City of San Ramon
Notice of Preparation
North Camino Ramon Specific Plan

Date: Wednesday, September 8, 2010

To: Public Agencies and Interested Parties

From: Lauren Barr, Senior Planner, City of San Ramon

Subject: Notice of Preparation of an Environmental Impact Report for the North Camino Ramon Specific Plan

The City of San Ramon will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and probable environmental effects of the North Camino Ramon Specific Plan are described in the attached materials. The City of San Ramon is soliciting comments regarding the scope and content of the environmental information from public agencies and private organizations and individuals. Note that public agencies may need to use the Environmental Impact Report when considering permitting or other approvals. Because of time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **Thursday, October 7, 2010**. We will need the contact name and information of you or a person in your agency or organization.

City of San Ramon
Planning/Community Development Department
2226 Camino Ramon
San Ramon, CA 94583
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NORTH CAMINO RAMON SPECIFIC PLAN

1.1 - Project Location

The North Camino Ramon Specific Plan boundaries are located within the City of San Ramon, Contra Costa County, California (Exhibit 1). The Specific Plan boundaries encompass approximately 295 acres in the northern portion of the City of San Ramon and are generally bounded by Interstate 680 (I-680) (west), Fostoria Way/Town of Danville (north), Iron Horse Trail and Alcosta Boulevard (east), and Executive Parkway and Norris Canyon Road (south) (Exhibit 2). The Specific Plan boundaries are located on the Diablo, California, United States Geological Survey 7.5-minute quadrangle, Township 2 South, Range 1 West, Unsectioned (Latitude: 37°46'30" North; Longitude: 121°58'15" West).

1.2 - Existing Conditions

1.2.1 - Development and Land Use Activities

The Specific Plan area contains more than 100 individual parcels ranging in area from less than 3,000 square feet to more than 1 million square feet. Most of the parcels are developed with existing commercial uses (office, retail, and service). Notable uses include Crow Canyon Commons, the Toyota parts distribution facility, the Bishop Ranch 6, 11, and 12 office complexes, the Pacific Gas and Electric Company (PG&E) Conference Center, the Legacy Plaza office complex, the San Ramon Valley Unified School District Maintenance Facility, and the former RMC Pacific Materials cement plant site. The area is served by several major arterial roadways, including Crow Canyon Road, Camino Ramon, Alcosta Boulevard, and Norris Canyon Road, with access provided to I-680 at Crow Canyon Road. The Iron Horse Trail, a Class I bicycle/pedestrian trail, traverses the area from north to south.

Within the Specific Plan boundaries, there are approximately 3,395,000 square feet of existing buildings. Using the net acreage figure of 254.65 acres (not including public roads and right-of-way), the Floor Area Ratio is 0.31.

1.2.2 - Land Use Designations

General Plan

At the time of Notice of Preparation release, the City of San Ramon General Plan 2020 was the adopted land use plan for the City of San Ramon. General Plan 2020 designates properties within the Specific Plan area as "Commercial Service," "Manufacturing/Warehouse," "Mixed Use," "Multiple Family – Very High Density," "Office," and "Retail Shopping."

In July 2010, the San Ramon City Council adopted a resolution recommending voter approval of General Plan 2030. (The San Ramon electorate will vote on adoption of General Plan 2030 in

November 2010.) The adoption of General Plan 2030 would re-designate all properties within the Specific Plan area not currently designated "Mixed Use" to "Mixed Use."

Zoning

The San Ramon Zoning Ordinance designates properties within the Specific Plan area as "Administrative Office," "Limited Office," "Manufacturing/Warehouse," "Mixed Use," and "Multiple Family – Very High Density Residential."

1.3 - Project Description

1.3.1 - Overview

The North Camino Ramon Specific Plan seeks to facilitate the redevelopment of the Specific Plan 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. A key aspect of the Specific Plan is to complement the San Ramon City Center project and support the large office population within the Bishop Ranch Business Park.

1.3.2 - Development Potential

Table 1 summarizes the development potential of the Specific Plan. At buildout, the Specific Plan boundaries would contain 6.72 million square feet of commercial and residential uses, with approximately 5.98 million square feet consisting of new development.

Table 1: Specific Plan Development Summary

Category		Square Feet		
		Commercial	Residential	Total
Existing	To Be Retained	745,000	—	745,000
	Displaced	2,650,000	—	2,650,000
	Total	3,395,000	—	3,395,000
Proposed		5,070,000	1,650,000 (1,500 dwelling units)	6,720,000
Net New		**4,325,000**	**1,650,000**	**5,975,000**

Notes:
Existing square footage rounded.
Source: Cannon Design Group, 2010.

1.3.3 - Concept Plan Framework

The Specific Plan area will evolve over an extended number of years. Development uses and building types will also evolve over time, and may be very different from current norms. The Specific Plan maintains the flexibility to respond to changing conditions and to take advantage of special development opportunities.

However, to assist property owners and future decision-makers to better understand the vision underlying the Specific Plan, the Concept Plan Framework, which is described in more detail below, provides an overview of the vision. Exhibit 3 depicts the Concept Plan Framework.

Park Commons

A one-way, local street loop with on-street parking will connect Crow Canyon Road to Norris Canyon Road and provide easy access to ground and upper floor retail, restaurant, service commercial and office uses along its length. At the center of the Park Commons, a linear park will provide a strong and unique sense of place via soft, landscaped areas as well as areas that can be adapted for public uses, public art, and events for residents of the area and the community at large.

Transit Center

The existing Transit Center, currently located on Executive Parkway near Camino Ramon, may be moved to the Park Commons at Norris Canyon Road. It will place all parcels within the Specific Plan area within a 10-minute walk, making access to jobs, stores, and restaurants in the area convenient and encouraging residents within the area to take transit to their jobs elsewhere.

Mixed Use Core

Retail, restaurants and service commercial uses will line the Park Commons with outdoor cafes and merchandise displays, enlivening the street front and encouraging active pedestrian activity to make park-once-and-walk shopping possible and appealing. Residential units and/or other commercial uses will occupy the upper floors above the active ground floor uses to provide additional vitality, and to place residents, employees, and visitors close to a wealth of goods, services, and activities.

Park Green

A multi-use park and public open space will front the Park Commons and provide a park plaza setting that will also serve as an activity and events area. It will be a well-designed gathering place with site amenities and quality landscape features.

Shared Parking/Garages

Shared parking is a central goal of the Specific Plan. It will reduce the overall number of parking spaces needed, reduce the cost of providing parking to individual property owners, and encourage one-stop shopping. An overall parking management plan will encourage the use of shared parking throughout the area to take advantage of the mix of uses.

Iron Horse Trail Open Space Link

Pedestrian and bicycle circulation will be enhanced by the provision of a broad landscaped path and open space linking the Iron Horse Trail to the Park Commons, Town Green, and Transit Center. It will also be designed to assist in capturing and filtering stormwater runoff.

Secondary Street Grid

Additional intermediate east-west streets will allow the large areas to evolve, utilizing smaller blocks with multiple commercial and residential frontages to improve vehicular, pedestrian, and bike circulation options.

Crow Canyon Place Extension

Crow Canyon Place on the north and Annabelle Lane on the south will be connected to provide improved access and a proper environment for mid-size and large floor-plate retail development along its length and at the current Toyota Parts Distribution Center site south of Norris Canyon Road.

Commercial Mixed Use

Additional commercial uses that complement those in the Mixed Use Core will provide a complete mix of uses to serve the needs of the community and residents in the area. Supermarkets, specialty markets, and drug stores may prefer the easy access provided by Camino Ramon, while larger office uses and smaller stores will increase the vitality of the central block. Private parking structures with ground floor retail and townhouse frontages will maintain the rich, visual diversity for pedestrians in the core area.

Mid and Large Floor Plate Retail

Larger sites along the Crow Canyon Place extension and other large floor-plate uses north of Crow Canyon Road will accommodate new retail opportunities for stores and complexes that are currently missing in San Ramon, and to which residents now travel long distances by car. The vision includes an integration of these uses into the adjacent, pedestrian-oriented Park Commons through urban design improvements and by the adoption of the increasingly common use of structured parking below or above the ground floor retail uses.

Destination Retail Center

Larger retail complexes with a regional appeal will be accommodated, and integrated with the unique, mixed-use environment of the area. Innovative designs and mixes of uses that are beginning to emerge in the real estate industry will be encouraged to reduce the visual scale of larger buildings, and provide a well-landscaped pedestrian environment.

Bishop Ranch Consolidation

Relocation of the existing Bishop Ranch office space from other parcels within the Specific Plan area will be encouraged to allow more intensive development of other commercial and residential use that are supportive of the vision. The future development in this area may well be an extension of the San Ramon City Center, and comparable to other world-class, mixed-use projects that have been constructed in other significant suburban cities.

Multifamily Residential

A wide variety of workforce housing will be located throughout the area geared toward younger working professionals and people who desire to be close to convenient restaurants, shopping, and services. Loft units, apartments over retail stores, apartment and condominium buildings, townhouses, rowhouses, and live/work units will be encouraged to meet the needs of the community, and provide housing near the large number of jobs that currently exist within Bishop Ranch and at the San Ramon Regional Medical Center. Small commercial uses will be integrated into ground floors to provide nearby services for residents and to enliven major pedestrian routes to encourage walking throughout the specific plan area.

Mixed Use with Residential Emphasis

The vacant portion of the Toyota parcel will develop as a mixed-use parcel with ground floor spaces devoted to retail, restaurant, and commercial service uses.

Office Campus

The current collection of office and office-support uses will evolve over time as a single- or multi-user office complex within an integrated landscaped environment similar to other corporate office campuses in the nearby Bishop Ranch Business Park. Offering a unique and high-quality working environment, the employees in these offices will be able to easily walk to the Park Commons for lunchtime dining and errands without resorting to their automobiles.

Infill Development

Smaller parcels and parcels that already are relatively densely developed will evolve over time through parcel consolidations, land use changes, and structured parking to increase their land utilization efficiency, and bring additional uses to the community.

Iron Horse Trail Overcrossing

A pedestrian overcrossing at Crow Canyon Road along with a similar overcrossing at Bollinger Canyon Road will improve pedestrian and bicycle access to the North Camino Ramon Specific Plan Area and the San Ramon City Center, minimize potential conflicts with vehicles, and reduce traffic congestion, while also enhancing recreation opportunities for those living in the area.

1.4 - Required Approvals and Intended Uses

The North Camino Ramon Specific Plan would require the following discretionary approvals:

- Specific Plan Adoption – Planning Commission and City Council
- General Plan Amendment – Planning Commission and City Council (only necessary if General Plan 2030 is not approved by the San Ramon electorate)

Future development and land use activities that occur pursuant to the Specific Plan may require discretionary approvals such as but not limited to subdivisions, use permits, and design review, and ministerial approvals such as but not limited to demolition, grading, and building permits. The intent of the EIR will be provide sufficient coverage for development and land use activities contemplated by the Specific Plan such that no additional or only low-level environmental review (e.g., a Negative Declaration) would be necessary.

1.5 - Environmental Review

1.5.1 - Potential Environmental Effects

The EIR will evaluate whether the Specific Plan may potentially result in one or more significant environmental effects. The topics listed below will be further analyzed in the EIR.

- 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

1.5.2 - Effects Found Not To Be Significant

Based on Specific Plan characteristics, the following topical areas will be scoped out to the Effects Found Not To Be Significant section of the EIR.

Agricultural and Forestland Resources

The Specific Plan boundaries are mapped as containing "Urban/Built-Up Land" by the California Department of Conservation Farmland Mapping and Monitoring Program. In addition, no agricultural activities occur within the Specific Plan boundaries, and none of the properties are designated for agricultural use by either the General Plan or the Zoning Ordinance. This condition precludes the possibility of impacts on agricultural resources.

The Specific Plan boundaries contain urban development and infrastructure. There are no forestlands or timberlands within the Specific Plan boundaries. This condition precludes the possibility of impacts on forestland resources.

Mineral Resources

The Specific Plan boundaries do not contain any known mineral deposits or active mineral extraction operations. This condition precludes the possibility of the loss of important mineral resources as a result of development and land use activities contemplated by the Specific Plan.

1.6 - Scoping Meeting

A public scoping meeting will be held as part of the regularly scheduled City of San Ramon Zoning Administrator meeting at **3 p.m., Thursday, September 23, 2010,** at the following location:

City of San Ramon
Council Chambers
2222 Camino Ramon
San Ramon, CA 94583

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.

Source: Census 2000 Data, The CaSIL, MBA GIS 2009.

Michael Brandman Associates

NORTH

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Exhibit 1
Regional Location Map

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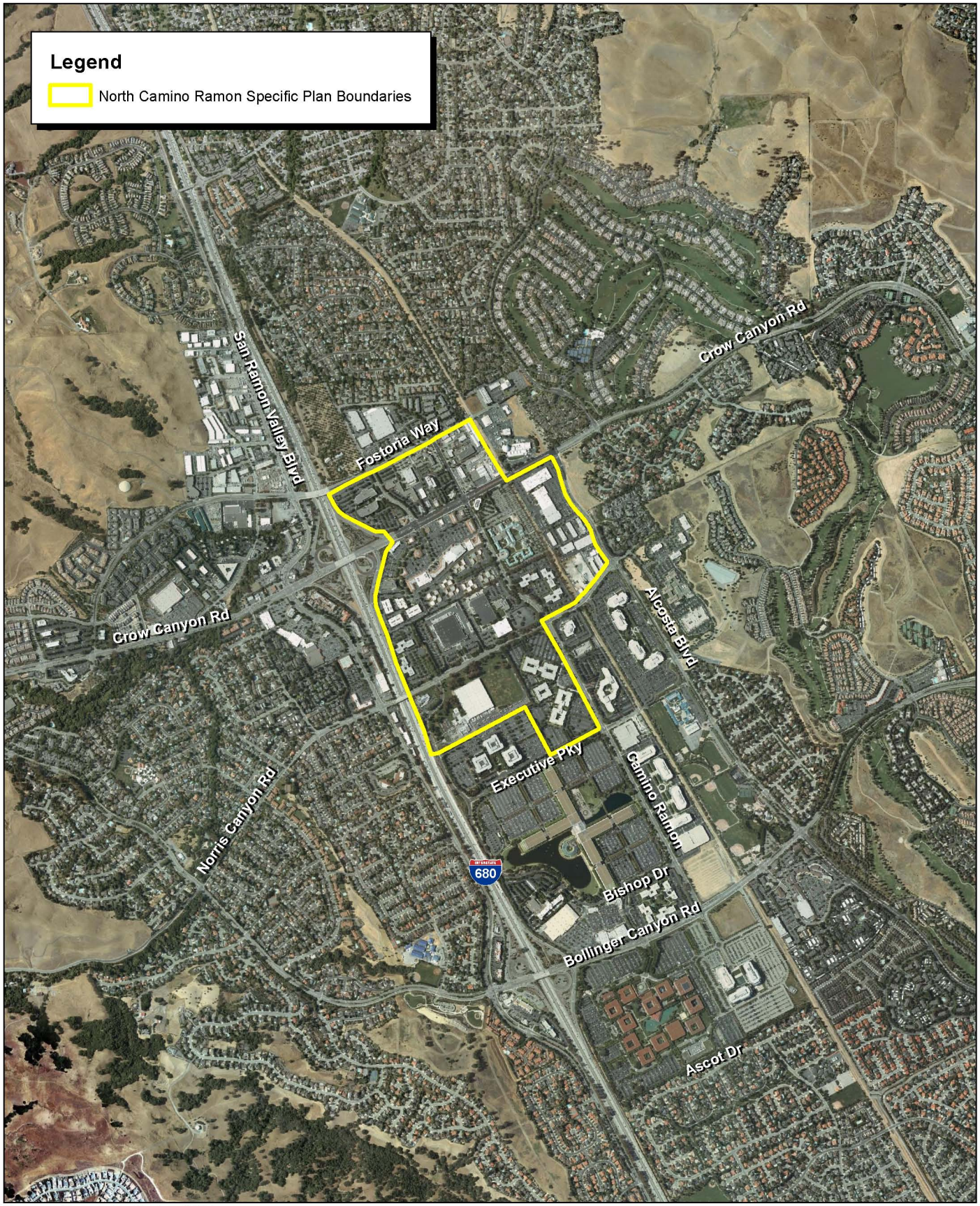

Source: Google Earth Pro, 2007.

Exhibit 2
Local Vicinity Map
Aerial Base

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NORTH

2,000 1,000 0 2,000 Feet

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CITY OF SAN RAMON • NORTH CAMINO RAMON SPECIFIC PLAN
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1 Park Commons

2 Transit Center

3 Mixed Use Core

4 Park Green

5 Shared Parking Garage

6 Iron Horse Trail Open Space Link

7 Secondary Street Grid

8 Crow Canyon Place Extension

9 Commercial Mixed Use

10 Mid and large floor plate retail

11 Destination Retail Center

12 Bishop Ranch Consolidation

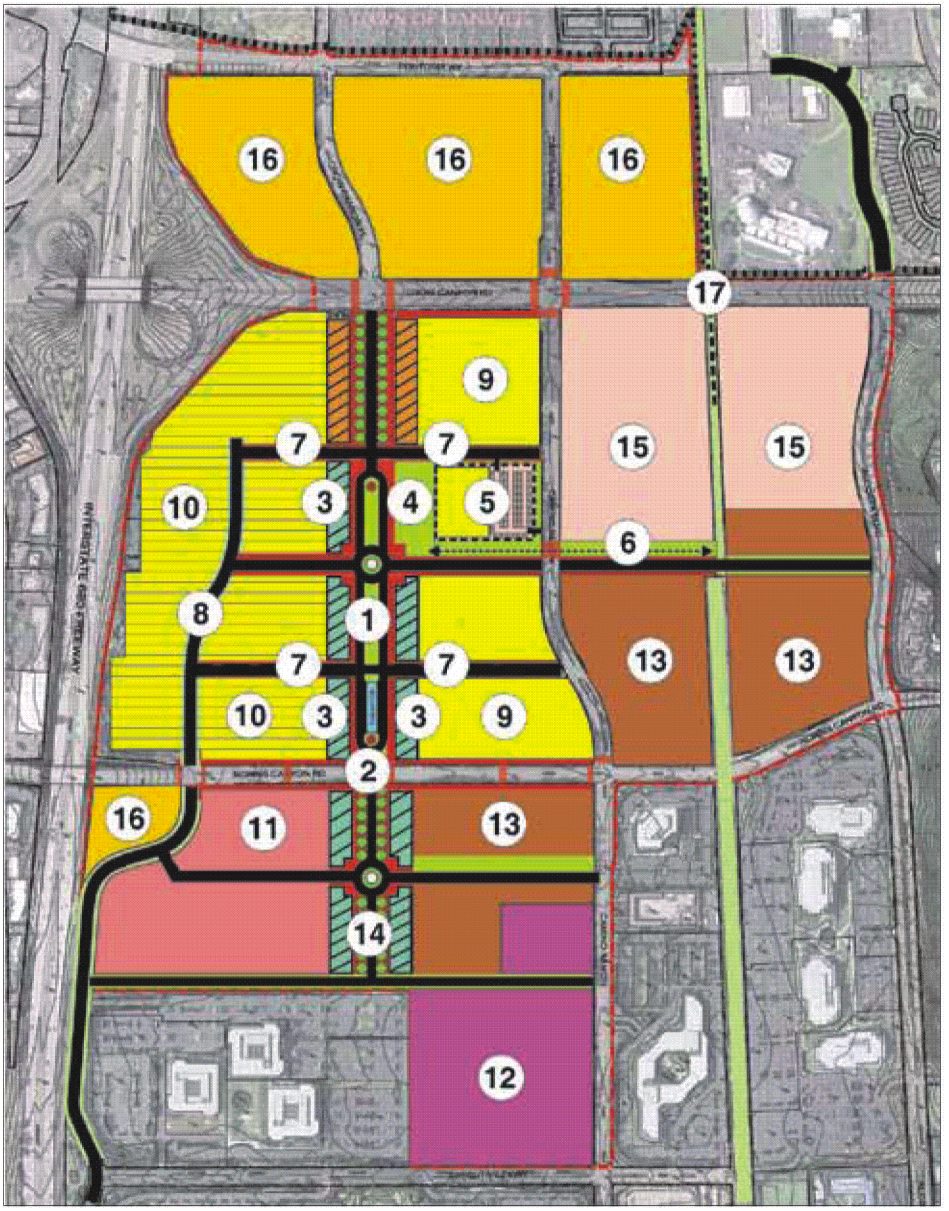
13 Multifamily Residential

14 Mixed Use with Residential Emphasis

15 Office Campus

16 Infill Development

17 Iron Horse Trail Overpass



Note: Image is conceptual and elements are subject to change.

Source: City of San Ramon, North Camino Ramon Specific Plan, August 2010.

Michael Brandman Associates

Exhibit 3
Concept Plan Framework