



Wood Ranch Headquarters. Photo courtesy of Paige Green.

or general commercial uses are not considered appropriate. Proposals which accommodate mixed uses such as housing and smaller-scale commercial development may be considered, provided that the uses are compatible with adjacent land uses. In any event, the project as a whole should incorporate building and landscape designs that are compatible with surrounding uses.

Uses which capitalize on the site's historic ambiance and natural features should be encouraged. Designs which incorporate the creek as a public amenity and which preserve mature trees and the vegetation screen between the site and Camino Tassajara also are encouraged. Uses with the potential to generate large amounts of traffic are discouraged. If housing is included, opportunities to meet some of the special needs identified in the Town's Housing Element should be explored. The density of any housing constructed on the site should be in the general range of 20-30 units per net acre. Such housing could be in structures that are entirely residential, or incorporated on the upper floor(s) of structures with ground floor

commercial uses.

Sycamore Creek crosses the Wood Ranch property, creating a riparian corridor through the site. The creek corridor reduces the net developable acreage of the site but provides an opportunity as a site amenity and a means of screening development from Camino Tassajara. Future development proposals should retain the creek corridor as open space, conserve riparian vegetation, and incorporate stormwater retention and water quality protection features. The open space provides an opportunity for a linear park through the property, which could enhance the aesthetic quality of future development on the site.

### TASSAJARA LANE / SHERBURNE HILLS ROAD

This is an area of existing ranchettes south of Camino Tassajara, situated about one mile east of Sycamore Valley Road. It contains approximately 250 acres of parcels varying in size from one-fifth of an acre to over 45 acres. Tassajara Lane provides access to the western part of the area

while Sherburne Hills Road provides primary access to the east. Sycamore Creek further divides this area into a flatter, northern section along Camino Tassajara and a steeper southern section backing up to, and over, the crest of the Sherburne Hills.

The area was subdivided into large, rural residential homesites before Danville incorporated and before the surrounding portions of the Sycamore Valley were developed. Past development of the area has been complicated by the many development constraints that are present, including steep terrain, landslide hazards, access limitations, the fragmented ownership pattern, and water and sewer service limitations. Prior to incorporation, a pattern of piecemeal development with minor subdivisions occurred in parts of the area, exacerbating the access and service problems. In spite of these constraints, the area has remained desirable due to its rural character, large homesites, and sweeping vistas.

The Danville 2005 and 2010 General Plans included a strategy for transferring densities in this area from the steeper parcels to the flatter lands along Camino Tassajara. A master planned unit development approach was promoted, with cluster development recommended to conserve the hillsides as open space. After the 2005 Plan was adopted in 1987, three major subdivisions were constructed on the flatter lands and much of the area's ultimate development potential was realized. After the 2010 Plan was adopted in 1999, two additional major subdivisions were constructed, with the larger of the two (the 26-unit Tassajara Lane/Braddock & Logan project) developed upslope of Sycamore Creek.

The steeper areas continue to develop incrementally at Country Estate or Rural Residential densities. General Plan designations in the area allow Rural Residential densities at the higher elevations (above 650 feet), Country Estate densities between the creek and the 650-foot contour, and Residential - Single Family - Low Density (1-3 units per acre) between Sycamore Creek and Camino Tassajara. The maximum densities for the Rural Residential and Country

Estate lands will most likely not be realized due to terrain and geologic constraints. Subdivision and development of the remaining vacant land should maintain the character of the area, conserve the steeper slopes as open space, and minimize grading and vegetation removal.

Earlier plans for this area identified the need for specific capital improvements. A majority of these needs have been addressed through development requirements imposed on previously authorized development and through use of fee benefit districts. For example, a fee benefit district set up for the Sherburne Hills area provided funds for a traffic signal at Sherburne Hills Road and Camino Tassajara. A similar fee benefit district for the Tassajara Lane area provided funds for a signal at Tassajara Lane and Camino Tassajara. That fee benefit district also funded a bridge across Sycamore Creek, flood control improvements, widening of Tassajara Lane up to the bridge, architectural sound walls along Camino Tassajara, and sewer, water, and drainage improvements south of the creek.

Some of the infrastructure needs identified in the 2005 Plan and the 2010 Plan still need to be satisfied. Subdivision approvals in the area resulted in two temporary vehicular connections to Camino Tassajara. These connections should eventually be closed, and replaced with a consolidated point of ingress and egress to Camino Tassajara. A new bridge across Sycamore Creek is anticipated to be necessary to provide a second point of access to the Sherburne Hills portion of the area. Additional fee benefit districts may be necessary to complete circulation improvements, upgrade water lines and storm drainage, provide additional landscaping along Camino Tassajara, fill "gaps" in the system of creek side trails, and/or to undertake other basic public service improvements.

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#### **ELWORTHY EAST / BOLERO**

This Special Concern Area contains about 175 acres and is located north and east of the Greenbrook area and west of the Sherburne Hills ridgeline. The area is made up of two separate properties that are presently used for grazing. The northerly