

SECTION 1: INTRODUCTION

1.1 - Overview of the CEQA Process

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the North Camino Ramon Specific Plan (State Clearinghouse No. 2010092014). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This Draft EIR is intended to serve as an informational document for the public agency decision-makers and the public regarding the proposed Specific Plan.

1.1.1 - Overview

The North Camino Ramon Specific Plan seeks to facilitate the redevelopment of a 295-gross-acre developed area from an automobile-dominated, low-density commercial area to a transit- and pedestrian-oriented neighborhood that will be a community focal point with a mix of uses. Key aspects of the Specific Plan are to complement the San Ramon City Center project, provide retail and services opportunities current lacking in the City, support the large office population within the Bishop Ranch Business Park, and enhance the quality of life for those who live and work in San Ramon. The Specific Plan has a buildout potential of 5,070,000 square feet of commercial uses and 1,500 dwelling units. Section 2, Project Description provides a complete description of the project.

1.1.2 - Purpose and Authority

This Draft EIR provides a project-level analysis of the environmental effects of the North Camino Ramon Specific Plan. The environmental impacts of the proposed project are analyzed in the EIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. This document addresses the potentially significant adverse environmental impacts that may be associated with the planning or implementation of the Specific Plan. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts

- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project
- Growth-Inducing Impacts
- Effects Found Not To Be Significant
- Areas of Known Controversy

1.1.3 - Lead Agency Determination

The City of San Ramon is designated as the lead agency for the project. CEQA Guidelines Section 15367 defines the lead agency as “. . . the public agency, which has the principal responsibility for carrying out or approving a project.” Other public agencies may use this Draft EIR in the decision-making or permit process and consider the information in this Draft EIR along with other information that may be presented during the CEQA process.

This Draft EIR was prepared by Michael Brandman Associates, an environmental consultant. This Draft EIR reflects the independent judgment and analysis of the City of San Ramon as required by CEQA. Lists of organizations and persons consulted and the report preparation personnel are provided in Section 8, Persons and Organizations Consulted/List of Preparers, of this Draft EIR.

1.2 - Scope of the EIR

This Draft EIR addresses the potential environmental effects of the proposed project. The City of San Ramon issued a Notice of Preparation (NOP) for the proposed project on September 8, 2010, which circulated between September 8, 2010 and October 7, 2010 for the statutory 30-day public review period. In addition, the Zoning Administrator held a public hearing on September 23, 2010 to provide an overview of the proposed project solicit public comments for the preparation of the EIR. The scope of this Draft EIR includes the potential environmental impacts identified in the NOP and issues raised by agencies and the public in response to the NOP. The NOP is contained in Appendix A of this Draft EIR.

Six comment letters were received in response to the NOP. They are listed in Table 1-1 and provided in Appendix A of this Draft EIR.

Table 1-1: NOP Comment Letters

Status	Affiliation	Signatory	Date
Public Agencies	Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit	Scott Morgan, Director	September 8, 2010
	Contra Costa Health Services	Joseph G. Doser, REHS, Supervision Environmental Health Specialist	September 16, 2010

Table 1-1 (cont.): NOP Comment Letters

Status	Affiliation	Signatory	Date
Public Agencies (cont.)	East Bay Regional Parks District	Sean M. Dougan, Regional Trails Department	September 28, 2010
	East Bay Municipal Utility District	William R. Kirkpatrick, Manager of Water Distribution Planning	October 5, 2010
	California Department of Transportation, District 4	Lisa Carboni, District Branch Chief	October 7, 2010
Private Organization	Save Mount Diablo	Seth Adams, Director of Land Programs	September 23, 2010
Source: City of San Ramon, 2010.			

1.2.1 - Environmental Issues Determined Not To Be Significant

The NOP identified topical areas that were determined not to be significant. An explanation of why each area is determined not to be significant is provided in Section 7, Effects Found Not To Be Significant. These topical areas are as follows:

- Agricultural and Forestland Resources
- Mineral Resources

In addition, certain subjects with various topical areas were determined not to be significant. Other potentially significant issues are analyzed in these topical areas; however, the following issues are not analyzed:

- Scenic Vistas (Section 3.1, Aesthetics)
- Exposure of Sensitive Receptors to Pollutant Concentrations (Section 3.2, Air Quality)
- Riparian Habitat or Other Sensitive Natural Community (Section 3.3, Biological Resources)
- Federally Protected Wetlands (Section 3.3, Biological Resources)
- Native Resident or Migratory Fish or Wildlife Species (Section 3.3, Biological Resources)
- Habitat, Natural Community, or Other Conservation Plan (Section 3.3, Biological Resources)
- Septic or Alternative Wastewater Disposal Systems (Section 3.5, Geology, Soils, and Seismicity)
- Exposure of Schools to Hazardous Materials (Section 3.6, Hazards and Hazardous Materials)
- Airports (Section 3.6, Hazards and Hazardous Materials)
- Private Airstrips (Section 3.6, Hazards and Hazardous Materials)
- 100-Year Flood Hazards (Section 3.7, Hydrology and Water Quality)
- Levee or Dam Failure (Section 3.7, Hydrology and Water Quality)
- Seiches, Tsunamis, or Mudflows (Section 3.7, Hydrology and Water Quality)
- Division of an Established Community (Section 3.8, Land Use)
- Conservation Plans (Section 3.8, Land Use)

- Aviation Noise (Section 3.9, Noise)
- Displacement of Persons or Housing (Section 3.10, Population and Housing)
- Air Traffic Patterns (Section 3.13, Transportation)

An explanation of why each issue is determined not to be significant is provided in Section 7, Effects Found Not To Be Significant.

1.2.2 - Potentially Significant Environmental Issues

The NOP found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the EIR. These sections are as follows:

- Aesthetics, Light, and Glare
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utility Systems

1.3 - Organization of the EIR

This Draft EIR is organized into the following main sections:

- **Section ES: Executive Summary.** This section includes a summary of the proposed project and alternatives to be addressed in the Draft EIR. A brief description of the areas of controversy and issues to be resolved, and overview of the Mitigation Monitoring and Reporting Program, in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.
- **Section 1: Introduction.** This section provides an introduction and overview describing the purpose of this Draft EIR, its scope and components, and its review and certification process.
- **Section 2: Project Description.** This section includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the Draft EIR, responsible agencies, and approvals that are needed for the proposed project are also provided.
- **Section 3: Environmental Impact Analysis.** This section analyzes the environmental impacts of the proposed project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. The specific environmental topics that are addressed within Section 3 are as follows:

- **Section 3.1 - Aesthetics, Light, and Glare:** Addresses the potential visual impacts of development intensification and the overall increase in illumination produced by the project.
- **Section 3.2 - Air Quality:** Addresses the potential air quality impacts associated with project implementation, as well as consistency with the Bay Area Air Quality Management District’s Air Quality Plans. In addition, the section also evaluates project emissions of greenhouse gases.
- **Section 3.3 - Biological Resources:** Addresses the project’s potential impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts on listed, proposed, and candidate threatened and endangered species.
- **Section 3.4 - Cultural Resources:** Addresses potential impacts on known historical resources.
- **Section 3.5 - Geology, Soils, and Seismicity:** Addresses the potential impacts the project may have on soils and assesses the effects of project development in relation to geologic and seismic conditions.
- **Section 3.6 - Hazards and Hazardous Materials:** Addresses the potential for the presence of hazardous materials or conditions on the project site and in the project area that may have the potential to impact human health.
- **Section 3.7 - Hydrology and Water Quality:** Addresses the potential impacts of the project on local hydrological conditions, including drainage areas, and changes in the flow rates.
- **Section 3.8 – Land Use:** Addresses consistency with existing land use plans and regulations as a result of development and land use activities contemplated in the North Camino Ramon Specific Plan.
- **Section 3.9 - Noise:** Addresses the potential noise impacts during construction and at project buildout from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
- **Section 3.10 – Population and Housing:** Addresses the potential impacts associated with growth inducement from both new employment opportunities and housing.
- **Section 3.11 – Public Services and Recreation:** Addresses the potential impacts upon public services providers, including fire protection, police protection, schools, libraries, parks, and community facilities.
- **Section 3.12 - Transportation:** Addresses the impacts on the local and regional roadway system, public transportation, bicycle, and pedestrian access.
- **Section 3.13 – Utility Systems:** Addresses the potential impacts upon utility services including water supply, wastewater, storm drainage, solid waste, and energy providers.

- **Section 4: Cumulative Effects.** This section addresses the cumulative effects associated with the development and land use activities contemplated by the North Camino Ramon Specific Plan, in conjunction with past, present, and future projects.
- **Section 5: Alternatives to the Proposed Project.** This section compares the impacts of the proposed project with three land-use project alternatives: the No Project Alternative, the Office/Retail Intensification Alternative, and the Suburban Village Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.
- **Section 6: Other CEQA Considerations.** This section provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts. This section discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects. In addition, the proposed project's energy demand is discussed.
- **Section 7: Effects Found Not To Be Significant.** This section contains analysis of the topical sections not addressed in Section 3.
- **Section 8: Organizations and Persons Consulted/List of Preparers.** This section contains a full list of persons and organizations that were consulted during the preparation of this Draft EIR, as well as the authors who assisted in the preparation of the Draft EIR, by name and affiliation.
- **Section 9: References.** This section contains a full list of references that were used in the preparation of this Draft EIR.
- **Appendices:** This section includes all notices and other procedural documents pertinent to the Draft EIR, as well as all technical material prepared to support the analysis.

1.4 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the Draft EIR has also been described. The documents and other sources that have been used in the preparation of this Draft EIR include, but are not limited to:

- City of San Ramon General Plan 2030
- City of San Ramon General Plan 2030 Environmental Impact Report
- San Ramon Municipal Code
- East Bay Municipal Utility District 2010 Urban Water Management Plan

These documents are specifically identified in Section 9, References, of this Draft EIR. In accordance with CEQA Guidelines Section 15150(b) the General Plan 2030, the General Plan 2030 EIR, and the referenced documents and other sources used in the preparation of the Draft EIR are available for review at the City of San Ramon Planning/Community Development Department at the address shown in Section 1.6 below.

1.5 - Documents Prepared for the Project

The following technical studies and analyses were prepared for the proposed project:

- Air Quality Modeling, prepared by Michael Brandman Associates (Appendix B)
- Hazardous Materials Record Search, prepared by Environmental Data Resources (Appendix C)
- Noise Modeling, prepared by Michael Brandman Associates (Appendix D)
- Traffic Impact Analysis, prepared by Kimley-Horn and Associates (Appendix E)
- Water Supply Assessment, prepared by East Bay Municipal Utility District (Appendix F)

1.6 - Review of the Draft EIR

Upon completion of the Draft EIR, the City of San Ramon filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the locations listed below. The address for each location is provided below:

City of San Ramon
Planning/Community Development Department
Planning Services Division
2401 Crow Canyon Road
San Ramon, CA 94583
Hours:
8:30 a.m. to 5 p.m., Monday–Friday

City of San Ramon
City Clerk’s Office
2222 Camino Ramon
San Ramon, CA 94583
Hours:
8:30 a.m. to 5 p.m., Monday–Friday

San Ramon Library (Marketplace)
100 Montgomery Street
San Ramon, CA 94583
Hours:
10 a.m. to 8 p.m., Monday–Thursday
10 a.m. to 5 p.m., Friday and Saturday
1 p.m. to 5 p.m., Sunday

Dougherty Station Library
17017 Bollinger Canyon Road
San Ramon, CA 94582
Hours:
10 a.m. to 8 p.m., Monday and Thursday
12 p.m. to 8 p.m., Tuesday and Wednesday
10 a.m. to 5 p.m., Friday and Saturday

Introduction

San Ramon Community Center
12501 Alcosta Boulevard
San Ramon, CA 94583

Alcosta Senior and Community Center
9300 Alcosta Boulevard
San Ramon, CA 94583

Dougherty Station Community Center
17011 Bollinger Canyon Road
San Ramon, CA 94582

The Draft EIR is also posted electronically in Adobe PDF format on the City of San Ramon's website: <http://www.ci.san-ramon.ca.us/>.

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Mr. Lauren Barr, Senior Planner
City of San Ramon
Planning/Community Development Department
Planning Services Division
2401 Crow Canyon Road
San Ramon, CA 94583
Phone: 925.973.2560
Fax: 925.838.3231
Email: lbarr@sanramon.ca.gov

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the project.