

# North Camino Ramon Specific Plan Environmental Impact Report



## Planning Commission Hearing

Presented by:  
Michael Brandman Associates

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# CEQA Basics

- ❑ **The California Environmental Quality Act (CEQA) requires lead agencies to identify, evaluate, disclose to the public, and mitigate to the extent feasible the environmental impacts of proposed land use activities.**
- ❑ **The City of San Ramon is the lead agency for the North Camino Ramon Specific Plan Environmental Impact Report (EIR).**

# Environmental Review

- Two types of environmental review:
  - **Project Level:** Evaluates a specific type of land use activity at a detailed level (e.g., a new shopping center)
  - **Program Level:** Evaluates a plan or program at a general level (e.g., a Specific Plan)
- CEQA Guidelines acknowledge that a program-level EIR will be more general than a project-level EIR.

# CEQA Milestones

- ❑ **Notice of Preparation Release – September 8, 2010**
- ❑ **Scoping Meeting – September 23, 2010**
- ❑ **Draft EIR Release – February 10, 2012**
- ❑ **Public Hearing on Draft EIR – March 6, 2012**
- ❑ **End of 45-Day Review Period – March 26, 2012**

# EIR Availability

- ❑ **The Draft EIR is available in print form at seven locations in San Ramon (City offices, both libraries, community centers, etc.).**
- ❑ **The Draft EIR is posted on City's website.**
- ❑ **The City sent Notices of Availability to agencies, organizations, and individuals on the City's standard distribution list.**

# Specific Plan Overview

- **The City prepared a Specific Plan to guide future development and land use activities in the North Camino Ramon area. Key aspects:**
  - 295 gross acres (255 net acres)
  - 5.1 million square feet of commercial uses (4.9 million square feet currently allowed)
  - 1.65 million square feet of residential uses (1,500 dwelling units; 1,124 currently allowed)
  - Transportation and utility improvements
  - Open space/recreational facilities

# Specific Plan Overview (cont.)

- ❑ **Specific Plan would serve as zoning for affected area.**
- ❑ **Specific Plan sets forth development standards and design guidelines that set parameters for future development:**
  - **Intent is to allow flexibility for future development proposals, while also setting overall expectations for shape, form, and character.**
- ❑ **Property owners would be able to continue existing land use activities for the foreseeable future.**

# Specific Plan EIR Approach

- **Main Objective:** Develop a self-mitigating Specific Plan.
- **Implementing Method:** Establish policies that will ensure that future land use and development activities either avoid creating or fully mitigate their impacts on the environment.

# Specific Plan EIR Summary

- ❑ EIR evaluates 13 topical areas (air quality, noise, public services, transportation, etc.)
- ❑ Three Specific Plan alternatives considered
- ❑ Cumulative effects assessed
- ❑ Other CEQA considerations

# Specific Plan EIR Summary (cont.)

- ❑ **The EIR can fully mitigate all impacts; no significant unavoidable impacts would occur.**
- ❑ **Key mitigation measures:**
  - Toxic air contaminant analysis required for future residential uses
  - Acoustical and vibration analysis is required for future residential uses to ensure compatibility.
  - Traffic improvements at Crow Canyon Road/I-680 NB Ramps; Crow Canyon Road/Crow Canyon Place; Bollinger Canyon Road/I-680 NB Ramps

# CEQA Process - Next Steps

- ❑ The purpose of tonight's meeting is to solicit comments on the EIR's analysis; no decisions are being made about project approvals.
- ❑ Following the end of the public review period, the City and MBA will prepare responses to all comments received on the EIR.
- ❑ Responses will be published in the Final EIR and made available for public review.
- ❑ Following recommendation from Planning Commission, the City Council will consider certification of the EIR.

End