

North Camino Ramon Specific Plan Environmental Impact Report



Planning Commission Hearing

Presented by:
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May 15, 2012



Specific Plan Overview

- ❑ **The City prepared a Specific Plan to guide future development and land use activities in the North Camino Ramon area.**
- ❑ **The Specific Plan sets forth development standards and design guidelines that set parameters for future development**
- ❑ **The Specific Plan would serve as zoning for the affected area.**

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**
- ❑ **Final EIR Release – May 4, 2012**
- ❑ **Planning Commission Meeting – May 15, 2012**

EIR Availability

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

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 Draft EIR Summary

- ❑ **The 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 Draft EIR Summary (cont.)

- ❑ **The EIR can fully mitigate all impacts; no significant unavoidable impacts would occur.**

- ❑ **Key mitigation measures:**
 - Toxic air contaminant analysis is 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

Final EIR Overview

- **Final EIR consists of:**
 - **Draft EIR and Appendices**
 - **Responses to Comments on the Draft EIR**
 - **Errata (Revisions to Draft EIR)**
 - **Mitigation Monitoring and Reporting Program**

Public Review of Draft EIR

- ❑ Ten public agencies submitted written comments (among them, Caltrans, East Bay MUD, Danville, and San Ramon Valley Unified School District).
- ❑ Four individuals/organizations submitted written comments.
- ❑ Additional public testimony was provided at the March 6, 2012 Public Hearing on the Draft EIR.

Final EIR - Responses

The Final EIR addressed the Comments in the following manner:

□ Master Responses:

- Alcosta Boulevard Extension:
- Traffic Scenarios and Future Projects
- Norris Canyon Road HOV Ramps:
- School Impacts:

□ Individual Responses

Conclusion

- ❑ The EIR evaluated the environmental effects of the Specific Plan in detail, disclosed significant impacts, and set forth feasible mitigation.
- ❑ No significant unavoidable impacts would occur.
- ❑ The City of San Ramon is obligated to implement Specific Plan polices and EIR mitigation measures.
- ❑ The City of San Ramon has satisfied CEQA requirements.

End