



COUNCIL AGENDA

November 10, 2020

WE PROVIDE EFFICIENT DELIVERY OF QUALITY PUBLIC SERVICES THAT ARE
ESSENTIAL TO THOSE WHO LIVE AND WORK IN SAN RAMON

Bill Clarkson, Mayor

Sabina Zafar, Vice Mayor

Dave Hudson, Councilmember • Phil O’Loane, Councilmember • Scott Perkins, Councilmember

TELECONFERENCE

SPECIAL MEETING – 5:30 PM

Agenda Questions: Please call the City Clerk (925) 973-2539

Documents received after publication of this Agenda and considered by the City Council in its deliberation will be available for inspection only via electronic document transfer, due to the COVID-19 outbreak. See the COVID-19 provisions outlined below. Please call or email the City Clerk during normal business hours if you require access to any such documents.

CORONAVIRUS DISEASE (COVID-19) ADVISORY AND MEETING PROCEDURE

On September 14, 2020, the Health Officer of Contra Costa County issued Order No. HO-COVID19-28 and HO COVID19-35 on November 4, 2020 that directed that all individuals living in the county to continue to comply with social distancing and face covering requirements and avoid most gatherings, and directing government agencies to comply with specified restrictions necessary to slow the spread of COVID-19.

Under the Governor’s Executive Order N-29-20, this meeting may utilize teleconferencing. As a precaution to protect the health and safety of staff, officials, and the general public. Councilmembers will not be physically in attendance, but will be available via video conference.

There will be no physical location for members of the public to participate in the meeting. We encourage members of the public to shelter in place and access the meeting online using the web-video communication application, Zoom. Zoom participants will have the opportunity to speak during one of the Public Comment periods (for topics not on the agenda), in addition to each of the agenda items.

If you are submitting public comment via email, please do so by 4:30 p.m. on Tuesday, November 10, 2020 to CityClerk@sanramon.ca.gov. Please include “Public Comment 11/10/2020” in the subject line. In the body of the email please include your name and the item you wish to speak on. Public comments submitted will be read during Public Comment and will be subject to the regular three-minute time restriction.

This City Council meeting will be conducted on the web-video communication platform, Zoom. In order to view and/or participate in this meeting, members of the public will need to download Zoom from its website, www.zoom.com.

It is recommended that anyone wishing to participate in the meeting complete the download process before the start of the meeting.

There will be zero tolerance for any person addressing the Council making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting.

HOW TO VIEW THE MEETING REMOTELY:

1. Livestream online at: <https://cityofsanramon.zoom.us/j/98044252353>

Webinar ID: 980 4425 2353

2. Livestream online at: www.sanramon.ca.gov/YouTube
3. For audio access to the meeting by telephone, use the dial-in information below:

+1 (669) 900-6833

Webinar ID: 980 4425 2353

HOW TO PARTICIPATE IN THE MEETING REMOTELY:

1. Provide live remote public comments: <https://cityofsanramon.zoom.us/j/98044252353>
From a PC, Mac, iPad, iPhone or Android device

Webinar ID: 980 4425 2353

(To supplement a PC, Mac, tablet or device without audio, please also join by phone:
+1 (669) 900-6833)

To comment by video conference, click the “Raise Your Hand” button or *9 on your telephone to request to speak when Public Comment is being taken on the Agenda item. You will then be unmuted when it is your turn to make your comment for up to three minutes. After the allotted time, you will then be re-muted.

2. Provide public written comments prior to the meeting by email, to CityClerk@sanramon.ca.gov.

If you are submitting public comment via email, please do so by 4:30 p.m. on Tuesday, November 10, 2020 to CityClerk@sanramon.ca.gov. Please include “Public Comment 11/10/2020” in the subject line. In the body of the email please include your name and the item you wish to speak on. Public comments submitted will be read during Public Comment and will be subject to the regular three-minute time restriction.

1. **CALL TO ORDER/ROLL CALL**

2. **PUBLIC COMMENT**

Public Comment at Special Meetings is limited to the item described in the notice. [Cal. Gov. Code Section 54954.3(a)]. Comments should not exceed three minutes.

3. **NEW BUSINESS**

3.1 Tassajara Parks Agricultural Preserve Agreement

Recommendation: Receive the Report, Discuss and Provide Direction to Staff

Staff Report by Debbie Chamberlain, Community Development Director

4. **ADJOURNMENT**

I hereby certify the attached City Council agenda was posted 72 hours before the noted meeting:


Christina Franco, City Clerk

Dated: November 6, 2020

The agenda with links to minutes and staff reports is available on the City's website:
www.sanramon.ca.gov

* * * * *

This Agenda is posted in accordance with Government Code Section 54954.2(a).

* * * * *

Information for public participation at Council meetings,
including the time limits for addressing the Council, is provided on the agenda.

If you have any questions, please contact the City Clerk prior to the meeting.

* * * * *

Regular City Council meetings are broadcast on Contra Costa Television (CCTV)
(Channel 27) on Wednesdays at 7:00 p.m. and Thursdays at 1:00 p.m.
immediately following the meeting.

Regular City Council meetings are also broadcast on AT&T U-Verse (Channel 99).

Regular City Council meetings may also be viewed at
<http://sanramonca.iqm2.com/citizens/default.aspx>

CITY COUNCIL STAFF REPORT

DATE: November 10, 2020

TO: City Council/City Manager

FROM: Debbie Chamberlain, Community Development Director
By: Debbie Chamberlain, Community Development Director

SUBJECT: Tassajara Parks Agricultural Preserve Agreement



RECOMMENDATION

Staff recommends the City Council receive the report, discuss and provide direction to staff.

BACKGROUND

Contra Costa County will shortly hold public hearings before the Contra Costa Planning Commission and Board of Supervisors to consider the Tassajara Parks project. The Tassajara Parks Residential Project (“Project”) includes construction of 125 single-family residential homes on a 30-acre portion of the Project Site. The Project also includes a 30-acre Urban Limit Line adjustment, dedication of a majority of the Project Site (approximately 727 acres) to the East Bay Regional Park District (EBRPD) for the permanent protection and preservation of open space, park, recreation and other non-urban uses. The Project is comprised of the Northern and Southern sites.

The northern site includes 155 acres located adjacent to Tassajara Hills Elementary School on Camino Tassajara and is surrounded by Mount Diablo State Park and other undeveloped land to the north, rural residences, undeveloped land and Finley Road to the east, and Camino Tassajara to the south. Approximately 30 acres are dedicated for residential development, 101-acres of preservation area, and 24-acres of non-urban development (e.g., staging area).

The southern site includes three parcels totaling 616 acres located on the south side of Camino Tassajara, opposite Johnston Road and Highland Road. Approximately 609 acres of this site would be dedicated to EBRPD and 7-acres to the San Ramon Valley Fire Protection District (SRVFPD).

To facilitate the 30-acre Urban Limit Line adjustment, an Agricultural Preservation Agreement (APA), between the City, the County, and the Park District, is proposed for the Tassajara Valley. The APA would preserve and protect up to 17,667 acres subject to current County general plan and zoning standards.

DISCUSSION/ANALYSIS

The Tassajara Parks application was initially filed with Contra Costa County in February 2014. Earlier development proposals encompassing the same sites (New Farm) were submitted and subsequently withdrawn without being acted upon by the County. Since 2014, processing of the application has stalled several times, owing to the need to identify how services would be provided, and undertaking and subsequently recirculating the project EIR on at least two occasions.

The project was scheduled to be heard by the Contra Costa Planning Commission on September 30, 2020. That meeting was subsequently cancelled due to a letter submitted by East Bay Municipal Utilities District (EBMUD) on September 29, 2020.

Tassajara Parks Project

The proposed Tassajara Parks project consists of the construction of 125 single-family homes on 30-acres and includes over 700-acres of open space to be dedicated in perpetuity to the EBRPD. The project includes an adjustment to Urban Limit Line (ULL). The proposed ULL adjustment is less than 30 acres and requires the making of one of specified findings by the Board of Supervisors pursuant to a four-fifths supermajority vote prior to project approval.

Agricultural Preservation Agreement

To satisfy this requirement, an Agricultural Preservation Agreement (APA) related to agricultural enhancement in the Tassajara area is currently being considered by the County, City of San Ramon, and East Bay Regional Park District. The APA would preserve certain land in the county for agriculture and open space, wetlands, or parks. The APA seeks to continue a range of *existing* provisions in each party's general plan intended to protect agricultural lands and open space. The parties to the APA would be pledging to the others not to support extension of urban infrastructure or services. The City would make commitments not to annex and the County would make commitments not to change General Plan or Zoning designations to categories not compatible with agriculture. The APA is also an agreement to work together to try to promote agriculture through purchase of land or easements from willing sellers, through continuing the Williamson Act program and its related tax benefits, as well as through technical support to better manage weeds and water. In addition to the dedication of 727 acres of land to EBRPD, and 7 acres to SRVFPD, the project conditions would require payment of \$4 million to an "agricultural enhancement fund" established by the County, and \$2.5 million to Contra Costa Livable Communities Trust Fund.

The concept of an Agricultural Preservation Agreement for the Tassajara Valley dates back over two decades. An earlier version of an APA was developed in 1998 for consideration by Contra Costa County, the Town of Danville, and the City of San Ramon. This pre-dated voter approval of the County ULL. The Town of Danville acted to approve the agreement, while Contra Costa County and the City never took action.

The currently proposed APA commits to preserving up to 17,667 acres in the Tassajara Valley subject to the current County general plan and zoning. In order to approve the Tassajara Parks project, the County must grant a 30-acre adjustment to the voter approved ULL. The APA is intended to facilitate this action.

Chapter 82- 1 of the County Ordinance Code spells out how changes may be made to the voter approved ULL. Proposed expansions of 30 acres or less do not require voter approval and can be approved by a four-fifths vote of the Board of Supervisors upon making certain findings. Specifically, Section 82-1.018 (a) states “A majority of the cities that are party to a preservation agreement and the county have approved a change to the urban limit line affecting all or any portion of the land covered by the preservation agreement.” As currently drafted, the parties to the APA are the City of San Ramon, EBRPD and Contra Costa County. On October 20, 2020, the Town of Danville adopted a resolution opposing the Tassajara Parks project. In executing the APA, the parties acknowledge that the County has satisfied one of the required findings to adjust the County ULL, and if appropriate, approve the Tassajara Parks project.

As designed, the Tassajara Parks project includes growth-detering components that are unique to the Project Site through the dedication of hundreds of acres of land to public entities for preservation in perpetuity. The publicly-owned and/or controlled lands will abut approximately 1.5 miles of the adjusted ULL boundary in the Tassajara Valley. The Project will essentially create a physical “green buffer” along portions of the ULL boundary that will effectively preclude opportunities for future ULL expansions in this area of the County.

Benefits of the Agricultural Preservation Agreement

While the Tassajara Parks project is not within the City’s Sphere of Influence, and has no direct physical environmental impacts, the APA provides the ability to secure permanent open space in Tassajara Valley, adjacent to Tassajara Ridge and Dougherty Valley, and prevent future expansions of the County Urban Limit Line in the Tassajara Valley

COUNCIL ACTION

At this time, the Environmental Impact Report for the Tassajara Parks project has not been certified, and no formal action to execute the APA may be taken. However, if the City Council supports the APA, they may direct staff to send a letter supporting the APA, either signed by the Mayor, City Manager or staff, or adopt a resolution of support at the November 24, 2020 City Council meeting.

ATTACHMENT:

- A- Draft Tassajara Parks Agricultural Preserve Agreement, Dated September 4, 2020
- B - PowerPoint Presentation

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**AGREEMENT
REGARDING PRESERVATION AND AGRICULTURAL ENHANCEMENT IN THE
TASSAJARA VALLEY**

This Agreement Regarding Preservation and Agricultural Enhancement in the Tassajara Valley (“**Agreement**”) is entered into on _____, 2020 (“**Effective Date**”) by and among the County of Contra Costa, a political subdivision of the State of California (“**County**”), the City of San Ramon, a California municipal corporation (“**San Ramon**”), and the East Bay Regional Park District (“**EBRPD**”), a regional park district formed pursuant to Article 3 of Chapter 3 of Division 5 of the Public Resources Code. The County, San Ramon, and EBRPD are sometimes hereinafter referred to individually as a “**Party**” and collectively as the “**Parties**.”

RECITALS

A. The Parties enter into this Agreement for the purpose of cooperating to preserve and enhance agricultural uses within the Tassajara Valley. This Agreement is intended to be a “preservation agreement” under the Land Use Element (Chapter 3) of the County of Contra Costa General Plan 2005-2020 (“**County General Plan**”) and Section 82-1.018 of the Contra Costa County Ordinance Code (“**County Ordinance Code**”). This Agreement is also intended to protect the economic viability of agricultural land within the Tassajara Valley and accomplish the dedication and permanent preservation of certain land therein.

B. The general plans of the County and San Ramon, and the EBRPD Master Plan, (collectively, “**Existing Agricultural and Open Space Protection Policies**”) contain provisions intended to protect agricultural lands and open space. The Existing Agricultural and Open Space Protection Policies include the Contra Costa County Urban Limit Line (“**ULL**”) and the San Ramon Urban Growth Boundary (“**UGB**”).

C. In November 1990, voters approved Measure C-1990, the Contra Costa County 65/35 Land Preservation Plan Ordinance (Ordinance Code Chapter 82-1). The 65/35 Land Preservation Plan Ordinance limits urban development to no more than thirty-five percent (35%) of the land in the County and requires that at least sixty-five percent (65%) of the land in the County be preserved for agriculture, open space, wetlands, parks, and other non-

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urban uses. Measure C-1990 also established the County's ULL to enforce the 65/35 standard.

D. In 2004, County voters approved Measure J. Among other things, Measure J requires the County and all cities within the County to have a voter-approved urban limit line, developed and maintained in accord with the "Principles of Agreement for Establishing the Urban Limit Line" ("**Principles**"), to receive the sales tax proceeds from Measure C-1988.

E. In November 2006, County voters approved Measure L, which extended the term of the 65/35 Land Preservation Plan Ordinance to December 31, 2026, and required a four-fifths (4/5) vote of the Board of Supervisors and voter approval to expand the ULL by more than thirty (30) acres.

F. In 1999, San Ramon voters approved a growth management initiative known as Measure G, initiating a general plan update that created a UGB that protects visible hillsides and ridgelines from development, protects significant agricultural resources, preserves open space, encourages infill development and workforce housing, and encourages efficient provision of municipal services such as sewer and water. Land beyond the UGB is intended to remain rural in nature until such time as the UGB is reevaluated to assess the city's future needs for housing and employment.

G. In November 2010, San Ramon voters disapproved Measure W, a ballot initiative that would have amended the city's general plan to add a portion of the Tassajara Valley and lands in the west side of the city within its UGB. With the defeat of Measure W, the Tassajara Valley remains outside of San Ramon's UGB and San Ramon's Sphere of Influence ("**SOI**") and under the jurisdiction of the County.

J. EBRPD's jurisdiction includes all of the counties of Alameda and Contra Costa and provides regional park facilities and activities within this two-county area. EBRPD has a broad mandate under Public Resources Code section 5541 to "plan, adopt, lay out, plant, develop, and otherwise improve, extend, control, operate, and maintain a system of public parks, playgrounds, golf courses, beaches, trails, natural areas, ecological and open space preserves, parkways, scenic drives, boulevards, and other facilities for public recreation, for the use and enjoyment of all the inhabitants of the district."

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K. Through this Agreement the Parties express their interest in endeavoring to preserve and enhance agricultural and other non-urban land uses within an approximately seventeen thousand six hundred sixty seven (17,667)-acre area in the Tassajara Valley, located in unincorporated Contra Costa County, as more particularly shown on Exhibit A (“**Preservation and Enhancement Area**”).

L. The Parties also agree to support the dedication and permanent preservation of land at two locations comprising approximately seven hundred twenty seven (727) acres in the Tassajara Valley, as shown on Exhibit B, (collectively, “**Dedication Area**”). Following project approval by the County, the Dedication Area will be permanently preserved through fee title conveyance to EBRPD or Regional Parks Foundation.

M. The Preservation and Enhancement Area and the Dedication Area are outside of the County's ULL and the San Ramon UGB. The Preservation and Enhancement Area and Dedication Area do not fall within any municipality's SOI, and they are outside of the current service areas and SOIs for all special districts providing water and sewer service in adjacent areas.

NOW, THEREFORE, based on the foregoing recitals, which are true and correct and incorporated by this reference, the Parties agree to the following understandings:

AGREEMENT

1. Each Party hereby expressly reaffirms its commitment to the Existing Agricultural and Open Space Protection Policies adopted by each respective Party's legislative body for all land within the Party's respective jurisdiction, including but not limited to the County's ULL and the San Ramon UGB (referred to collectively as the “**ULL/UGBs**”). Each Party acknowledges and agrees that the Preservation and Enhancement Area and Dedication Area are outside the ULL/UGBs, both of which prevent urban development.
2. The Parties acknowledge and agree that, under the Existing Agricultural and Open Space Protection Policies, no new urban development will be allowed in the

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Preservation and Enhancement Area or Dedication Area, except as otherwise provided in this Agreement.

3. The Parties agree to support the addition of the Preservation and Enhancement Area and Dedication Area to the Association of Bay Area Government's list of Priority Conservation Areas to improve access to grant funding for acquisition of land or easements from willing sellers.
4. Consistent with the Existing Agricultural and Open Space Protection Policies for their respective jurisdictions, and except as otherwise provided in this Agreement, each Party agrees not to support any proposal to annex all or any portion of the Preservation and Enhancement Area or Dedication Area into a municipality or a utility services district unless the annexation serves non-urban uses, such as agriculture, open space, wetlands, parks, recreation, and other non-urban uses. EBRPD agrees that following County certification of the EIR (as defined below) and Project approval (as defined below), it will accept fee title to the Dedication Area, either directly from the Developer or through a dedication from the Regional Parks Foundation. The Parties will also cooperate to cause the County General Plan land use designation for the Dedication Area changed to Parks and Recreation (-PR).
5. Consistent with the Existing Agricultural and Open Space Protection Policies for their respective jurisdictions, and except as otherwise provided in this Agreement, each Party agrees not to support any proposal to modify the SOI of any municipality or utility services district to include all or any portion of either the Preservation and Enhancement Area or Dedication Area, unless the modification serves non-urban uses such as agriculture, open space, wetlands, parks, recreation, and other non-urban uses in the Preservation and Enhancement Area or Dedication Area.
6. Consistent with the Existing Agricultural and Open Space Protection Policies for their respective jurisdictions, and except as otherwise provided in this Agreement, each Party agrees not to support any proposal to extend, expand, or connect to urban infrastructure or service, all or any portion of either the Preservation and Enhancement Area or Dedication Area, unless: (a) the extension, expansion, or connection serves non-urban uses such as agriculture, open space, wetlands, parks, recreation, and other non-urban

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uses; or (b) the extension, expansion, or connection (i) is the minimum necessary to avoid an unconstitutional taking of private property, (ii) is the minimum necessary to comply with state or federal law, or (iii) is the minimum necessary to avoid specific, adverse impacts upon public health and safety.

7. Consistent with the Existing Agricultural and Open Space Protection Policies for their respective jurisdictions, and except as otherwise provided in this Agreement, each Party understands that the County does not support amending the General Plan land use designation for all or any portion of either the Preservation and Enhancement Area or Dedication Area, unless such proposed amendment is for one or more of the following County General Plan land use designations: Agricultural Lands, Public and Semi-Public, Open Space, or Parks and Recreation Uses, or other non-urban uses.
8. Consistent with the Existing Agricultural and Open Space Protection Policies for their respective jurisdictions, and except as otherwise provided in this Agreement, each Party understands that the County does not support amending the zoning designations in either the Preservation and Enhancement Area or Dedication Area to a non-agricultural designation or other designation that is not compatible with agriculture, open space, parks, recreation, and other non-urban uses.
9. Consistent with the Existing Agricultural and Open Space Protection Policies for their respective jurisdictions, each Party agrees that it does not support any future urban development in either the Preservation and Enhancement Area or Dedication Area, except as otherwise provided in this Agreement.
10. The Parties agree to work together to support, develop, and implement policies, programs, and other actions intended to enhance agriculture and to preserve open space, wetlands, parks, recreation, and other non-urban uses in the Preservation and Enhancement Area. Actions which include, but are not limited to, the following:
 - (a) Encouraging and promoting purchase of land or conservation easements, from willing sellers, to protect and enhance agriculture and to preserve and enhance open space, wetlands, parks, recreation, and other non-urban uses;

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- (b) Continuing the California Land Conservation Act of 1965 (“**Williamson Act**”; Gov. Code, § 51200 *et seq.*) program to provide tax incentives for property owners who agree not to develop their land;
- (c) Encouraging lease of public land for agricultural activities such as grazing;
- (d) Encouraging and promoting enhanced ground water management for agriculture and rural use, including technical support for more efficient water application and cooperative groundwater management and extraction;
- (e) Encouraging and promoting enhanced marketing for locally-grown agricultural goods, including better connecting farmers to local markets;
- (f) Encouraging continuation and augmentation of the technical support available to farmers, especially in the areas of financing, weed abatement and management, soil conservation, and range management;
- (g) Exploring and pursuing a range of funding opportunities for agricultural enhancement and preservation of open space, wetlands, parks, recreation and other non-urban uses through activities such as grants, allocations from funding measures, and appropriations from density transfer programs and mitigation programs;
- (h) Cooperating with stakeholders to develop a shared vision for the future of the Tassajara Valley;
- (i) Encouraging public beautification projects, public signage, way-finding signage, and traffic regulations and improvements that enhance agricultural activities in the Tassajara Valley, or the rural character of the Tassajara Valley.

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11. Notwithstanding anything contained in this Agreement to the contrary, the Parties agree that the County is authorized, in its sole discretion, to find that this Agreement satisfies the requirements of Section 82-1.018(a)(3) of the County Ordinance Code, provided that the County, in its sole discretion as Lead Agency, (a) certifies an Environmental Impact Report (“**EIR**”) pursuant to CEQA and the CEQA Guidelines for the Tassajara Parks housing development project (“**Project**”), where the Project would be required to both (i) permanently preserve the Dedication Area, and (ii) provide an irrevocable contribution of at least \$4 million (“**Ag Contribution**”) to an agricultural enhancement fund established by the County (“**Fund**”) following Project approval.
12. If the County finds that this Agreement satisfies the requirements set forth in Section 11 of this Agreement and the Fund is established and funded with the Ag Contribution, the monies in the Fund shall not be commingled with other moneys held by the County. The County agrees to expend monies in the Fund solely for one or more of the purposes set forth in Section 10 of this Agreement. Subject to the County’s identification of willing sellers, the County will endeavor to dedicate up to approximately ninety percent (90%) of the Fund to the purchase, from willing sellers, (a) fee title to property, and (b) conservation easements in furtherance of one or more of the purposes set forth in Section 10 of this Agreement. Any interest income earned by monies in the Fund shall also be deposited into the Fund and shall be expended solely for one or more of the purposes set forth in Section 10 of this Agreement.
13. The County Administrator, or designee, shall administer the Fund consistent with the purposes of this Agreement.
14. When it makes or receives a proposal to expend the monies in the Fund, the County Administrator, or designee, will meet and consult with representatives from the Parties. The consultation will be considered concluded when the Parties’ representatives mutually agree on the expenditure of monies in the Fund, consistent with one or more of the purposes set forth in Section 10 of this Agreement, or when the County Administrator, or designee, determines that mutual agreement cannot be reached despite good faith efforts to reach mutual agreement and resolve the identified issues of disagreement.

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15. The Parties agree that this Agreement is not intended to facilitate additional urban development within the Preservation and Enhancement Area or Dedication Area. The Parties agree that this Agreement is not intended to limit, and does not limit, the authority of the voters to elect to extend or not extend the life of the ULL. If the voters ever elect to not extend the life of the ULL, this Agreement shall only apply to the Dedication Area.
16. The Parties agree to cooperate in all matters relating to the interpretation and implementation of this Agreement.
17. The Parties intend that this Agreement be broadly construed to achieve its stated purposes.
18. The Parties do not intend for this Agreement to modify any existing laws, regulations, or policies regarding the Preservation and Enhancement Area nor to limit any jurisdiction's power conferred under Article 11, Section 7 of the California Constitution.
19. There are no third party beneficiaries of this Agreement.
20. If any provision or provisions of this Agreement shall be held in a judicial proceeding to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby, provided that the purpose of this Agreement remains legal and enforceable.
21. This Agreement may be executed in multiple counterparts.

[Remainder of page left blank. Signatures on following pages.]

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COUNTY OF CONTRA COSTA

By _____
Chair, Board of Supervisors

APPROVED AS TO FORM

By _____
County Counsel CITY OF SAN RAMON

By _____
Mayor

APPROVED AS TO FORM

By _____
City Attorney

EAST BAY REGIONAL PARK DISTRICT

By _____
President

APPROVED AS TO FORM

Attachment: A- Draft Tassajara Parks Agricultural Preserve Agreement, Dated September 4, 2020 (2950 : Tassajara Parks Agricultural Preserve

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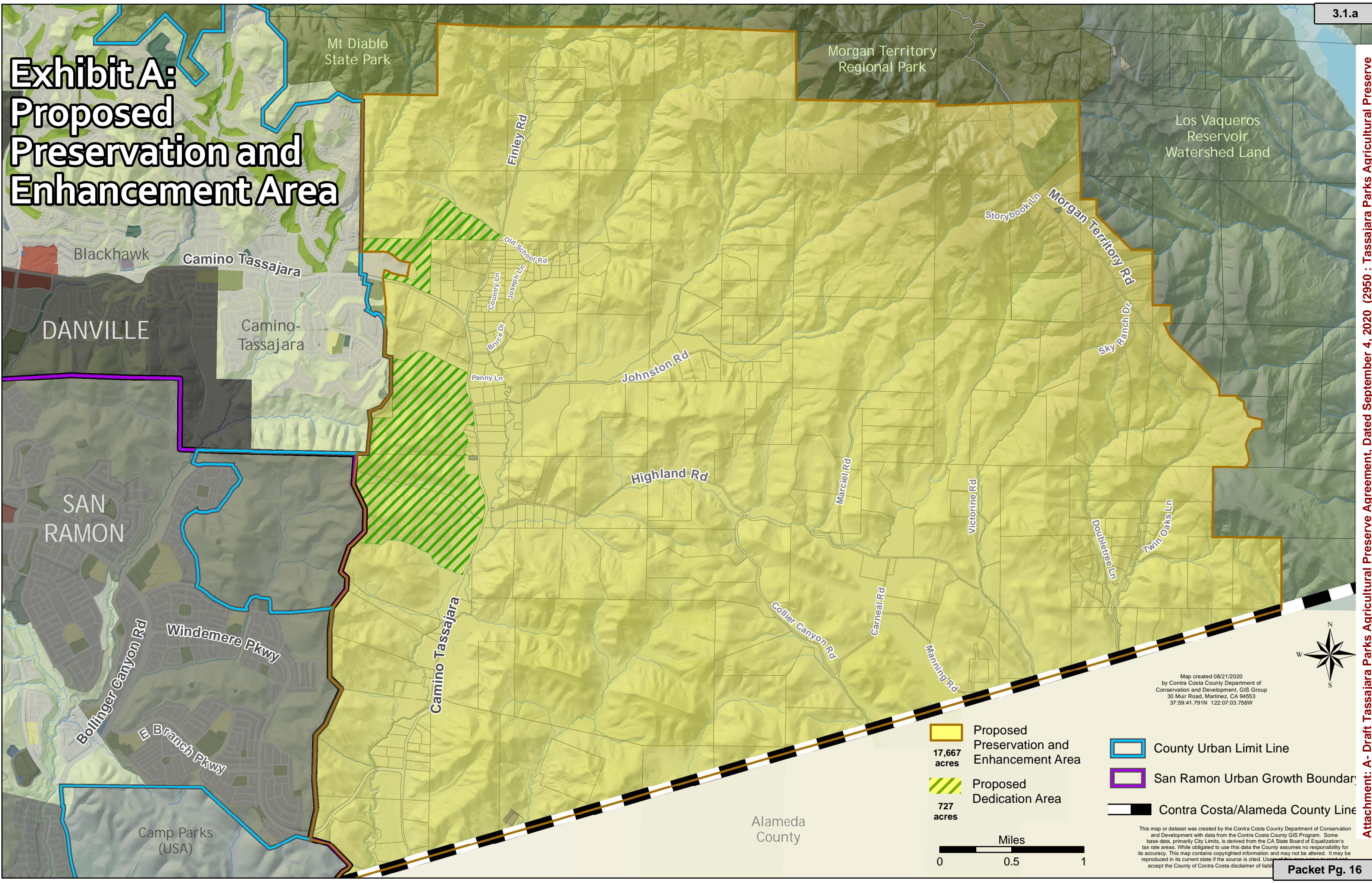
By _____

District Counsel

SMS

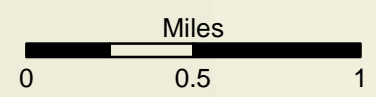
Attachment: A- Draft Tassajara Parks Agricultural Preserve Agreement, Dated September 4, 2020 (2950 : Tassajara Parks Agricultural Preserve

Exhibit A: Proposed Preservation and Enhancement Area



- Proposed Preservation and Enhancement Area
17,667 acres
- Proposed Dedication Area
727 acres

- County Urban Limit Line
- San Ramon Urban Growth Boundary
- Contra Costa/Alameda County Line

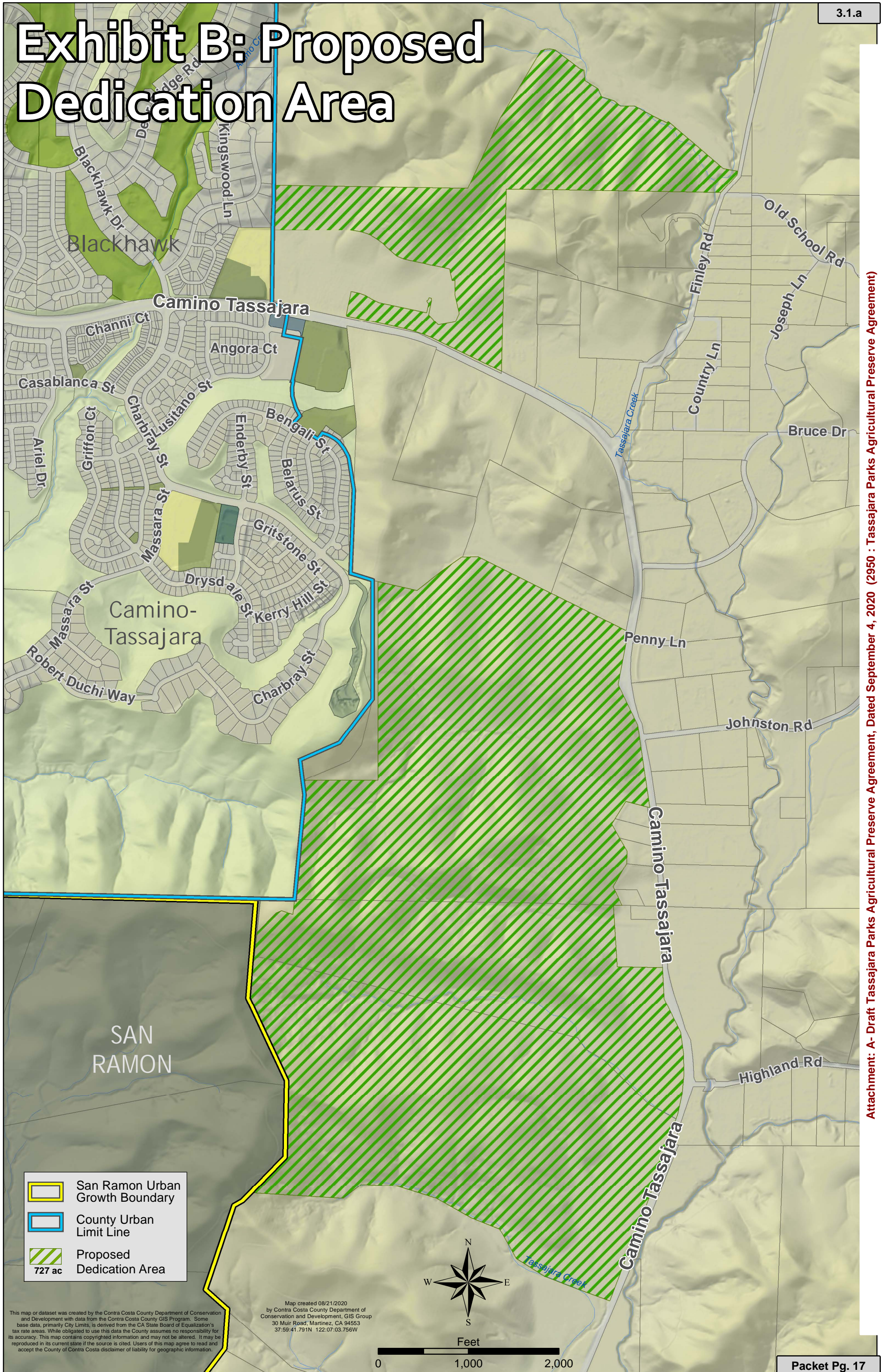





Map created 08/21/2020
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
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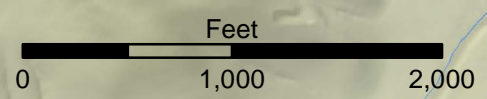
Exhibit B: Proposed Dedication Area



	San Ramon Urban Growth Boundary
	County Urban Limit Line
	Proposed Dedication Area 727 ac

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Map created 08/21/2020
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
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CITY OF SAN RAMON
COMMUNITY DEVELOPMENT

TASSAJARA PARKS AGRICULTURAL PRESERVE
DISCUSSION

CITY COUNCIL WORKSHOP
NOVEMBER 10, 2020

Attachment: B - PowerPoint Presentation (2950 : Tassajara Parks Agricultural Preserve Agreement)

BACKGROUND



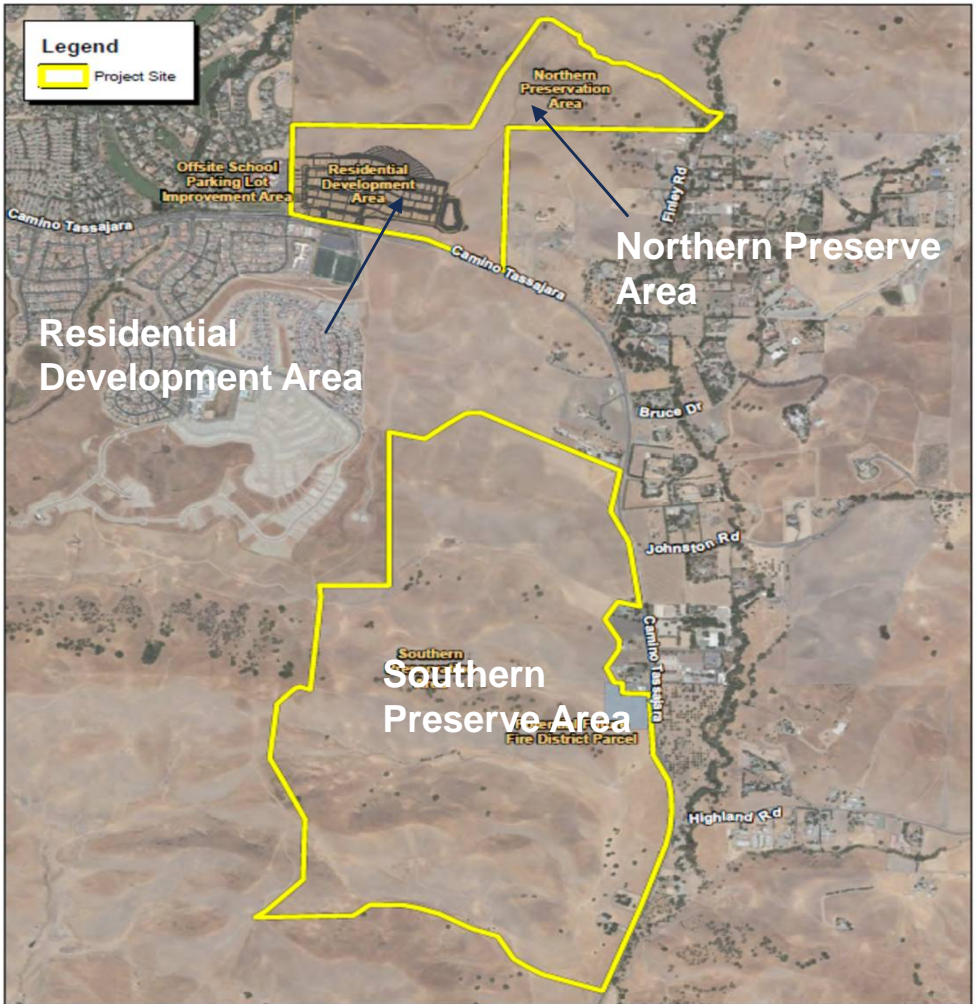
- | 1997 – Tassajara valley property owners association
 - | 5950 homes
 - | 300,000 sf of commercial
 - | 2,645 acres parks and open space
- | 2010 – new farm project
 - | 771 acres
 - | 187 units
 - | 671 acres preserved for agricultural and open space uses
 - | Olive orchards, community gardens and a cemetery
 - | 10-acres house of worship and fire training facility
- | 2014 – tassajara parks project
 - | 125 units on 30 acres
 - | 727 acres permanent open space

TASSAJARA PARKS PROJECT



- | Includes 125 single family homes on 30-acres and dedication of 727 acres of open space
 - | **Northern site - 155 acres**
 - | 30-acres for residential development
 - | 101-acres of preservation area
 - | 24-acres of non-urban development (staging area/equestrian center)
 - | **Southern site - 616 acres**
 - | 609-acres dedicated to EBRPD
 - | 7-acres dedicated to SRVFPD
- | 30-acre Urban Limit Line (ULL) expansion
- | Agricultural preserve agreement (APA)

PROJECT LOCATION



ULL ADJUSTMENT PROCESS



- | Chapter 82-1 of the County Ordinance Code
 - | ULL expansion of 30 acres or less do not require voter approval
 - | Four-fifths vote of the Board of Supervisors upon making certain findings.
- | Specifically, Section 82-1.018 (a) states "A majority of the cities that are party to a preservation agreement and the county have approved a change to the urban limit line affecting all or any portion of the land covered by the preservation agreement"
- | executing the APA, acknowledges that the County has satisfied one of the required findings.

AGRICULTURAL PRESERVATION AGREEMENT (APA)



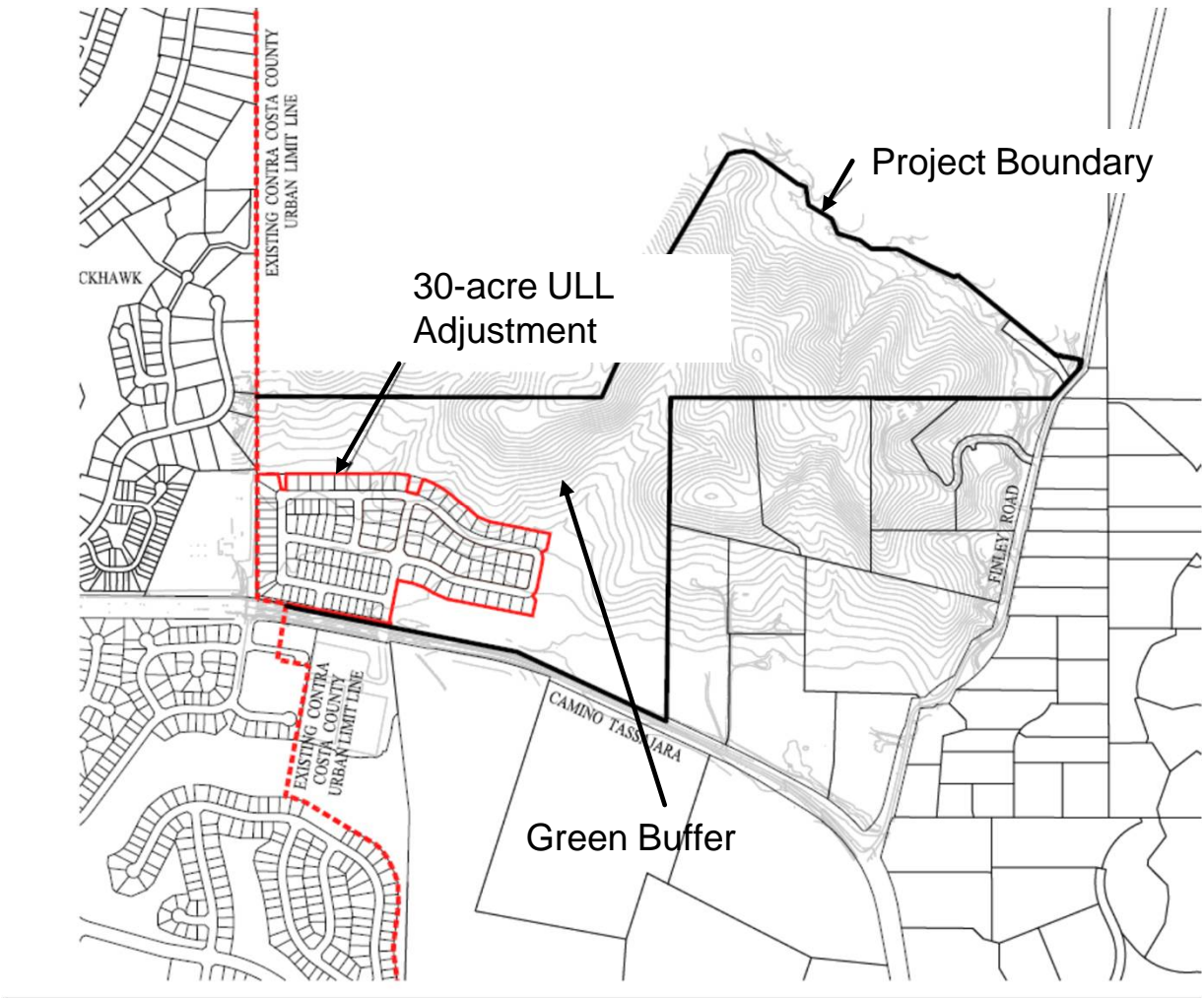
- | Satisfies one of specified findings to adjust the ULL with 4/5th vote of the Board of Supervisors
- | Preserves 17,667 acres as agricultural
- | Parties to the agreement are City, County and EBRPD
 - | **Town of Danville voted to oppose the project and APA**
- | Parties to the APA agree to the following:
 - | **Supports general plan policies to protect open space**
 - | **Commits to no urban infrastructure expansion**
 - | **No annexations and General Plan and Zoning Ordinance support agricultural uses**
 - | **Promote agricultural uses**

ULL PROTECTION THROUGH PROJECT DESIGN



- | secures permanent open space in Tassajara Valley
- | prevent future expansions of the County Urban Limit Line in the Tassajara Valley
 - | **Publicly owned/controlled lands about 1.5 miles of adjusted ULL**
- | Creates a green buffer along portions of the ULL boundary and preclude future ULL expansions

"GREEN BUFFER"



RECOMMENDATION



- i receive the staff report
- i accept public comment
- i discuss
- i provide direction to staff