INITIAL STUDY/ NEGATIVE DECLARATION (TA 10-410-001 & IS 12-250-001)

City of San Ramon

2012 Zoning Ordinance Update

Prepared by the
City of San Ramon
Planning/Community Development Department

January 2012

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Chapter 1 INTRODUCTION

1.1 LEGAL AUTHORITY

This Initial Study/Negative Declaration (IS/ND) for the proposed 2012 Zoning Ordinance Update (TA 10-410-001) (hereinafter referred to collectively as the "Project") has been prepared in full accordance with the procedural and substantive requirements of California Environmental Quality Act (CEQA) and the CEQA Guidelines. CEQA Guidelines Section 15063(c) lists the following purposes of an Initial Study:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration.
2. Enable an Applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby possibly enabling the project to qualify for a Negative Declaration.
3. Assist in the preparation of an EIR, if one is required.
4. Facilitate environmental assessment early in the design of a project.
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment.
6. Eliminate unnecessary EIRs.
7. Determine whether a previously prepared EIR could be used with the project.

The City of San Ramon (City), as the lead agency, has conducted an Initial Study to determine the level of environmental review necessary for the proposed Zoning Ordinance Update. Consistent with Section 15070(b) of the CEQA Guidelines, the Initial Study identified that the Project will not have a significant effect on the environment.

1.2 PUBLIC REVIEW

In accordance with CEQA and the state CEQA Guidelines, a 20-day public review period for the Project commenced on January 18, 2012 and will conclude on February 7, 2012. None of the statewide, regional, or area-wide significance criteria requiring a 30-day review period set forth in Section 15206(b) of the CEQA Guidelines apply to the proposed Project. This IS/ND has been distributed to interested or involved public agencies, organizations, and private individuals for review. In addition, the IS/ND has been made available for general public review at the following locations:

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

San Ramon Community Center
12501 Alcosta Boulevard
San Ramon, CA 94583
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

Dougherty Station Community Center
17011 Bollinger Canyon Road
San Ramon, CA 94582
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

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

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

San Ramon Senior Center
9300 Alcosta Boulevard
San Ramon, CA 94583
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

San Ramon Library
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

During the public review period, the public will have an opportunity to provide written comments on the information contained within this IS/ND. The City will use the final IS/ND and all comments and correspondence received within the pubic comment period for all environmental decisions related to this Project.

In reviewing the IS/ND and as articulated in Section 15204(a) of the CEQA Guidelines, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing potential Project-related impacts on the environment, and ways in which the significant effects of the Project are proposed to be avoided or mitigated. Pursuant to Section 15204(b) of the CEQA Guidelines, such public agencies and persons should focus on the proposed finding that the Project will not have a significant effect on the environment. If public agencies or persons believe that the Project may have a significant effect, they should:

1. Identify the specific effect;
2. Explain why they believe the effect would occur; and
3. Explain why they believe the effect would be significant.

Finally, per Section 105204(c), reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments.

Comments on the IS/ND should be submitted in writing and received by the City prior to the end of the 20-day public review period. Written comments should be submitted to:

Cindy M. Yee, Associate 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: cyee@sanramon.ca.gov

1.3 INITIAL STUDY/ NEGATIVE DECLARATION FORMAT

Content requirements for an Initial Study/Negative Declaration (IS/ND), as provided in Section 15071 of the CEQA Guidelines, include:

a. A brief description of the project, including a commonly used name for the project, if any;
b. The location of the project, preferably shown on a map, and the name of the project proponent;
c. A proposed finding that the project will not have a significant effect on the environment;
d. An attached copy of the initial study documenting reasons to support the finding; and
e. Mitigation measures, if any, included in the project to avoid potentially significant effects.

This document, which consists of the following five sections, meets these requirements.

Section 1, Introduction (this section), describes the legal authority that requires preparation of an IS/ND, the environmental and public review processes, and the format of the document.

Section 2, Project Description, provides a detailed description of the proposed Project, including Project location and access, Project site characteristics, surrounding land uses, proposed Project characteristics, and required approvals.

Section 3, Environmental Analysis, presents the CEQA Initial Study checklist and brief explanations for all determinations noted on the checklist. If it is indicated that the proposed Project does not have the potential to significantly impact a given environmental resource, discussion is provided citing the reasons why no or less-than-significant impacts are expected. For environmental resource areas in which significant impacts may occur as a result of the proposed Project, discussion is provided, including mitigation measures to reduce such impacts to a less-than-significant level.

Section 4, References, provides a list of documents used during the preparation of this IS/ND.

Section 5, List of Preparers, lists the names of specific organizations, agencies, and persons that were directly involved in the preparation of this IS/ND.

Chapter 2 PROJECT DESCRIPTION

The main purpose of this IS/ND is to analyze the environmental impacts associated with text amendments to the City of San Ramon Zoning Ordinance. This IS/ND is intended to inform City decision-makers, other responsible agencies, and the general public of the proposed Project and its environmental consequences. This IS/ND is also intended to provide the CEQA-required environmental documentation for all city, local, and state approvals or permits that might be required to implement the proposed Project.

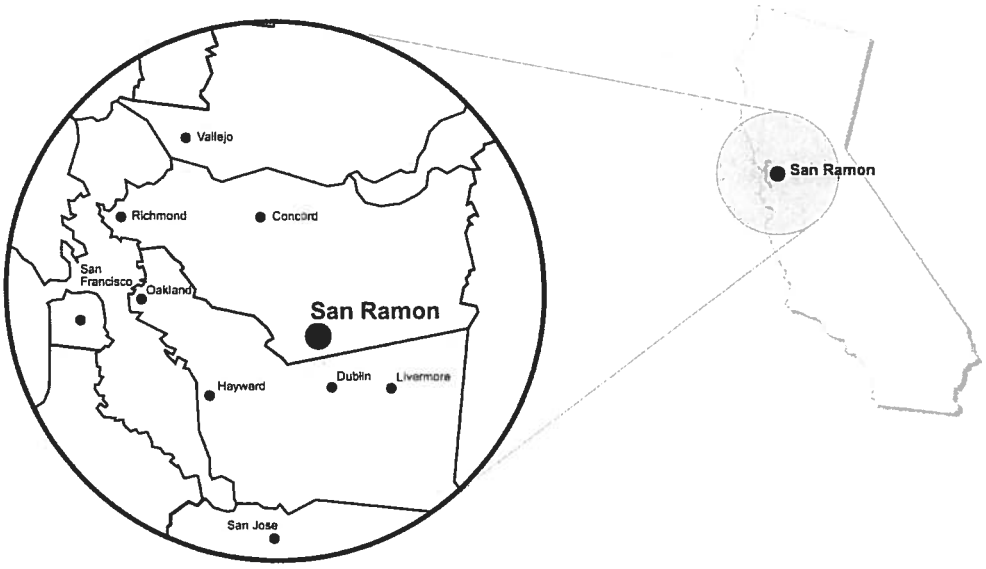
2.1 BACKGROUND

The City of San Ramon is in the process of amending its Zoning Ordinance. The changes proposed to the existing Zoning Ordinance are largely procedural and aimed at easing use and clarity. This document meets the requirements for an Initial Study, pursuant to Guidelines for California Environmental Quality Act §15063(f).

2.2 SITE DESCRIPTION AND SURROUNDING LAND USE

The City of San Ramon is located in southern Contra Costa County, surrounded by the communities of Danville, Blackhawk, and Dublin, as well as unincorporated lands in both Alameda and Contra Costa Counties. The City is situated in the San Ramon Valley, which generally lies north-south. The City's location along the Interstate 680 corridor links it to other parts of the San Ramon Valley, central Contra Costa County to the north, and San Jose to the south. This location, combined with the proximity to the junction of Interstates 680 and 580, as well as being home to Bishop Ranch Business Park, makes San Ramon an integral part of the Bay Area economy. The Zoning Ordinance applies to all land within the city limits.

Figure 2.2-1: Vicinity Map



2.3 PROJECT DESCRIPTION

The project is a text amendment to the City's Zoning Ordinance to achieve consistency with the adopted City of San Ramon General Plan 2030 as well as to provide clarity and ease of use since the last Zoning Ordinance update in 2008. The Zoning Ordinance carries out the policies of General Plan 2030 by classifying and regulating the uses of land and structures within the City, consistent with General Plan 2030. The Zoning Ordinance is designed to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the City. The updated Zoning Ordinance includes regulations that identify the procedures and requirements for filing, reviewing, processing, approving, and implementing development applications, consistent with the goals, policies, strategies, and implementation measures of the General Plan 2030.

As a practical matter, the scope of changes in the Zoning Ordinance text amendment includes:

(1) New and amended graphics to display zoning information;

(2) Amended terms and standards, and in some cases information regarding applicability to ease interpretation;

(3) Text and map amendments to create consistency between the Zoning Ordinance and the General Plan;

(4) Implementation of the policies and programs of the Housing Element such as new chapters addressing reasonable accommodation for the disabled and establishing standards for homeless shelters in the Thoroughfare Commercial zone;

(5) Implementation of General Plan 2030 such as establishing resource management regulations to protect and preserve hillsides, creeks, and ridgelines and applying such regulations to the Resource Management Area; and

(6) Amended procedural regulations for more efficient administration and easier interpretation.

The updated Zoning Ordinance has not been changed to increase the density or intensity of land uses, or create additional environmental impacts in any manner not anticipated in the General Plan 2030, and addressed in the General Plan 2030 EIR, the Addendum to the General Plan 2030 EIR, and the 2009-2014 Housing Element Initial Study/Mitigated Negative Declaration.

Potential environmental impacts were analyzed by the environmental impact report (EIR) prepared for the General Plan 2030, the Addendum to the General Plan 2030 EIR, and the 2009-2014 Housing Element Initial Study/Mitigated Negative Declaration. The EIR was certified in July 2010, the Addendum to the General Plan 2030 EIR prepared in January 2011, and the San Ramon General Plan 2030 was adopted April 2011. The standards imposed on proposed development, and the procedures for development review established by the Zoning Ordinance, are measures to

mitigate the potential adverse environmental impacts caused by the land uses anticipated by the General Plan. The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. Moreover, the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

The responses to the questions in the Environmental Checklist will identify the relevant policies and programs from the General Plan (See "Source #s"), and/or Land Use Diagram of the General Plan.

Chapter 3 ENVIRONMENTAL ANALYSIS

SUMMARY OF POTENTIALLY AFFECTED ENVIRONMENTAL RESOURCES

The environmental topics checked in the table below include resources that may have a potentially significant impact, less-than-significant impact, or less-than-significant with mitigation measures incorporated as a result of the proposed Project.

x	Aesthetics	x	Land Use and Planning
x	Agriculture Resources		Mineral Resources
x	Air Quality	x	Noise
x	Greenhouse Gas Emissions	x	Population and Housing
x	Biological Resources	x	Public Services
x	Cultural Resources	x	Recreation
x	Geology and Soils	x	Transportation/Traffic
x	Hazards & Hazardous Materials	x	Utilities and Service Systems
x	Hydrology and Water Quality		
x	Mandatory Findings of Significance		

The CEQA Initial Study (IS) Checklist and written explanations are provided on the following pages of this section. The IS Checklist and descriptions indicate the level of significance of the potential environmental effects of the proposed Project upon each of the noted environmental resources.

DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the Project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed Project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed Project **MAY** have a potentially significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed Project, **nothing further is required.**

Cindy M. Yee, Associate Planner

January 18, 2012
Date

CEQA INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
1. AESTHETICS Would the Project:				
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
2. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b. Conflict with existing zoning for agricultural use, or a Williamson act contract?			X	
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	
3. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Result in significant construction related air quality impacts?			X	
e. Expose sensitive receptors to substantial pollutant concentrations?			X	
f. Create objectionable odors affecting a substantial number of people?			X	
4. GREENHOUSE GAS EMISSIONS Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
5. BIOLOGICAL RESOURCES Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	
6. CULTURAL RESOURCES Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	
7. GEOLOGY AND SOILS Would the Project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?			X	

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-A of the California Building Code (2001), creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
8. HAZARDS AND HAZARDOUS MATERIALS				
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project site?			X	
f. For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project site?			X	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
9. HYDROLOGY AND WATER QUALITY				
Would the Project:				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?			X	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j. Inundation by seiche, tsunami, or mudflow?			X	
10. LAND USE AND PLANNING				
Would the Project:				
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
11. MINERAL RESOURCES				
Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
12. NOISE				
Would the Project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project site to excessive noise levels?			X	
f. For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project site to excessive noise levels?			X	

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
13. POPULATION AND HOUSING Would the Project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
14. PUBLIC SERVICES				
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	
15. RECREATION				
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
16. TRANSPORTATION/TRAFFIC Would the Project:				
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?			X	
f. Result in inadequate parking capacity?			X	

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS Would the Project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

DISCUSSION OF ENVIRONMENTAL EVALUATION

This section analyzes the potential environmental impacts that may result from the proposed Project. Environmental impacts are classified as either having no impact, a less-than-significant impact, a less-than-significant impact with mitigation incorporated, or as a potentially significant impact, as defined below:

- ***Potentially Significant Impact*** applies to the environmental issue in question if there is substantial evidence that a project-induced effect may exceed an established threshold or other method for determining the level of impact. If there are one or more "Potentially Significant Impact" entries on the IS checklist, an EIR is required.

- ***Less-than-significant with Mitigation Incorporated*** applies the environmental issue in question in cases where the incorporation of mitigation measures reduces a project-induced effect from a "Potentially Significant Impact" to a "Less-than-significant Impact." The mitigation measures are identified within the discussions of relevant evaluation topics in the text (identified by topic, sequentially numbered within that topic, and preceded with "MM" for Mitigation Measure), including a brief explanation as to how they reduce the effect to a less-than-significant level.

- ***Less-than-significant Impact*** applies the environmental issue in question if there is substantial evidence that a project-induced effect would not exceed an established criteria threshold or other method for determining the level of impact.

- ***No Impact*** applies when the environmental issue in question does not pertain to the proposed project, or in cases when the proposed project would not create any physical environmental impact to the environmental resource, and no mitigation measures are necessary to reduce or avoid impacts. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency.

3.1 AESTHETICS

Discussion of Checklist Answers:

a. through d. The General Plan 2030 EIR addresses Aesthetics, Light and Glare in Section 3.1. The General Plan 2030 EIR found, after implementation of General Plan policies, impacts to be less than significant. General Plan policies cited in the EIR included ensuring compatible design through use of the design review process. Section D5-4 of the Zoning Ordinance establishes Hillside, Creek, and Ridgeline Area Development Standards which places limitations on densities, building height, building on undevelopable land, along ridgelines area, street and driveway grades, and creek setbacks. These standards are designed to limit development impacts on scenic vistas, scenic resources, and visual degradation of the City. Such standards are also meant to implement General Plan Policy 8.3-I-13: "Develop viewshed criteria to determine how to manage views of natural hillsides surrounding San Ramon," and General Plan Policy 8.3-I-14: "Develop and adopt regulations for the protection and preservation of hillsides, creeks, and ridgelines."

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion:

Impacts associated with aesthetics are considered less than significant.

3.2 AGRICULTURAL RESOURCES

Discussion of Checklist Answers:

a. through c. According to the General Plan 2030 EIR, approximately 3,216 acres in the San Ramon Planning Area are designated as agricultural land. The Project includes the removal of the Resource Conservation (RC) Overlay district from parcels with a base zone of Agricultural (AG) or pre-zoned for AG. In place of the RC overlay district, a new Division D5 (Resource Management) Chapter I (Hillside, Creek, and Ridgeline Areas) has been incorporated in the Zoning Ordinance to address Resource Management Areas identified in Figure 8-3 of the General Plan 2030 as well as to implement General Plan Policy 8.3-I-14 & 8.3-I-15.

The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects. The Zoning Ordinance is consistent with the General Plan 2030, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR.

Conclusion:

Impacts associated with agricultural resources are considered less than significant.

3.3 AIR QUALITY

Discussion of Checklist Answers:

a. through f. Air quality impacts resulting from development under the General Plan 2030 have been addressed in the General Plan 2030 EIR, Section 3.3. The General Plan 2030 EIR, after consideration of General Plan 2030 policies and mitigation measures identified in the EIR, found air quality impacts to be significant and unavoidable. The Zoning Ordinance addresses air quality in Section D3-8.L, which prohibits the generation of objectionable odors, and Section D3-8.D, which address emissions and dust, and implements General Plan policy 12.3-I-4.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion:

Impacts associated with air quality are considered less than significant.

3.4 GREENHOUSE GAS EMISSIONS

Discussion of Checklist Answers:

a. and b. Greenhouse gas emissions impacts resulting from development under the General Plan 2030 have been addressed in the General Plan 2030 EIR, Section 3.3. In 2011, the City adopted a qualified Climate Action Plan (CAP) which serves as the City's primary strategy for ensuring that the buildout of the General Plan 2030 will not conflict with the implementation of Assembly Bill 32—the Global Warming Solutions Act of 2006. The San Ramon CAP outlines a course of action for the City government and the community of San Ramon to reduce GHG emissions by 15 percent below 2008 levels by the year 2020 and adapt to effects of climate change.

While the General Plan 2030 EIR, after consideration of General Plan 2030 policies and mitigation measures identified in the EIR, found air quality impacts to be significant and unavoidable, it also found General Plan 2030 would not generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, General Plan 2030 would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with greenhouse gas emissions are considered less than significant.

3.5 BIOLOGICAL RESOURCES

Discussion of Checklist Answers:

a. through e. The General Plan 2030 EIR addresses impacts to biological resources in Section 3.4. The EIR found impacts to such resources, after implementation of General Plan policies, less than significant. Zoning Ordinance Division D5 (Resource Management) Chapter I (Hillside, Creek, ad Ridgeline Areas) replaces the Creek and Riparian Habitat Protection Chapter, and the Resource Conservation (RC) overlay district with one comprehensive chapter containing standards for the protection of hillsides, creek and riparian resources, and ridgeline areas within the City, including the

provision of adequate buffer areas between creek corridors and adjacent development to retain the creek corridors as valuable natural, scenic, and recreational amenities. This provision is consistent with General Plan 2030 policies 8.3-I-13 through 8.3-I-18 which gives direction to develop and adopt resource management regulations as a means to protect and enhance San Ramon's creeks and riparian corridors and preserve open space, hillside and ridgeline areas as well as creek and trail corridors.

Division D5 Chapter II (Tree Preservation and Protection) of the Zoning Ordinance regulates the protection, preservation, and maintenance of native oak trees, oak woodlands, trees of historic or cultural significance, groves and stands of mature trees, and mature trees in general that are associated with proposals for development within the City. This Chapter is consistent with General Plan policy 8.3-I-1 which seeks to preserve, protect and maintain woodland.

Site-specific biological resource impacts will be assessed and mitigated through the environmental review of individual projects as they are proposed. The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

f. There is no adopted local or regional conservation plan with which this Zoning Ordinance update may conflict.

Conclusion

Impacts associated with biological resources are considered less than significant.

3.6 CULTURAL RESOURCES

Discussion of Checklist Answers:

a. through d. Impacts to cultural resources have been addressed in the General Plan 2030 EIR, Section 3.5; the EIR found impacts less than significant after consideration of General Plan policies. The Zoning Ordinance regulates procedures for development review and permitting process in order to conserve and enhance the City's architectural and cultural resources, consistent with General Plan policy 8.7-I-1.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and

project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with cultural resources are considered less than significant.

3.7 GEOLOGY AND SOILS

Discussion of Checklist Answers:

a. through e. Geologic and Seismic Hazards are addressed in Section 3.6 of the General Plan 2030 EIR, which found impacts to be less than significant after consideration of applicable General Plan policies. The General Plan policies and mitigation measures outlined in the EIR are contained and implemented within the City's Building Code and incorporated state and federal building codes. The proposed Zoning Ordinance does not affect the City's Building Code requirements regarding seismic or geologic hazards. Hazards are addressed through environmental review of individual projects and required geotechnical and soils reports.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with geology and geologic hazards are considered less than significant.

3.8 HAZARDS AND HAZARDOUS MATERIALS

Discussion of Checklist Answers:

a. through h. Impacts associated with hazards and hazardous materials were addressed in Section 3.7 of the General Plan EIR. Impacts were considered less than significant. Zoning Code Section D3-5 addresses hazardous materials storage. The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with hazards and hazardous materials are considered less than significant.

3.9 HYDROLOGY AND WATER QUALITY

Discussion of Checklist Answers:

a. through j. Impacts associated with Hydrology and Water Quality is addressed in Sections 3.8 Hydrology and Water Quality of the General Plan 2030 EIR. After consideration of applicable General Plan policies and mitigation measures added in the EIR, impacts were considered less than significant.

Zoning Ordinance D3-8.J states "No liquid shall be discharged into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the State Regional Water Quality Control Board" this ordinance implements General Plan policy 8.6-I-2.

The proposed Zoning Ordinance is consistent with the land use designations and allowable densities of the General Plan. The proposed Zoning Ordinance does not alter current City drainage, floodway or National Pollutant Discharge Elimination System (NPDES) requirements. The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with hydrology and water quality are considered less than significant.

3.10 LAND USE AND PLANNING

Discussion of Checklist Answers:

a. through c. The Zoning Ordinance is consistent with the General Plan 2030, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. Implementation of the updated Zoning Ordinance would not result in conflicts with general plan designations, specific plans, or zoning for the City of San Ramon.

Applicable General Plan policies, programs, strategies, and implementation measures have directed the revision of the Zoning Ordinance.

The Zoning Ordinance requires that any Planned Development Permits, Use Permits or Minor Use Permits approval be consistent with the General Plan and any applicable specific plan.

Project implementation would not result in conflicts with environmental plans or policies of agencies with jurisdiction over the project because the terms of the Zoning Ordinance itself make the approval of proposed development and new land uses by the City contingent on all other required approvals being obtained. Implementation of the Zoning Ordinance text amendment would not result with incompatible land uses. All Zoning Ordinance development and land use standards directly or indirectly address land use compatibility. The Zoning Ordinance text amendment implements various policies in the General Plan which call for revisions to the Zoning Ordinance.

Conclusion

Impacts associated with land use planning are considered less than significant.

3.11 MINERAL RESOURCES

Discussion of Checklist Answers:

a. and b. The proposed changes to the Zoning Ordinance do not apply to areas containing mineral resources.

Conclusions

There is no impact to mineral resources

3.12 NOISE

Discussion of Checklist Answers:

a. through d. The location and type of land uses allowed by the Zoning Ordinance are consistent with the General Plan, and their relationships to noise sources and sensitive receptors were assessed and evaluated in the General Plan 2030 EIR (Section 3.10 – Noise). Impacts were considered less than significant. Noise standards and policies are included in the City's Municipal, rather than Zoning, Code. The proposed Zoning Ordinance revision would not affect these policies or standards.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

e. and f. The plan area is not located near an airport or in the vicinity of a private airstrip.

Conclusions

Impacts associated with noise are considered less than significant.

3.13 POPULATION AND HOUSING

Discussion of Checklist Answers:

a. through c. The residential densities allowed by Tables 2-2, 2-3, and 2-5 in Division D2 (Allowed Land Uses and Zoning Standards) Chapter II (Residential Zones) of the Zoning Ordinance are in accordance with the adopted General Plan 2030. The Zoning Ordinance is consistent with all policies relating to housing as expressed under Policy 11.21-G-1 of the General Plan: "Provide a diversity of housing types and affordability levels within San Ramon to meet the needs of community residents." The Zoning Ordinance text amendment defines and expands new types of residential uses, thereby diversifying the housing types in San Ramon to meet resident needs.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with population and housing are considered less than significant.

3.14 PUBLIC SERVICES

Discussion of Checklist Answers:

a. Impacts to fire and police services are addressed in Section 3.12 of the General Plan 2030 EIR (Public Services and Recreation). Impacts to schools and parks are addressed in Section 3.12.6 of the General Plan 2030 EIR. In all areas, impacts were considered less than significant after consideration of General Plan 2030 policies.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with public services are considered less than significant.

3.15 RECREATION

Discussion of Checklist Answers

a-b. Parks and recreation are addressed in Section 3.12.6 of the General Plan 2030 EIR. Impacts were considered less than significant or beneficial after consideration of General Plan policies. The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with recreation are considered less than significant.

3.16 TRANSPORTATION/TRAFFIC

Discussion of Checklist Answers:

a. and b. Traffic and circulation are addressed in Section 3.13 of the General Plan 2030 EIR. The project does involve a Zoning Map amendment to modify Ryan Industrial Court from a Planned Development (PD) zoning district to a Mixed Use (MU) zoning district, which is consistent with the Land Use Diagram (Figure 4-2) and the Housing Opportunities Site (Figure 11-9). Transportation and Traffic impacts were considered less than significant after consideration of General Plan 2030 policies. The Zoning Ordinance is consistent with the General Plan 2030, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

c. and d. Not applicable to the Zoning Ordinance text amendment.

e. Development review procedures will ensure that the emergency access is evaluated and that adequate access is required for proposed projects.

f. Zoning Ordinance Division D3 (Site Planning and Project Design Standards) Chapter III (Parking and Loading) provides requirements for off-street parking and other parking mitigation measures for all land uses to ensure that any impacts will be mitigated.

Conclusion

Impacts associated with transportation/traffic are considered less than significant.

3.17 UTILITIES AND SERVICE SYSTEMS

Discussion of Checklist Answers:

a. through g. Utility and service system impacts have been addressed in Section 3.14 of the General Plan 2030 EIR. Solid waste is addressed by Section D3-11 of the proposed Zoning Ordinance and existing state diversion requirements. Impacts were considered less than significant after consideration of General Plan 2030 policies. The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

The impacts associated with utilities and service systems are considered less than significant.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

Discussion of Checklist Answers:

a. through c. Potential environmental impacts resulting from development under the General Plan 2030 have been addressed in the General Plan 2030 EIR. The Zoning Ordinance revision itself would not degrade the quality of the environment or substantially reduce plant, fish, or wildlife habitat or populations or eliminate history or prehistory in any manner not already identified in the General Plan 2030 EIR.

The Zoning Ordinance is consistent with the General Plan, as required by State law; therefore, the Zoning Ordinance will not cause environmental impacts other than those identified and mitigated by the General Plan 2030 EIR. The Zoning Ordinance is therefore first and foremost an implementing document for the General Plan 2030. The Zoning Ordinance sets forth administrative procedures and project review guidelines; the Zoning Ordinance does not propose specific development projects nor would it constitute approval of specific projects.

Conclusion

Impacts associated with the Zoning Ordinance are considered less than significant impacts on the environment.

Chapter 4 REFERENCES

San Ramon, City of. 2012. *Public Draft Zoning Ordinance and Zoning Map.*

San Ramon, City of. 2011. *General Plan 2030, and Climate Action Plan.*

San Ramon, City of 2010. *General Plan 2030 Final Environmental Impact Report.*

San Ramon, City of. 2009. *Zoning Ordinance.*

San Ramon, City of. 2009. *San Ramon Housing Element Initial Study/Negative Declaration.*

San Ramon, City of. 2002. *General Plan 2020.*

Chapter 5 LIST OF PREPARERS

Table 5.1 lists the specific organizations, agencies, and persons directly involved in the preparation of this IS/ND. The City of San Ramon is the lead public agency responsible for overseeing and implementing the CEQA environmental review process for the proposed Project.

Table 5.1. List of IS/ND Preparers

Name	*Role/Title*
Lead Agency: San Ramon	
Planning Services:	
Phil Wong	Planning/Community Development Director
Debbie Chamberlain	Planning Services Manager
Cindy M. Yee	Associate Planner/Project Manager