

# North Camino Ramon Specific Plan



## California Environmental Quality Act Scoping Meeting

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# Background

- ❑ Specific Plan area encompasses 295 gross acres in northern portion of San Ramon.
- ❑ Area contains approximately 3.4 million square feet of non-residential development (primarily commercial and office).
- ❑ Area has several different land use designations (e.g., Commercial Service, Mixed-Use, Office, Warehouse, etc.).
  - General Plan 2030 would re-designate all non-Mixed Use properties to “Mixed Use.”

# Local Vicinity Aerial Map



# Specific Plan Overview

## □ Purpose and intent:

- Redevelop the Specific Plan area from an auto-oriented, low-density commercial area to a transit- and pedestrian-oriented mixed-use district.
- Develop uses to address the unmet retail, commercial, and housing needs and that complement the San Ramon City Center Project and support the Bishop Ranch Business Park.

# Specific Plan Framework

- Key components:
  - Public Space Network
  - Mixed Use Core
  - Mid/Large Floor Plate Retail; Destination Retail
  - Multifamily Residential
  - Iron Horse Trail/Transit Facilities
  - Grid Street System/Crow Canyon Place Extension

# Concept Framework Plan

- 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



# Specific Plan Development Potential

- Total: 6.72 million square feet
  - Commercial: 5.07 million square feet
  - Residential: 1.65 million square feet (1,500 dwelling units)
  
- Net New: 5.975 million square feet
  - Commercial: 4.325 million square feet
  - Residential: 1.65 million square feet (1,500 dwelling units)

# Required Approvals

- ❑ Specific Plan Adoption - City Council
- ❑ General Plan Amendment (if necessary) - City Council
  - Development proposals that occur pursuant to the Specific Plan may require discretionary approvals such as parcel/subdivision maps, use permits, design review, etc.

# Notice of Preparation

- ❑ A Notice of Preparation (NOP) was issued on September 8, 2010.
  - ▶ An NOP announces a lead agency's intent to prepare an Environmental Impact Report (EIR).
- ❑ The NOP identified issue areas that will be evaluated in the EIR, such as aesthetics, air quality, biological resources, land use, noise, public services and utilities, and transportation.
- ❑ The public can provide comments to the lead agency regarding the scope of the EIR.

# Scoping Process

- ❑ This scoping meeting is intended to solicit public input of the scope of the EIR.
  - ▶ **The California Environmental Quality Act** emphasizes public participation and requires lead agencies to publicize environmental information about proposed projects.
- ❑ Comments should be provided to the City of San Ramon in written form.
- ❑ All comments will be considered during the preparation of the EIR.

# EIR Overview

- ❑ The EIR will evaluate in detail environmental issue areas that may result in significant effects.
  - ▶ Issue areas will include aesthetics, light, and glare; air quality (includes greenhouse gas emissions); land use; noise; public services; transportation; and water supply.
- ❑ Technical studies and modeling data will support the analysis in the EIR.
- ❑ The Draft EIR will be circulated for 45 days.
- ❑ Agencies and the public will be able to review and comment on the EIR.

# EIR Overview (cont.)

- ❑ City will hold a comment session on the Draft EIR during 45-day review period to solicit public input.
- ❑ After closure of the 45-day review period, the City will respond to all significant concerns raised in the agency and public comments.
- ❑ Responses to comments will be provided to comment authors at least 10 days prior to the first public hearing on the EIR.
- ❑ The EIR will then be submitted to the Planning Commission and City Council for consideration, and the decision makers must certify the EIR before they can take action on the proposed project.

End