:49	-	6:51	6:53	7:07
-	-	-	-	6:41	6:54	-	6:57	7:11	7:18	-	7:31	7:37	7:41	7:55
-	-	-	-	7:01	7:14	-	7:17	7:31	7:38	7:49	-	7:51	7:53	8:07



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-4028

Agenda Date: 12/2/2024

Agenda #: 10.

Dougherty Valley Oversight Committee

City of San Ramon LOS Report attached. County staff did not receive an LOS report from the town of Danville prior to the preparation of this agenda. Town of Danville staff will be available to provide a verbal LOS summary to DVOC members.

Public Works – Engineering Services

Memorandum



DATE: November 1, 2024

TO: Adrian Veliz, Senior Planner
Contra Costa County Community Development Division

FROM: Deborah Fehr, Senior Civil Engineer (Traffic)
Public Works Department – Engineering Services

SUBJECT: Dougherty Valley Traffic Level-of-Service (LOS) Monitoring Report Trend Analysis

Pursuant to the terms of the Dougherty Valley Settlement Agreement, and direction from the Dougherty Valley Oversight Committee, we are hereby transmitting traffic level-of-service (LOS) data for indicator intersections in the City of San Ramon. The LOS calculations are based on counts conducted on October 22 and 24, 2024, by consultants under contract with the City in 2024.

The traffic LOS was calculated using the Contra Costa Transportation Authority’s CCTALOS Program and is consistent with the methodology used to evaluate the Dougherty Valley traffic LOS since the first year of reporting. We have provided a summary of both the AM and PM Peak Hour LOS for eight major intersections in San Ramon below. In addition, the results from the 2019 through 2023 analyses are included as a point of comparison. These intersections were selected on the basis of their importance for access to and from the Dougherty Valley Specific Plan Area and their sensitivity to changes in traffic demand generated by development of the Dougherty Valley. The City provides annual updates of the LOS at these same intersections to permit comparisons from one year to the next.

Intersection	AM Peak (v/c / LOS)						
	Year	2019	2020 ²	2021 ²	2022 ^{2,3}	2023 ^{3,4}	2024 ^{3,4}
Alcosta Blvd/Crow Cyn Rd		0.43/A	0.20/A	0.29/A	0.28/A	0.30/A	0.29/A
Dougherty Rd/Crow Cyn Rd		0.48/A	0.23/A	0.36/A	0.44/A	0.37/A	0.44/A
Alcosta Blvd/Bollinger Cyn Rd		0.67/B	0.23/A	0.49/A	0.50/A	0.55/A	0.63/A
I-680 SB Off/Crow Cyn Rd		0.55/A	0.32/A	0.36/A	0.36/A	0.45/A	0.44/A
I-680 NB Off/Crow Cyn Rd		0.53/A	0.35/A	0.39/A	0.41/A	0.42/A	0.42/A
I-680 SB Off/Bollinger Cyn Rd		0.51/A	0.17/A	0.30/A	0.36/A	0.39/A	0.35/A
I-680 NB Off/Bollinger Cyn Rd		0.58/A	0.20/A	0.32/A	0.34/A	0.40/A	0.37/A
Alcosta Blvd/Old Ranch Rd ¹		0.32/A	0.12/A	0.28/A	0.30/A	0.35/A	0.36/A
¹ Assuming signalized intersection (for comparative purposes). ² Volumes impacted by Covid-19. ³ Crow Canyon Road Widening Project under construction. ⁴ Iron Horse Trail Overcrossing Project under construction. v/c = Volume to Capacity Ratio LOS = Level of Service							

Intersection	PM Peak (v/c / LOS)						
	Year	2019	2020 ²	2021 ²	2022 ^{2,3}	2023 ^{3,4}	2024 ^{3,4}
Alcosta Blvd/Crow Cyn Rd		0.60/A	0.33/A	0.40/A	0.38/A	0.38/A	0.43/A
Dougherty Rd/Crow Cyn Rd		0.69/B	0.48/A	0.52/A	0.51/A	0.52/A	0.58/A
Alcosta Blvd/Bollinger Cyn Rd		0.75/C	0.51/A	0.63/B	0.63/B	0.69/B	0.70/B
I-680 SB Off/Crow Cyn Rd		0.54/A	0.43/A	0.45/A	0.40/A	0.50/A	0.46/A
I-680 NB Off/Crow Cyn Rd		0.54/A	0.37/A	0.39/A	0.40/A	0.42/A	0.47/A
I-680 SB Off/Bollinger Cyn Rd		0.48/A	0.29/A	0.35/A	0.40/A	0.43/A	0.38/A
I-680 NB Off/Bollinger Cyn Rd		0.59/A	0.33/A	0.41/A	0.44/A	0.45/A	0.46/A
Alcosta Blvd/Old Ranch Rd ¹		0.45/A	0.25/A	0.31/A	0.30/A	0.35/A	0.34/A
¹ Assuming signalized intersection (for comparative purposes). ² Volumes impacted by Covid-19. ³ Crow Canyon Road Widening Project under construction. ⁴ Iron Horse Trail Overcrossing Project under construction. v/c = Volume to Capacity Ratio LOS = Level of Service							

All of the intersections summarized above are operating within the Traffic Service Objectives established by the Dougherty Valley Settlement Agreement.

It should be noted that the traffic counts performed for the LOS analysis represent traffic counts done for that specific day and are not an average. Not all the intersections were counted on the same day and traffic conditions change daily, especially near the freeway where drivers will exit the freeway and use surface streets such as Bollinger Canyon Road and Crow Canyon Road to avoid congestion. Volumes can also vary year to year, especially near business centers such as Bishop Ranch. For the year 2024, the volumes are similar to 2023 and appear to be stabilizing. In addition, the Crow Canyon Road Widening Project and the Bollinger Canyon Road/Iron Horse Trail Overcrossing Project were under construction at the time of the counts and may have a slight impact on LOS.

Cc: Brian Bornstein, City of San Ramon, Public Works Director
Rod Wui, City of San Ramon, City Engineer
Chris Weeks, City of San Ramon, Transportation Manager



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-4029

Agenda Date: 12/2/2024

Agenda #: 11.

Dougherty Valley Oversight Committee

See attached report.

Preparation for the Annual Joint Review Meeting Dougherty Valley Development December 2024

San Ramon Valley Unified School District (“SRVUSD”)
Contra Costa County (“CCC”)
Windemere BLC (“BLC”)
Toll Brothers (Shapell Industries) (“Toll”)

Summary

1. Status of Windemere Development - 100% Complete
2. Status of Toll/Shapell Development – 97% Complete
3. Summary of Dougherty Valley Units Completed
4. Elementary School Summary
 - a) Coyote Creek Elementary School
 - b) Hidden Hills Elementary School
 - c) Quail Run Elementary School
 - d) Live Oak Elementary School
 - e) Bella Vista Elementary School
5. Middle and High School Summary
 - a) Windemere Ranch Middle School
 - b) Gale Ranch Middle School
 - c) Dougherty Valley High School
6. Historical Summary

Status of Windemere BLC Development

Total Residential Development of 5,170 Units

Phase One: Total of 2,232 units. 100% of residential construction completed.

Phase includes:

- 930 single family detached homes
- 302 attached condominiums
- 1,000 rental apartments

Phase Two: Total of 448 units. 100% of residential construction completed.

Phase includes:

- 448 single family detached homes

Phase Three: Total of 831 units. 100% of residential construction completed.

Phase includes:

- 384 single family detached homes
- 154 attached condominiums
- 293 rental apartments

Phase Four: Total of 758 units. 100% of residential construction completed.

Phase includes:

- 617 single family detached homes
- 141 condominiums

Phase Five: Total of 901 units. 100% of residential construction completed.

Phase includes:

- 901 single family detached homes

Status of Toll/Shapell Development

Total Residential Development of 6,015 Units

Phase One: Total of 1,216 units. 100% of residential construction completed.

Phase includes:

- 816 single family detached homes
- 144 attached town homes
- 256 rental apartments

Phase Two: Total of 1,976 units. 100% of residential construction completed.

Phase includes:

- 1165 single family detached homes
- 283 court yard homes
- 262 town homes
- 266 rental apartments

Phase Three: Total of 1,376 units. 100% of residential construction completed.

Phase includes:

- 766 single family detached homes
- 259 multi-family attached
- 351 rental apartments

Phase Four: Total of 1,262 units. 100% of residential construction occupied as of November 2021. 105 Single Family units were sold to DR Horton and are included in the total unit count.

Phase includes:

- 604 single family detached homes
- 105 single family units were sold to DR Horton (completed)
- 104 single family attached
- 264 senior rental apartments

Phase Five: Total of 185 apartments. Shapell Industries is currently constructing 185 moderate income apartments within the Dougherty Valley Village Center:

- 185 moderate income apartments (under construction)

Elementary Schools

Coyote Creek Elementary School

Date Opened:	August 2000
Acreage	10 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	720 General Education and 20 SDC Students
Facility Changes:	<u>August 2008:</u> Added 8 Standard and 1 Kindergarten classroom and 1 additional daycare classroom <u>Summer 2011:</u> Added 3 purchased relocatable classrooms <u>Summer 2020:</u> Removed 3 relocatable classrooms
Current 24:1 TK- 3 Capacity	900 Students
Current Attending Enrollment	615 Students
School/ Land Funded By	Shapell
Relocatables Funded By	SRVUSD

Hidden Hills Elementary School

Date Opened:	August 2004
Acreage	10 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	720 General Education and 20 SDC Students
Facility Changes:	<u>2005:</u> Added 1 relocatable classroom <u>2008:</u> Added 8 permanent classroom building and 1 classroom addition to daycare <u>Summer 2013:</u> Added 1 relocatable <u>Summer 2018:</u> Removed 2 relocatables
Current 24:1 TK- 3 Capacity	825 Students
Current Attending Enrollment	488 Students
School/Land Funded By	Windemere
Relocatables Funded By	SRVUSD

Quail Run Elementary School

Date Opened:	August 2006
Acreage	15 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	900 General Education and 40 SDC Students
Current 24:1 TK- 3 Capacity	975 Students
Current Attending Enrollment	744 Students
School/Land Funded By	Shapell

Live Oak Elementary School

Date Opened:	August 2007
Acreage	10 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	900 General Education and 40 SDC Students
Current 24:1 TK- 3 Capacity	825 Students
Current Attending Enrollment	461 Students
School/ Land Funded By	Windemere

Bella Vista Elementary School

Date Opened:	August 2016
Acreage	7.9 acres
Facilities	School buildings, ball fields, hard-court, child care (Joint Use Park)
Current 24:1 TK- 3 Capacity	625 Students
Current Attending Enrollment	505 Students
School/Land Funded By	District/Toll Brothers (Shapell)

Middle and High Schools

Windemere Ranch Middle School

Date Opened:	August 2005
Acreage	20 acres
Facilities	School buildings, gymnasium, ball fields, hard court
Original Capacity	750 General Education Students
Facility Changes	<u>2007:</u> Added 8 permanent classrooms <u>Summer 2010:</u> Added 3 relocatable classrooms and City funded Teen Center <u>Summer 2011:</u> Added 4 relocatable classrooms <u>Summer 2016:</u> Added 2 relocatable classrooms <u>Summer 2020:</u> Removed 2 relocatable classrooms <u>Summer 2023:</u> Removed 1 relocatable classroom
Capacity as of 2023	1,135 Students
Current Attending Enrollment	1,011 Students
School/Land Funded By	Windemere
Relocatables Funded By	SRVUSD
Teen Center Funded By	City of San Ramon

Gale Ranch Middle School

Date Opened:	August 2008
Acreage	16 acres
Facilities	School buildings, gymnasium, ball fields, hard- court
Original Capacity	900 General Education and 40 SDC Students
Facility Changes	<u>Summer 2011:</u> Added 3 relocatable classrooms & City funded Teen Center <u>Summer 2012:</u> Solar added <u>Summer 2014:</u> Added 3 relocatable classrooms <u>Summer 2016:</u> Added 4 leased relocatable classrooms <u>Summer 2023:</u> Removed 4 leased relocatable classrooms
Capacity as of 2023	1,107 Students
Current Attending Enrollment	972 Students
School/ Land Funded By	Shapell
Relocatables and Solar Funded By	SRVUSD
Teen Center Funded By	City of San Ramon

Dougherty Valley High School

Date Opened:	August 2007
Acreage	45 acres
Facilities	Classroom buildings, Administration building, Theater, Commons/Library, Gymnasiums, Aquatic Center, sports fields, hard-courts, tennis courts, and parking for students/staff/visitors
Original Capacity	2200 9-12 grade Students
Facility Changes	<p><u>Summer 2014:</u> Added 12 relocatable classrooms and restroom facility</p> <p><u>Summer 2016:</u> Constructed the addition to 1000 building (11 classrooms/Science Labs)</p> <p><u>Summer 2018:</u> Added 3 leased relocatable classrooms</p> <p><u>Summer 2019:</u> Added 3 leased relocatable classrooms</p> <p><u>Summer 2023:</u> Removed 6 leased relocatable classrooms</p>
Capacity as of 2023	3,045 students
Current Attending Enrollment	3,041 Students
School/ Land Funded By	Windemere BLC and Shapell
Relocatables Funded By	(Joint use contribution by City of San Ramon) SRVUSD

Historical Summary

With the completion of Gale Ranch Middle School in 2008 and the expansion of all the elementary schools, the Dougherty Valley developers have met their obligations by funding and constructing 4 elementary schools, 2 middle schools, and 1 high school. The agreement with the developers was to build schools for 3,600 elementary students in grades K-5, 1800 middle school students in grades 6-8 and 2,200 high school students in grades 9-12. The developers and the district have worked cooperatively in a partnership to construct some of the finest new school facilities in the State.

Summer 2010: As new homes continue to be built in the Dougherty Valley, the district continues to explore alternative means of housing the additional students. The district added 4 relocatables to the Windemere Ranch Middle School site. One relocatable is being used as a Teen Center that provides supervision for students before and after school. The Teen Center was funded, and will be run, by the City of San Ramon. The other 3 relocatables provide additional capacity for approximately 90 students.

Summer 2011: The district added an additional 4 relocatables to Windemere Ranch and 3 relocatables to Gale Ranch Middle Schools further expanding capacity at the two schools. The City of San Ramon funded a relocatable Teen Center for Gale Ranch Middle School, which it will also run. These relocatables added capacity for approximately 300 additional students.

November 2012: District passes a new Measure D General Obligation Bond. Funds are now available to expand Dougherty Valley High School and construct a new K-5 Dougherty Valley elementary school.

Summer 2014: With continued growth occurring at the middle school level, the district added an additional 3 relocatables to the Gale Ranch Middle School campus providing capacity for approximately 90 more students.

The first phase of the high school expansion was also completed during the summer of 2014 with the addition of 12 relocatable classrooms and a restroom facility. This phase accommodates approximately 360 additional 9-12 grade students.

October 2014: 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 780 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.

Summer 2015: 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 the Dougherty Valley High School will grow to approximately 2,900, 9-12 grade students.

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.

Summer 2016: Expansion of Dougherty Valley High School was completed August 2016 with the addition of 11 classrooms. The classrooms consist of 7 Science Labs with prep space, 1 Career Technology lab and 3 standard classrooms. This increased the capacity by approximately 275 students.

To accommodate the increase in middle school enrollment Gale Ranch was expanded by 4 relocatables or approximately 120 students and Windemere Ranch was expanded by 2 relocatables or approximately 60 students.

The district, in partnership with Shapell Homes (Toll Brothers) and the City of San Ramon opened, Bella Vista Elementary School, the fifth elementary school in the Dougherty Valley and 22nd in the district. The school can house up to 780 students. The school consists of two, 2-story classroom buildings, a multipurpose building with a two-sided stage, a library, administration building and a childcare facility. The new joint-use park was constructed by Shapell Homes (Toll Brothers) and will be maintained by the City of San Ramon. Bella Vista Elementary School is the first campus with a maker space home of *Project Launch* – a program focused on science, technology, engineering and math (STEM).

Summer 2018: In an effort to further accommodate the enrollment “bubble” moving from the middle to the high school level, the district added an additional three temporary relocatables to Dougherty Valley High School. The relocatables were placed in the upper parking lot at the north end of campus.

With declining enrollment at the elementary (TK-5) level, the district was able to remove two relocatables from the Hidden Hills Elementary School site.

Summer 2019: As planned, three additional relocatables were added to the Dougherty Valley High School Campus in an effort to accommodate the enrollment “bubble” that is moving from the middle school to the high school level. The district is monitoring the numbers to see if more classrooms will be needed next summer.

Summer 2020: The enrollment “bubble” has moved from the middle school level to the high school level. No additional relocatables were added to any of the Dougherty Valley campuses this summer. However, two leased relocatable classrooms were removed from Windemere Ranch Middle School and two district owned relocatables were removed from Coyote Creek Elementary School.

2021/2022: The current enrollment at Dougherty Valley High School is 3,340 students down slightly from last year's enrollment of 3382. It appears that Dougherty Valley's enrollment hit its peak last year and there may be the opportunity to remove some of the leased portables from the site this summer.

At the middle school level, the enrollment numbers are beginning to decline. This decrease in enrollment may allow the district to remove four leased relocatables from Gale Ranch Middle School and several district owned relocatables from Windemere Ranch. Again, the district will continue to monitor the enrollment numbers for removal of leased and district owned relocatables.

On July 8, 2021, the Legislature passed AB130, the education budget trailer bill for FY 21-22. This bill includes education policy changes to implement the FY21-22 Budget Act. The FY21-22 Budget Act includes the creation of a new grade level, Universal Transitional Kindergarten. For each school year for the period of 2022-23 through 2025-26, the TK enrollment date is extended two months earlier, with the final year extending the enrollment date by three months such that a child who has their fourth birthday by September 1st shall be admitted to TK.

The San Ramon Valley Unified School District will begin the implementation of this new grade level beginning with the 2022-2023 school year. During this period, the Transitional Kindergarten eligibility date extends by two months.

2022/2023 The current enrollment at Dougherty Valley High School is 3,256 students down slightly from last year's enrollment of 3340. It appears that Dougherty Valley's enrollment hit its peak during the 2020/21 school year. With the high school enrollment trend more clearly defined, the district is evaluating the possibility of removing leased relocatables from the campus this summer.

At the middle school level, the enrollment numbers are also declining. This decrease in enrollment may allow the district to remove four leased relocatables from Gale Ranch Middle School. Again, the district will continue to monitor the enrollment numbers for removal of leased relocatables.

Transitional Kindergarten (TK) is the first year of a two-year kindergarten program that uses a developmentally and age-appropriate modified kindergarten curriculum. TK does not replicate preschool or kindergarten. It addresses the child's language, literacy, and pre-math skills with an emphasis on social and emotional development. The program blends preschool and readiness standards for kindergarten with a focus on hands-on and experiential learning.

With the rollout of California's Universal TK, children who turn 5 year old from September 2, 2022 through February 2, 2023 are eligible to enroll in TK for the 2022/23 school year. In 2023/24, the TK program will accept children who turn 5 from September 2, 2023 through April 2, 2024. In 2025/26, the rollout of TK will be complete. This new grade level will require additional classrooms at all the elementary schools. Classroom modifications may be required to meet the educational requirements for the TK program.

2023/2024: The San Ramon Valley Unified School District has been working on district-wide Facilities Master Plan and Educational Specifications "design guidelines" to use as a strategic road map for our future. The Long Range Facilities Master Plan process will be used to identify long term demographic trends, assess current facilities conditions, and envision educational program opportunities in order to develop strategies that address these needs, and their impact to the school site facilities, in a comprehensive and thoughtful manner. This Facilities Plan will strive to align with and support the District's Strategic Plan.

Dougherty Valley High School hit its peak enrollment during the 2020/21 school year with an enrollment of 3,382 students. Since then, the enrollment has been steadily declining. With the current enrollment at 3,117 students, the district was able to remove six of the leased relocatables during the 2023 summer break. These relocatables were located in the upper staff parking lot.

At the middle school level, the enrollment numbers are also declining. The decrease in enrollment has made it possible to remove four leased relocatables from Gale Ranch, located in a parking lot adjacent to the Administration building and one district owned relocatable at Windemere Ranch that was moved to Golden View Elementary School.

At the elementary school level the Transitional Kindergarten program continues to grow. With the rollout of California's Universal TK, children who turn 5 years of age from September 2, 2023 through April 2, 2024 are eligible to enroll in TK for the 2023/24 school year. In 2024/25, the TK program will accept children who turn 5 from September 2, 2024 through June 2, 2025. In 2025/26, the rollout of TK will be complete and any student that turns 4 years of age by September 1, 2025 will be eligible to enroll in the TK program. This new grade level will require additional classrooms at all elementary schools. Classroom modifications are being addressed in the Long Range Facility Master Plan.

2024/2025: The Board of Education approved the Long Range Facilities Master Plan on June 11, 2024.

No facility changes are anticipated for the 2024/2025 school year.

Enrollment in the Dougherty Valley continues to decline. There was a 446 (TK-12th grade) student decrease from last school year.

The Transitional Kindergarten program continues to grow. For the 2024/25, the TK program is accepting children who turn 5 years old by September 2, 2024 through June 2, 2025. In the 2025/2026 school year the TK rollout will be complete.