

## 6. IMPLEMENTATION



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### 6.1 Introduction

The overarching goal of the Shadelands Gateway Specific Plan is to provide a vision for the future of the 25-acre Plan Area that balances the needs of the community with those of the property owner. The Shadelands Gateway Specific Plan furthers several goals of the General Plan, as previously noted in Section 1.4.1 of this document. The Shadelands Gateway Specific Plan provides for development that offers a combination of commercial retail and restaurant uses, senior housing/continuing care retirement community, community facilities, and amenities for business park tenants and the surrounding community.

The implementation of the Shadelands Gateway Specific Plan involves primarily private sector initiatives. This implementation chapter contains three main components:

- Approval actions
- Infrastructure/financing
- Phasing

### 6.2 Approval Actions

Adoption of the Shadelands Gateway Specific Plan requires that the Walnut Creek City Council take the following adjudicatory and legislative actions: (1) approve a resolution to certify the Specific Plan EIR; (2) approve a resolution to amend the General Plan and change the land use designation from Business Park; (3) approve a resolution to adopt the Specific Plan; (4) adopt an ordinance to rezone the property from Business Park (BP-100) to Planned Development (P-D), and (5) approve a resolution to remove trees on site, including highly protected species, among others.

Pursuant to Section 10-1.202 of the Municipal Code, and subsequent to the adoption of the Shadelands Gateway Specific Plan, approval of a tentative map(s) requires the review and approval of the Walnut Creek Planning Commission. Further, in accordance with Section 10-2.4.1200, et seq. and subsequent to the adoption of the Specific Plan, all proposed development

within the Plan Area is subject to approval of the Walnut Creek Design Review Commission. Additionally, applications for use permits related to the sales, service, and consumption of alcohol are subject to the requirements found in Section 10-2.3.1201 of the Municipal Code and other Use Permits may also be required for particular uses.

The Shadelands Gateway Specific Plan may be amended in accordance with Section 10-9.101, et seq. of the Municipal Code. Once an application to amend the Shadelands Gateway Specific Plan is filed with the City, the Walnut Creek City Council may hold a public hearing to conduct a preliminary review of the proposed amendment to the Shadelands Gateway Specific Plan, at which hearing the Council may either deny the amendment or direct City staff to continue to process it.

If Council directs City staff to process the amendment, a public hearing must be scheduled before the Planning Commission, who must make a recommendation to City Council on the proposed amendment. Upon consideration of the Planning Commission's recommendation at a public hearing, the City Council may amend the Shadelands Gateway Specific Plan by resolution.

### 6.3 Infrastructure/Financing

The essential facilities and infrastructure necessary to support the land uses described in the Shadelands Gateway Specific Plan are summarized in Chapter 5 - Public Infrastructure and Services. Facilities generally include:

- Water - Contra Costa Water District;
- Sewer - Central Contra Costa Sanitary District;
- Storm drainage - City of Walnut Creek;
- Electricity and gas - Pacific Gas and Electric (PG&E);
- Telephone - AT&T; and
- Cable TV - Comcast.

In addition to project-specific infrastructure improvements, The applicant shall be required to pay a fair share equivalent for, and/or fees related to, the construction of improvements associated with the development of the 25-acre Plan Area and the impacts related thereto, such as streets, parks, affordable housing, and public art.

## 6.4 Phasing

The timing of the Plan Area phasing will be determined by market demand; however, necessary infrastructure improvements (e.g., utilities, circulation and access, parking, etc.), all of which are subject to review and approval by the City, shall be phased to support new development as it is constructed. The development shall be “functionally complete” upon the conclusion of each phase, including internal circulation, adequate parking, landscaping, public amenities, and other features.

A Phasing Plan shall be provided at the time of Design Review approval and will likely include the following three phases:

### Phase I: Site Preparation

1. **Tree Protection:** Prior to the issuance of a Demolition Permit, the applicant shall submit a Tree Protection Plan, subject to the review and approval of the City.
2. **Demolition:** The demolition of existing on-site structures, surface parking lots, and trees are subject to the issuance of a Demolition Permit and a Tree Removal Permit, respectively. However, none of the “highly protected trees” (e.g., valley oak, black walnut, etc.) identified by the applicant and approved by the City for removal may be removed prior to issuance of a Site Development Permit.
3. **Grading:** Site grading may be completed subject to the City’s review and approval of a Grading Plan.

## Phase II: Development Project

1. **Off-Site Access and Improvements:** The off-site improvements identified in the Environmental Impact Report must be constructed or implemented prior to the occupancy of 75,000 square feet of commercial development.
2. **Frontage Improvements:** The frontage improvements (e.g., driveway entrances and the associated right-of-way dedications, multi-use pathway around the perimeter of the Plan Area, and pedestrian and bicycle improvements, etc.) must be constructed or implemented prior to the occupancy of 75,000 square feet of commercial development. At the time of installation, portions of the multi-use path adjacent to undeveloped portions of the property may be constructed as a temporary improvement to ensure the multi-use path is installed as a continuous loop along the entire Plan Area perimeter.
3. **Reservation of Open Space:** Prior to the issuance of a Building Permit for construction of up to 75,000 square feet of commercial development, a minimum of four acres of open space (including two acres of sufficiently contiguous open space area) within the Plan Area shall be reserved to allow for the construction of public amenities (e.g., amphitheater, splash pad, gathering area, etc.) identified in the Shadelands Gateway Specific Plan.
4. **Reservation for Public Art:** Prior to the issuance of a Building Permit for construction of up to 75,000 square feet of commercial development, those portions of the Plan Area dedicated to the installation of public art shall be identified and reserved.
5. **Public Amenities:** The construction of public amenities identified in the Shadelands Gateway Specific Plan must be completed prior to the occupancy of 75,000 square feet of commercial development.

6. Gateway Element: Construction of the gateway element located at the northwest corner of the intersection of Ygnacio Valley Road and Oak Grove Road shall be completed prior to the occupancy of 75,000 square feet of commercial development.
7. Public Art: Installation of public art shall be completed in accordance with the implementation/installation requirements of the City's Public Art Ordinance.



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