



CITY OF SAN RAMON

2401 CROW CANYON ROAD
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 973-2500
WEB SITE: www.sanramon.ca.gov

October 12, 2016

Ken Kirkey, Director
MTC
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

RE: Plan Bay Area 2040 DRAFT Preferred Scenario

Dear Mr. Kirkey

Thank you for the opportunity to provide input on the Draft Preferred Scenario. The August 30, 2016 letter outlines the proposed land use strategy for the nine Bay Area counties, providing household and employment forecasts for each city, unincorporated areas and Priority Development Areas through 2040 and builds upon the current Plan Bay Area (PBA) adopted in 2013. It is our understanding that ABAG forecasts the Bay Area to grow by the 820,000 households and 1,276,000 jobs in the next 25 years, to meet the housing and greenhouse gas targets under Senate Bill 375. The Draft Preferred Scenario assumes the highest household and job growth will be directed to the PDAs, primarily in Oakland, San Francisco and San Jose.

Job Growth Projections

For San Ramon, the Draft Preferred Scenario decreases our job growth between 2010 and 2040, resulting in 1,800 fewer jobs in the City. This is in contrast to Projections 2013 which showed an increase of 14,360 jobs, in line with our General Plan assumptions of 13,317 new jobs. General Plan 2035 projects at buildout San Ramon will have 57,667 jobs, with 33,288 located in our City Center and North Camino Ramon PDAs. It is difficult to understand the loss of jobs when our primary business center, Bishop Ranch located within our City Center PDA, has entitlements to construct over 700,000 s.f. of new office.

Household Projections

The Draft Preferred Scenario estimates 31,100 households in 2040, with 5,800 located in the above identified PDAs. Our General Plan 2035 estimates 34,670 households, with 2,666 households in our PDAs. It appears PBA has transferred households from our outlying areas into our PDAs and reduced our buildout projections by approximately 3,500 households. While in theory this appears to be realistic, practically, it is not. San Ramon is a city with fairly new and

well maintained housing stock. Additionally, there are approximately 1,700 new units under construction over the next 3 years located in our Dougherty Valley and Northwest Specific Plan areas, which makes it difficult to understand the de-population of San Ramon by 2040.

We appreciate the opportunity to share our comments regarding Plan Bay Area and request the projections be revised to align with those within our General Plan 2035. If you would like to discuss our projections further, please do not hesitate to contact me at (925) 973-2566.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Chamberlain", with a long horizontal line extending to the right.

Debbie Chamberlain
Division Manager, Planning Services

Attachments

Plan Bay Area 2013 Growth Projections

cc Miriam Chion, ABAG
Martin Engelmann, P.E., CCTA
Joe Gorton, Interim City Manager
Eric Figueroa, Assistant City Manager

Plan Bay Area 2013 Growth Feedback



Jurisdiction Name: City of San Ramon
 Contact Person/Title: Debbie Chamberlain / Division Manager, Planning Services
 Email/Phone: dchamberlain@sanramon.ca.gov / (925) 973-2566

Instructions: Check 'one' box per row to indicate whether/how Plan Bay Area 2013 growth should be adjusted for the Plan update in 2017. If growth estimates warrant a lower or higher adjustment, please provide a brief explanation in the adjacent text box. You may provide other general feedback below. Please return this form via email to your county's ABAG regional planner by July 20, 2015.

JURISDICTION TOTAL	Same			Lower			Higher			
	Population	Housing	Employment	Population	Housing	Employment	Population	Housing	Employment	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See attached General Plan 2035 figures
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See attached General Plan 2035 figures
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See attached General Plan 2035 figures
PRIORITY DEVELOPMENT AREAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See attached
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See attached
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Attached

Click here to enter text.

City Center PDA

2010	2040
Population 0	Population: 3,254
Households: 0	Households: 1,542
Jobs: 17,071	Jobs: 20,707

North Camino Ramon PDA

2010	2040
Population: 0	Population 2,372
Households: 0	Households 1,124
Jobs: 9,534	Jobs 12,576

Land Use

levels of the General Plan, assume average densities and intensities for the various land use classifications identified in the General Plan Land Use Diagram.

Residential

As of January 1, 2014, an estimated 27,993 residential units exist within the San Ramon Planning Area, which includes an estimated 501 units outside the City limits, but still within the Planning Area. The General Plan will result in a projected 7,198 additional units, based on identified housing opportunity sites, for an estimated General Plan 2030 buildout total of 35,385 residential units for the Planning Area. The majority of these units are associated with the buildout of the Dougherty Valley Specific Plan, Northwest Specific Plan, North Camino Ramon Specific Plan, City Center Project, and Crow Canyon Specific Plan. Table 4-6 shows the estimated current and projected residential units for the San Ramon City Limits and Planning Area.

Table 4-6: San Ramon Planning Area Residential Units

<i>Estimated Current Residential Units 2014</i>		<i>Additional Residential Units Under General Plan Buildout</i>		<i>Estimated Buildout of Residential Units 2035</i>	
City limits	Planning Area	City limits	Planning Area	City limits	Planning Area
27,492	27,993	7,198	7,392	34,690	35,385

Note:

Estimate of Planning Area residential units extrapolated from California Department of Finance Jurisdictional projections 01-01-2014. [ER4]

Non-Residential

As of 2014, approximately 16.4 million square feet of non-residential floor area currently exist in the San Ramon Planning Area, which includes retail, commercial, office, light industrial, and public space. Approximately another 5 million square feet of space is approved, underway, or programmed with City Center project, buildout of the approved Specific Plans and the additional square footage contemplated as part of the North Camino Ramon Specific Plan. In total, General Plan buildout in 2035 is estimated to result in approximately 21.6 million square feet of non-residential floor area in the San Ramon Planning Area. Table 4-7 shows the estimated current and projected non-residential square footage for the San Ramon Planning Area.

Table 4-7: San Ramon Planning Area Non-Residential Square Footage

<i>Estimated Current Non-Residential Square feet 2014</i>	<i>Additional Non-Residential Square feet General Plan Buildout</i>	<i>Estimated Buildout of Non-Residential Square feet 2030</i>
16,465,691	5,165,039	21,630,730

Note:

Estimate of Planning Area Non-residential square footage based on GP 2020 background data and project specific projections from the City of San Ramon. [ER5]

BUILDOUT POPULATION AND EMPLOYMENT

Approximately 90 percent of the buildout population and employment either already exists or will occur with approved or programmed developments.

Population

At the General Plan 2035 buildout, the San Ramon Planning Area is estimated to accommodate a population of approximately 96,174 people , an increase of about 18 percent over the current population estimate of approximately 78,820 people for the Planning Area (77,270 City). The majority of these new residents will result from the development of housing units already anticipated by the General Plan. This additional population reflects an estimated annual growth rate of about 1.0 percent per year over the next 20 years, which is considerably less than the projected 2.77 percent annual growth rate experienced by the City from 2000-2014. Table 4-8 shows the estimated current and projected populations for the City and San Ramon Planning Area.

Table 4-8: San Ramon Planning Area Buildout Population

<i>Estimated Current Population 2014</i>		<i>Additional Population Under General Plan Buildout</i>		<i>Estimated Buildout Population 2035</i>	
City limits	Planning Area	City limits	Planning Area	City limits	Planning Area
77,270	78,820	16,754	17,354	94,024	96,174

Note:

Estimate of Planning Area population extrapolated California Department of Finance Jurisdictional Projections 01-01-2014.-Projections are based on an estimated average of 2.91 persons per household. Multifamily and single family of persons per household are estimated at 2.11 and 3.21 respectively based on 5 yr. ACS data (2012). [ER6]

Employment

San Ramon Plan Area will accommodate approximately 57,667 jobs at buildout, for an increase of about 25 percent over the current estimated employment of 45,994. The additional employment accommodated by this General Plan is about 11,673 jobs. This reflects an overall annual job growth rate of about 1.08 percent over the next 21 years. This projected job growth is anticipated to be steady, but more active than that experienced in the 2000's

culminating in the economic downturn in 2007-2008. A significant part of this new employment growth is anticipated by the completion of the City Center project and implementation of the North Camino Ramon Specific Plan. The General Plan 2035 Economic Element provides additional information of existing and future employment trends specific to the City. Table 4-9 shows the current estimated and projected employment for San Ramon.

Table 4-9: San Ramon Planning Area Buildout Employment

	<i>Estimated Employment 2014</i>	<i>Additional Jobs Under General Plan Buildout</i>	<i>Estimated total Buildout Employment (2035)</i>
Total	45,994	11,673	57,667

Note:

Estimate of Planning Area employment is extrapolated from ABAG 2010 Jurisdictional Projections (P2013) based on the average growth rate from 2000-10, plus project specific NCRSP PDA employment information.[ER7]

Jobs to Housing Ratio

A city's jobs/housing ratio (jobs to employed residents) would be 1:1 if the number of jobs in the city equaled the number of employed residents. In theory, such a balance would eliminate the need for commuting and signifies a balanced community. A ratio greater than 1.0 indicates a net in-commute (jobs rich); less than 1.0 indicates a net out-commute (housing rich). As shown in Table 4-10, the current jobs/housing ratio in San Ramon is 1.26, which means that the number of jobs in the City exceeds the number of employed residents by about 26 percent. The addition of significantly more residential units (employed residents) as compared to the relatively flat growth rate in jobs has resulted in a reduction in the jobs/housing ratio from 1.51 to 1.26 since 2000. As future residential development decreases with buildout of the General Plan, the growth of employed residents will likely also slow, absent a change in the existing household employment profile. As such, if the job growth remains constant or slows, the jobs housing balance will also remain flat as the City approaches buildout in 2035.

Table 4-10: San Ramon Planning Area Jobs – Housing Ratio (Employment–Employed Residents)

	<i>Estimated Jobs/Employment</i>	<i>Estimated Employed Residents</i>	<i>Estimated Jobs/Housing Ratio</i>
2000	40,030	26,561	1.51
2010	44,350	32,820	1.35
2014	45,994	36,630	1.26
2035	57,667	47,164	1.22

Note:

Estimate of Planning Area employment and employed residents extrapolated from ABAG Jurisdictional Projections (P2013) and 5 yr. ACS data (2012).[ER8]

Buildout under the General Plan is expected to add proportionately more population than jobs. As a result, the jobs/housing balance is expected to fall to 1.22 resulting in only a 22