

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.