

Appendix F: Water Supply Assessment

November 24, 2010

RECEIVED

NOV 29 2010

**CITY OF SAN RAMON
PLANNING SERVICES**

Mr. Phil Wong, Director
City of San Ramon
Planning/Community Development Department
2226 Camino Ramon
San Ramon, CA 94583

Re: Water Supply Assessment – North Camino Ramon Specific Plan

Dear Mr. Wong:

This letter responds to the City of San Ramon's (City) request of September 16, 2010, for water agency consultation concerning the North Camino Ramon Specific Plan (Enclosure 1) located in San Ramon, which is within East Bay Municipal Utility District's (EBMUD) Ultimate Service Boundary. EBMUD appreciates the opportunity to provide this response.

Pursuant to Sections 10910-10915 (SB-610) of the California Water Code, the project meets the threshold requirement for an assessment of water supply availability based on the amount of water this project would require, a mixed-use project that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project.

Please note that this assessment addresses the issue of water supply only and is not a guarantee of service, and future water service is subject to rates and regulations in effect at the time.

Project Demand

The water demands for the North Camino Ramon Specific Plan area are accounted for in EBMUD's water demand projections as published in EBMUD's 2005 Urban Water Management Plan (UWMP/Enclosure 2). EBMUD's water demand projections account for anticipated future water demands within EBMUD's service boundaries and for variations in demand-attributed changes in development patterns. The currently underutilized project site is developed with commercial and industrial uses, and the existing water demand for the area is approximately 455,000 gallons per day (gpd). The estimated water demand for the proposed development that consists of residential, commercial and retail area is estimated to be about 892,000 gpd and is consistent with EBMUD's demand projections that indicate both densification and land use class changes in some areas with these types of land uses. This is about double the City's estimate because the assumptions on number of employees for office and retail space (i.e., one employee

per 600 square feet of office space and one employee per 300 square feet of retail space) and the daily unit use of 8 gallons per employee used in the City's estimate seems low.

EBMUD's demand projections indicate both densification and land use changes in all existing land use classifications, including commercial and industrial land use areas, thus increasing EBMUD's overall demand. EBMUD's 2005 UWMP projects water demands over time, accounting for estimated variations in demand usage less conservation and recycled supply sources as noted in Table 4.1 of the UWMP. EBMUD recently updated its demand projections as part of the development of its Water Supply Management Program (WSMP) 2040. For planning purposes, the demands are estimated in five-year increments, but it is recognized that actual incremental amounts may occur stepwise in shorter time increments. An increase in usage by one customer in a particular customer class does not require a strict gallon-for-gallon increase in conservation by other customers in that class as, in actuality, the amount of potable demand, conservation and recycled water use EBMUD-wide will vary somewhat. The UWMP is updated as appropriate, generally at each five-year cycle, and EBMUD will finalize the next UWMP in July 2011.

Project Area

The North Camino Ramon Specific Plan, consisting of approximately 295 acres, is bounded by Fostoria Way to the north, Executive Parkway to the south, Interstate 680 to the west, and Alcosta Boulevard to the east. As described in the City's Water Supply Assessment (WSA) request letter, the North Camino Ramon Specific Plan is a mixed-use project consisting of 1,500 multi-family residential units and 5,070,000 square feet of retail/commercial space.

EBMUD Water Demand Projections

Water consumption within EBMUD's service area has remained relatively level in recent years in spite of population and account growth. Since the 1970s, water demand has ranged from 200 to 220 million gallons per day (mgd) in non-drought years. The 2040 water demand forecast of 288 mgd for EBMUD's service area can be reduced to 230 mgd with the successful implementation of water recycling and conservation programs, as outlined in the WSMP 2040. The North Camino Ramon Specific Plan will not change EBMUD's 2040 demand projection.

EBMUD Water Supply and Water Rights

EBMUD has water rights permits and licenses that allow for delivery of up to a maximum of 325 mgd from the Mokelumne River, subject to the availability of Mokelumne River runoff and the senior water rights of other users. EBMUD's position in the hierarchy of Mokelumne River water users is determined by a variety of agreements between Mokelumne River water right holders, the appropriative water rights permits and licenses, which have been issued by the State, pre-1914 rights and riparian rights.

Conditions that could, depending on hydrology, restrict EBMUD's ability to receive its full entitlement include:

- Upstream water use by prior right holders.
- Downstream water use by riparian and senior appropriators and other downstream obligations, including protection of public trust resources.
- Variability in rainfall and runoff.

During drought periods, the Mokelumne River can no longer meet EBMUD's projected customer demands. To address this, EBMUD has obtained and continues to seek supplemental supplies. EBMUD has a contract for water from the Central Valley Project (CVP), which is discussed below in the Supplemental Water Supply and Demand Management section of this assessment.

EBMUD UWMP

The UWMP, adopted on November 22, 2005 by EBMUD's Board of Directors by Resolution No. 33508-05, is a long-range planning document that reports on EBMUD's current and projected water usage; water supply programs; and conservation and recycling programs. A summary of EBMUD's demand and supply projections, in 5-year increments for a 25-year planning horizon is provided in a table (Enclosure 3) from the UWMP. The data reflects the actual and forecasted values from the 2005 UWMP. EBMUD will finalize the next UMWP in July 2011, which will include the updated demands from the WSMP 2040.

EBMUD's evaluation of water supply availability accounts for the diversions of both upstream and downstream water right holders and fishery releases on the Mokelumne River. Fishery releases are based on the requirements of a 1998 Joint Settlement Agreement (JSA) between EBMUD, United States (U.S.) Fish and Wildlife Service, and the California Department of Fish and Game. The JSA requires EBMUD to make minimum flow releases from its reservoirs to the lower Mokelumne River to protect and enhance the fishery resources and ecosystem of the river. As this water is released downriver, it is, therefore, not available for use by EBMUD's customers.

The available supply shown in the attached table (Enclosure 3) was derived from EBMUD's hydrologic model with the following assumptions:

- EBMUD Drought Planning Sequence is used for 1976, 1977 and 1978.
- Total system storage is depleted by the end of the third year of the drought.
- EBMUD will implement its Drought Management Program when necessary.
- The diversions by Amador and Calaveras Counties upstream of Pardee Reservoir increase over time.

- Releases are made to meet the requirements of senior downstream water right holders and fishery releases are made according to the JSA.
- Dry-year supply of CVP water, through the Freeport Regional Water Project (FRWP), is available beginning in 2010.

As discussed under the Drought Management Program section in Chapter 3 of the UWMP, EBMUD's system storage generally allows it to continue serving its customers during dry-year events. EBMUD imposes rationing based on the projected storage available at the end of September. By imposing rationing in the first dry year of potential drought periods, EBMUD attempts to minimize rationing in subsequent years if a drought persists while continuing to meet its current and subsequent-year fishery flow release requirements and obligations to downstream agencies. Table 3-1 in the UWMP summarizes the Drought Management Program guidelines for consumer water reduction goals based on projected system storage.

In the table (Enclosure 3), "Single Dry Water Year" (or Year 1 of "Multiple Dry Water Years") is determined to be a year that EBMUD would implement Drought Management Program elements at the "moderate" stage with the goal of achieving a reduction between 0 to 15 percent in customer demand. Through the FRWP, the supplemental dry-year supply of CVP water will be used to reduce the rationing goal to 5 percent during the first year of a drought. Year 2 of Multiple Dry Years is determined to be a year that EBMUD would implement Drought Management Program elements at the "severe" stage with the goal of achieving between 15 to 25 percent reduction in customer demand. In Year 3 of the multiple-year drought, after the completion of the FRWP, water supply deficiencies could range from about 26 percent in year 2010 to about 37 percent in year 2030. Therefore, a supplemental supply is needed in a multiple-year drought while continuing to meet the requirements of senior downstream water right holders and the provisions of the 1998 JSA. The WSMP 2040 includes rationing at 15 percent and plans for new additional supplemental supplies to serve demand during a multi-year drought.

Supplemental Water Supply and Demand Management

The goals of meeting projected water needs and increased water reliability rely on three components: supplemental supply, water conservation and recycled water.

Chapter 2 of the UWMP describes EBMUD's supplemental water supply project alternatives to meet its long-term water demand. To address the need for a supplemental water supply during droughts, EBMUD signed a contract in 1970 with the Federal government for a supplemental supply from the CVP. In 2001, EBMUD certified the environmental documentation amending its CVP contract 14-06-200-5183A, reducing EBMUD's contract from 150,000 acre-feet/year to an entitlement not to exceed 133,000 acre-feet in any one year or 165,000 acre-feet over any three consecutive years. In 2001, EBMUD signed a Memorandum of Agreement with the City of Sacramento, the County of Sacramento and the U.S. Bureau of Reclamation to study a joint regional water project on the Sacramento River near Freeport.

The Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) of the FRWP identifies several regulatory permits and approvals required for the implementation of the project alternatives. These are listed in Table 2-6 of the FRWP Draft EIR/EIS, July 2003, and incorporated in the Final EIR/EIS for the project, which was certified in April 2004. The approvals for FRWP have been obtained. EBMUD will still face water supply shortages even with the additional dry-year supply provided by the FRWP; however, the frequency and severity of customer rationing during drought periods will be reduced.

Chapter 2 of the UWMP also describes other supplemental water projects, including the development of groundwater storage within EBMUD's service area. EBMUD is studying the environmental impacts of these proposed projects. Specific capital outlay and financing information for these projects are included in EBMUD's FY06-07 Capital Improvement Program and Five-Year Plan. The FRWP would also allow for a future groundwater conjunctive use component and, along with the proposed local groundwater projects, emergency interties and planned water recycling and conservation efforts, would ensure a reliable water supply to meet projected demands for current and future EBMUD customers within the current service area. Without a supplemental water supply source, beyond the FRWP, and despite continued conservation efforts and further use of recycled water, deficiencies in supply are projected as noted above.

The North Camino Ramon Specific Plan presents an opportunity to incorporate water conservation measures. Conditions of approval for the implementation of the North Camino Ramon Specific Plan should require that the project comply with the California Model Water Efficient Landscape Ordinance (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). EBMUD staff would appreciate the opportunity to meet with project sponsors to discuss water conservation programs and best management practices applicable to such projects. A key objective of these discussions will be to explore timely opportunities to expand water conservation via early consideration of EBMUD's conservation programs and best management practices applicable to the project.

The North Camino Ramon Specific Plan is located within the Dublin San Ramon Services District and East Bay Municipal Utility District Recycled Water Authority (DERWA) service area. As stated in the WSA request letter, it is anticipated that approximately 12 acres of the project will be developed with plazas and public spaces that will be served with recycled water from DERWA. EBMUD recommends that the City require developers of new or redevelopment projects within the North Camino Ramon Specific Plan area to coordinate and consult with EBMUD during the planning and implementation phases of future projects regarding the feasibility of providing recycled water for appropriate non-potable uses.

Mr. Phil Wong, Director
November 24, 2010
Page 6

The project sponsor should contact David J. Rehnstrom, Senior Civil Engineer, at (510) 287-1365 for further information.

Sincerely,



William R. Kirkpatrick
Manager of Water Distribution Planning Division

WRK:AMW:sb
sb10_205a.doc

Enclosures: 1. Letter of Request for Water Supply Assessment dated September 16, 2010
2. EBMUD's 2005 Urban Water Management Plan
3. EBMUD's Demand and Supply Projections Table

cc: Board of Directors w/o Enclosure 2

EAST BAY MUNICIPAL UTILITY DISTRICT DEMAND AND SUPPLY PROJECTIONS
(Ref: Table 4-2, UWMP 2005 – EBMUD)

	2005	2010	2015	2020	2025	2030
PROJECTED DEMAND (MGD)						
Customer Demand(1)	241	258	267	277	279	281
Adjusted for Conservation(2)	(13)	(21)	(27)	(35)	(35)	(35)
Adjusted for Recycled Water(2)	(6)	(12)	(14)	(14)	(14)	(14)
Planning Level of Demand	222	225	226	228	230	232
PROJECTED AVAILABLE SUPPLY & NEED FOR SUPPLEMENTAL SUPPLY(3) (MGD)						
Normal Water Year	>222	>225	>226	>228	>230	>232
Supplemental Supply Need	0	0	0	0	0	0
Single Dry Water Year (Multiple Dry Years – Year 1)						
Available Supply	211	213	215	217	219	220
Deficiency (Goal is 5% maximum(4))	5%(5)	5%	5%	5%	5%	5%
Supplemental Supply Need (6)	69	0	0	0	0	0
Multiple Dry Water Years – Year 2						
Available Supply	167	168	170	171	173	174
Deficiency (Goal is 25% maximum(7))	25%	25%	25%	25%	25%	25%
Supplemental Supply Need (6)	40	0	0	0	0	0
Multiple Dry Water Years – Year 3						
Available Supply	43	167	166	153	151	147
Deficiency (Goal is 25% maximum(7))	56%	26%	27%	33%	34%	37%
Supplemental Supply Need (To limit deficiency to 25%(6))	15	1	4	18	22	27
Three-Year Drought						
Total Supplemental Supply Need (To limit deficiency to 25%(6))	124 (8)	1	4	18	22	27

(1) Projected Demand derived from the 2000 Demand Study, which projects water demand based on land use in EBMUD's service area.

(2) Conservation and recycled water program savings reported are based on the 1993 Updated Water Supply Management Plan (WSMP). WSMP set a conservation program savings goal of 33 MGD and a recycled water program savings goal of 14 MGD for the year 2020. Since the adoption of the WSMP the conservation savings goal has increased to 35 MGD to offset demand from anticipated annexations to EBMUD's service area. Conservation and recycled water savings goals are to be upheld through 2030. Reference Chapter 5 and Chapter 6 for details.

(3) Projected Supply data includes dry-year supply deliveries from the Freeport Regional Water Project (FRWP) beginning in 2010. Without the FRWP supply 2020 deficiencies could be as high as 67%, as discussed in the UWMP 2000.

(4) Per 2003 FRWP EIR, rationing goal is set to 5% during the first year of all droughts.

(5) In 2005 and prior to the completion of the FRWP, EBMUD's water supply system is inadequate to supply 95% of demand, and may impose customer rationing up to 15% during the first year of a drought, resulting in a need for additional water.

(6) The supplemental supply need is based on EBMUDSIM model results. It is the amount of water needed to limit customer rationing to 5% during the first year of a three-year drought and 25% during the second and third year of a three-year drought; to implement all provisions of the 1998 Joint Settlement Agreement, and to offset additional water supply system losses created by a supplemental supply. The actual need will be dependent on antecedent conditions, the severity of the actual drought, and on how much supplemental supply is obtained during the first two years of the drought and added to storage for use in subsequent years.

(7) Assumed drought conditions, per Table 3-1 (Chapter 3).

(8) An additional 15 MGD is needed in the third year if a supplemental supply is obtained in year 1 and year 2. If a supplemental supply is not available during years 1 and 2 of the drought, total system storage could be drawn down to meet 95% of demand in the first year and 75% in the second year, creating a greater storage deficit and a greater supplemental supply need in the third year.



CITY OF SAN RAMON

2222 CAMINO RAMON
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 973-2500
WEB SITE: www.sanramon.ca.gov

September 16, 2010

Mr. David Rehnstrom
East Bay Municipal Utility District
Water Distribution Planning Division
375 11th Street, MS 701
Oakland CA 94612

Subject: *Request for Water Supply Assessment for the Proposed North Camino Ramon Specific Plan*

Dear Mr. Rehnstrom:

Per amendments to Section 10912 of the California Water Code implemented by Senate Bill 610, the City of San Ramon is submitting this request to the East Bay Municipal Utility District (EBMUD) to prepare a water supply assessment for the proposed North Camino Ramon Specific Plan. A Notice of Preparation (NOP) for the Environmental Impact Report (SCH# 2010092014) for the project was issued by the City on September 8, 2010 (see Attachment 2).

The proposed North Camino Ramon Specific Plan (NCRSP) area consists of approximately 295 acres bounded generally by the City limits to the north, Executive Parkway to the south, Highway 680 to the west and Alcosta Boulevard to the east (see map-NOP Exhibit 2). The underlying goal for NCRSP is to create a long range land use plan that can provide stimulus for economic development to address unmet commercial and retail needs of the community while further enhancing the quality of life for San Ramon residents. The long term vision for the NCRSP is for an infill development/redevelopment plan that is mixed use, transit oriented and pedestrian/bicycle friendly. The NCRSP vision is based on the smart growth principles embodied in the voter approved General Plan 2020 and continued as part of the proposed General Plan 2030 update.

Under the proposed specific plan build-out new and existing commercial uses will total approximately 5,070,000 square feet and it is anticipated that approximately 1,500 new multifamily residential units will be constructed within the plan area. We have estimated the average water use for the project at approximately 391,771 gallon per day based on the reference materials provided by EBMUD. A summary of the estimated average daily water use and land use assumption for the North Camino Ramon Specific Plan has been provided as Attachment 1.

The City of San Ramon respectfully requests that EBMUD prepare a water supply assessment for the proposed Specific Plan project. The City acknowledges that this request for an assessment is required as part of the environmental documentation for the project and we appreciate your prompt response to this request.

If you have any specific questions about this water supply assessment request or the proposed NCRSP project please feel free to contact Lauren Barr, Senior Planner at 925-973-2567 or John Zellmer with RJA Engineering at 916-630-8900.

Sincerely,



Phil Wong, Director
Planning/Community Development

Attached:

1. Estimated Average Daily Water Use- NCRSP
2. Notice of Preparation- NCRSP

Cc: Larry Cannon- Cannon Design Group
Grant Gruber- MBA Consulting
John Zellmer- RJA Consulting
Lauren Barr- City of San Ramon

ESTIMATE OF AVERAGE DAILY WATER USE
 PROPOSED NORTH CAMINO RAMON SPECIFIC PLAN
 SAN RAMON, CA

LAND USE	SIZE	EMPLOYEES	POTABLE WATER USAGE (GPD)	DAILY WATER DEMAND
Retail	1,813,000 gross sq. ft.	6043 (a)	8 (a) (Gallons per day per person)	48,344
Commercial Office	3,257,000 gross sq. ft.	5428 (b)	8 (b) (Gallons per day per person)	43,427
Plazas and Public Spaces	12 acres	N/A	N/A (c)	N/A
Residential	1,500 dwelling units	N/A	200 (d) (Gallons per day per unit)	300,000
TOTAL GALLONS				391,771
<u>Notes:</u>				
(a) Assumes one employee per 300 sq.ft. retail and 8 gallons per day per person. (Source #1)				
(b) Assumes one employee per 600 sq. ft. business park. (Source #1)				
(c) Assumes parks and open space uses will rely on non-potable, recycled water.				
(d) 200 gallons per day per multifamily residential development in San Ramon per Source #2.				
<u>Sources:</u>				
1) Example WSA letter for North Richmond Specific Plan dated 5-26-10				
2) E-mail from Dave Rehnstrom, EBMUD, 9-14-20				



**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
Attn: Mr. Lauren Barr, Senior Planner
Phone: (925) 973-2567
Fax: (925) 806-0118
Email: lbarr@sanramon.ca.gov

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

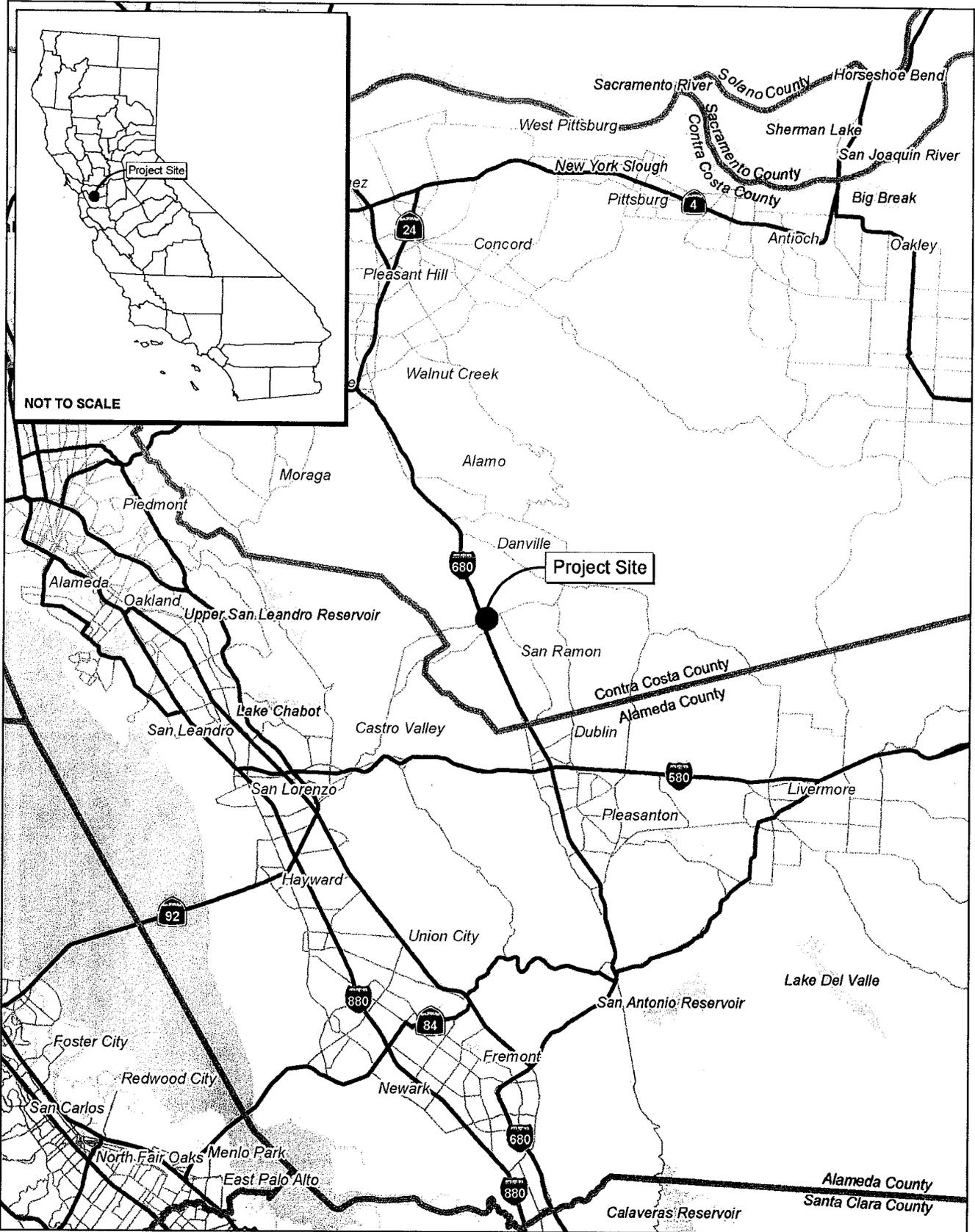
The Specific Plan boundaries do not contain any known mineral deposits or active mineral extraction operations. This condition precludes the possibility of the loss of important mineral resources as a result of development and land use activities contemplated by the Specific Plan.

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

36600001 • 08/2010 | 1_regional.mxd

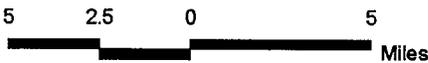
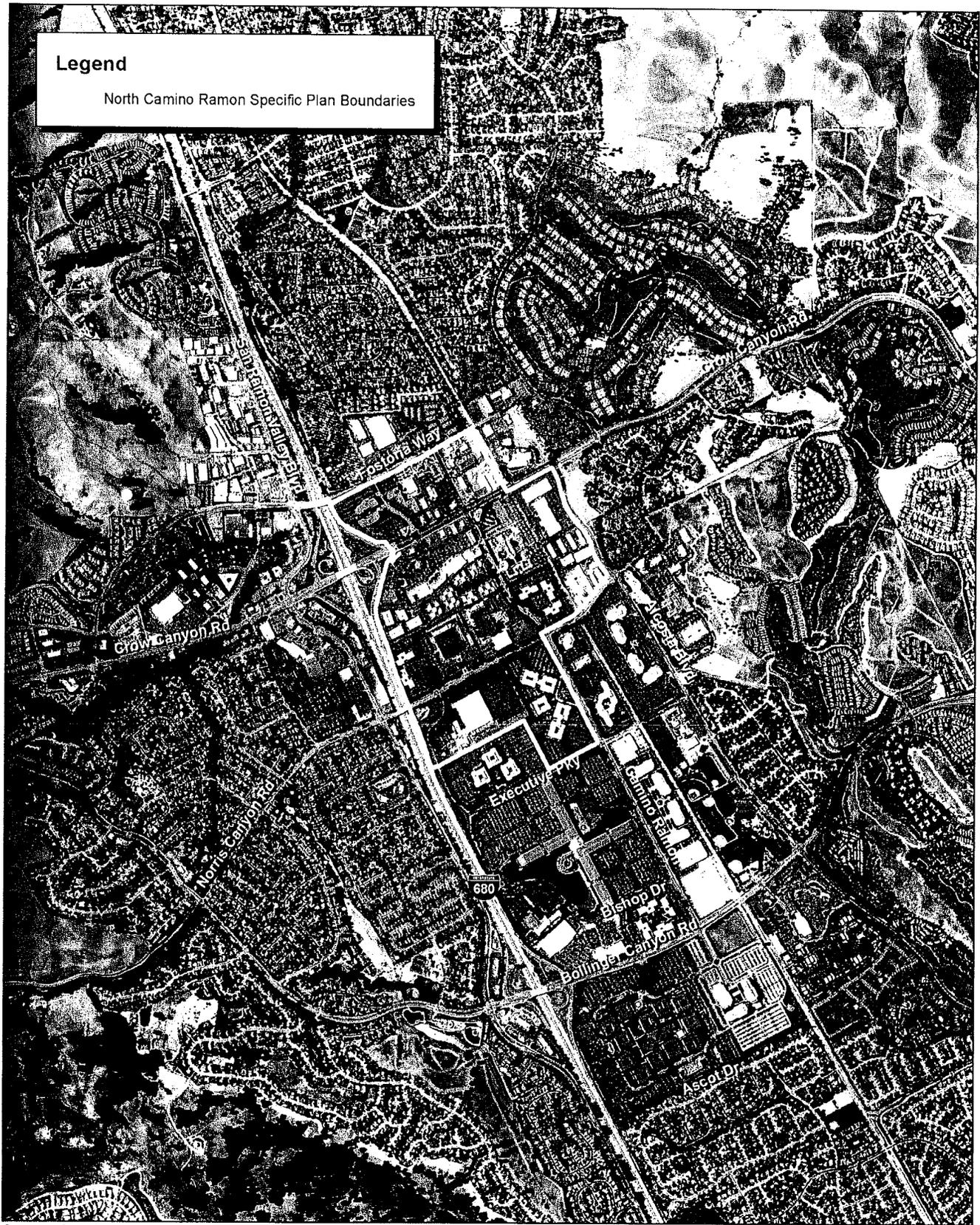


Exhibit 1 Regional Location Map

Legend

North Camino Ramon Specific Plan Boundaries



Source: Google Earth Pro, 2007.



Michael Brandman Associates

36600001 • 08/2010 | 2_local_vicinity_aerial.mxd

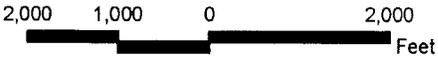
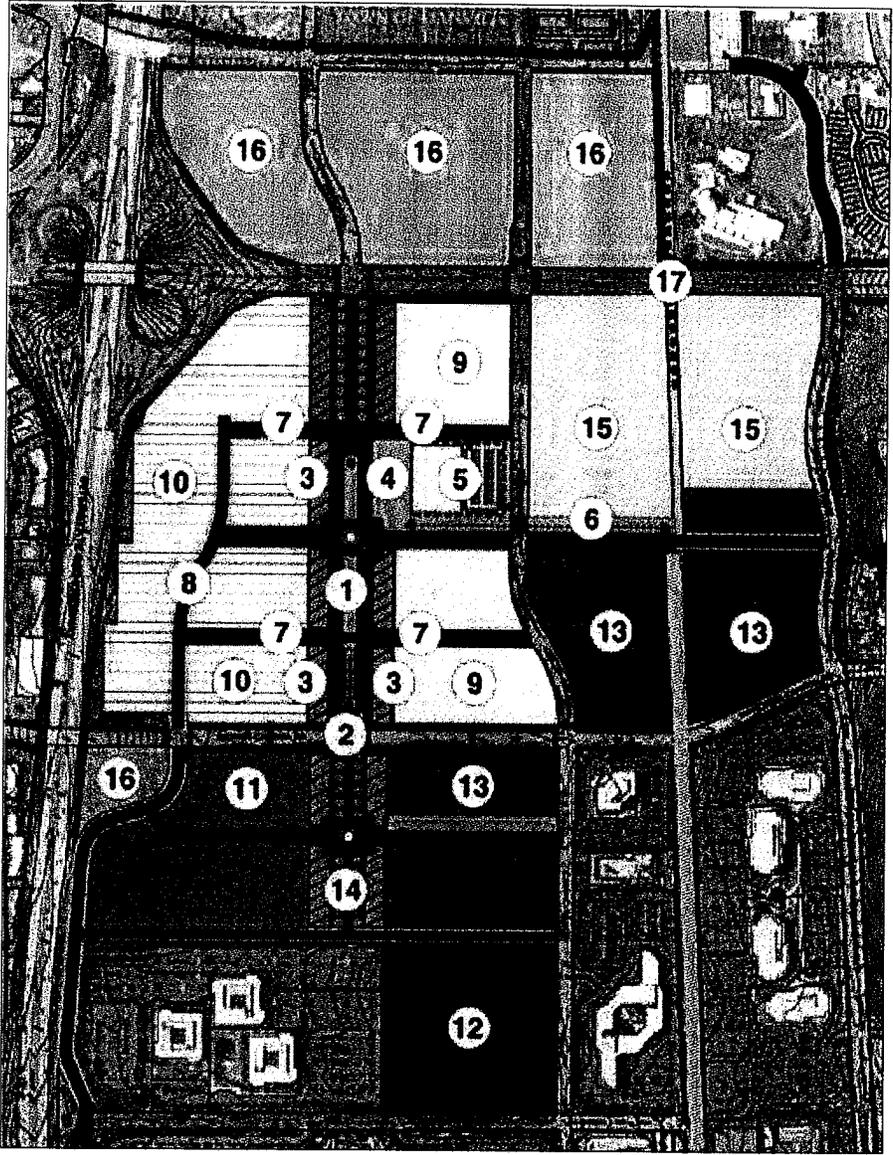


Exhibit 2
Local Vicinity Map
Aerial Base

- 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

36600001 • 08/2010 | 3_concept_plan_framework.cdr

Exhibit 3 Concept Plan Framework