

# **“Save Our Ridges”**

## **The REAL information regarding NWSP (Northwest Specific Plan)**

San Ramon City Council recently approved a development and zoning plan to locate over 800 homes on the ridgelines of the NWSP. They claim this approval does not require the vote of the citizens of San Ramon. This assumption has since been challenged by two lawsuits, one by the Sierra Club and another by the East Bay Regional Parks. Many residence of San Ramon support these lawsuits to preserve the Las Trampas Ridge and hope you will also.

### **A few reasons for the lawsuits are listed below:**

#### **Las Trampas Ridgeline**

The aesthetic impact of housing on what is now open space will compromise the integrity of the adjacent Las Trampas Regional Wilderness. It will have major impacts on environmental and biological resources, and park users. The land includes the southern end of the Las Trampas Ridge. (See map below)

#### **San Ramon’s General Plan and Ordinance 197-**

Ordinance 197 specifically prohibits development on or adjacent to Major and Minor Ridges. These lands are to be preserved for open space. It also provides that exceptions to such policies “must be approved by the voters of San Ramon.”

It prohibits:

- (1) Development within 100 vertical feet of major ridges and within 50 vertical feet of minor ridges;
- (2) Development on slopes greater than 20%;
- (3) Development within 100 feet of the center of a creek bed; and, construction of dwelling units in excess of 32 feet in height.

The city and the developer are planning to build approximately 800 homes on our lovely view shed!! They will be grading over one million yards of earth and MOVING a creek (this means filling it in and actually moving it vertically). The land contains three majors ridges, two creeks, and the Calaveras fault line.

Any exemptions regarding Ordinance 197 must be put to a vote of the people; which this San Ramon City Council has refused to do. The General Plan has Ordinance 197 embedded in it at least 25 times and it has not been modified at all by vote of the people over the years. If we let the City of San Ramon have their way on this development where does it stop?! This project is in direct violation of Ordinance 197 and should not stand.

#### **School or Open Space-**

The General Plan called for a school and if a school was deemed not necessary by the San Ramon School District then that dedicated land should revert to open space.

As approved by San Ramon City Council, that the developer could use 2.4 acres for an Educational Facility or Outreach Facility. SRCC is not requiring the developer to maintain 15-20 acres of useable land in case a school is later needed (which is sure to happen due to the increase of approximately 200 students with the NWSP development and even more when another development known as the Crow Canyon Specific Plan

comes into effect). Do you know what that does to the residents that already live here? They will need to drive their kids clear across town to another school because Twin Creeks Elementary will be so overcrowded. This overcrowding of our schools could potentially threaten our “Blue Ribbon” standards.

### **Problems with the EIR (Environmental Impact Report)-**

On the Draft EIR pertaining to Air Quality: Air quality could not be mitigated. Then miraculously on the Final EIR (with nothing changed!) it states that the air quality would be ok. In regards to the traffic problems that are going to arise, the EIR used data from 1992 in order for the numbers to all work out. SRCC does not plan on changing any roads to accommodate all the traffic that is going to be using Crow Canyon and other roads. There will be a minimum of 1,600 more cars on the road with the NWSP development and even more when the Crow Canyon Specific Plan goes into effect.

### **Community Park Size**

A big push by the City was to have a community park within walking distance (3 miles) and approximately 2.5 acres per 1,000 residents. Well guess what? The Community Park that was approved is only big enough to support the NWSP neighborhood, not the surrounding residents.

### **The County Option**

The City Council has tried to spread seeds of fear by threatening that the project could end up in the County and be much larger than the developer is asking for right now.....BUT, the County is no longer in the business of developing next to cities and that just isn't going to happen.

### **Help-**

This flyer is just the beginning of trying to get more concerned residents involved. There will be more information to follow and anyone interested in finding out how they can help, please contact the San Ramon Community general E-mail box found at <http://sanramonnews.blogspot.com> .

**Warm regards from concerned San Ramon citizens.  
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