

## SECTION 1: INTRODUCTION

### 1.1 - Overview, Purpose, and Authority of the EIR

This Draft Subsequent Environmental Impact Report (DSEIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the San Ramon City Center Project (State Clearinghouse No. 2007042022). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.), and the City of San Ramon rules and regulations. This DSEIR is intended to serve as an informational document for the public agency decision makers and the public regarding the San Ramon City Center Project.

The purpose of an EIR is to disclose information to the public and to decision makers about the potential environmental effects of a proposed project. An EIR does not recommend either approval or denial of a proposed project; rather, it is intended to provide a source of independent and impartial analysis of the foreseeable environmental impacts of a proposed course of action. This DSEIR describes the proposed project, analyzes its environmental effects, and discusses reasonable alternatives that would avoid, reduce, or minimize environmental impacts.

The City of San Ramon is the lead agency for the proposed project. The San Ramon City Council will consider the information presented in this document in making an informed decision regarding the approval, conditions of approval, or denial of the proposed project.

This document is a Subsequent EIR to the City of San Ramon General Plan EIR and the City Civic Center EIR, certified by the San Ramon City Council in 2001 and 2003, respectively. This DSEIR also incorporates by reference the City of San Ramon Zoning Ordinance Final Negative Declaration and the Addendum to the City of San Ramon Zoning Ordinance Final Negative Declaration, both of which were certified by the San Ramon City Council in 2006. The DSEIR is intended to serve as an informational document for the public agency decision makers and the public regarding the San Ramon City Center Project.

#### Overview

The proposed project consists of the new construction of approximately 2.1 million square feet of retail, hotel, residential, office, and civic uses on approximately 44 acres. As part of this project, 194,652 square feet of existing office space will be demolished, and the project will utilize a vested un-built office entitlement of 328,220 square feet. As a result, the basis for environmental analysis is approximately 1.6 million “net” square feet above the existing vested entitlements for the site and approximately 1.9 million square feet of net additional construction beyond the existing property conditions. Specific project elements include approximately: 635,000 square feet of retail and cinema uses, a 169-room hotel, up to 487 residential dwelling units, 680,000 square feet of office space,

50,000 square feet of retail/flex uses, and a 110,000-square-foot City Hall, including Council chambers, library, and Police Department headquarters. In addition, the project includes nine parking structures totaling more than 6,600 new spaces, one future reserve parking structure with 513 spaces, and the construction of a new Transit Center. The project square footage is summarized in Table 3-4: Project Components.

## **Purpose and Authority**

This DSEIR provides a project-level analysis of the environmental effects of the proposed project. The environmental impacts of the proposed project are analyzed in the DSEIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146 and Section 15162. This document addresses the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the project. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project
- Growth-Inducing Impacts
- Effects Found Not To Be Significant
- Areas of Known Controversy

### **1.1.1 - Lead Agency Determination**

The City of San Ramon is designated as the lead agency for the project. CEQA Guidelines Section 15367 defines the lead agency as “. . . the public agency, which has the principal responsibility for carrying out or approving a project.” Other public agencies may use this DSEIR in the decision-making or permit process and consider the information in this DSEIR along with other information that may be presented during the CEQA process.

This DSEIR was prepared by a consultant, Michael Brandman Associates, under contract to the City. This DSEIR reflects the independent judgment and analysis of the City as required by CEQA. Lists of organizations and persons consulted and the report preparation personnel are provided in Sections 8 and 9 of this DSEIR, respectively.

### **1.1.2 - Tiering and Basis for Subsequent EIR**

The purpose of this DSEIR is to provide project-level subsequent environmental impact analysis that accurately analyzes the proposed project in light of current conditions, circumstances, and new information that was not available and not analyzed in previously certified environmental documentation or addendums to those documents. The DSEIR contains a description of the project, description of the environmental setting, identification of the project impacts and cumulative impacts, and mitigation measures to reduce project impacts, as well as an analysis of alternatives to the project. This project-level DSEIR, where applicable, tiers off and incorporates by reference information and analysis contained in the City of San Ramon General Plan EIR (State Clearinghouse No. 2000082002) and the San Ramon City Civic Center EIR (State Clearinghouse No. 2003072022), certified by the San Ramon City Council in 2001 and 2003, respectively.

This DSEIR also incorporates by reference the City of San Ramon Zoning Ordinance Final Negative Declaration (State Clearinghouse No. 2005122094) and the Addendum to the City of San Ramon Zoning Ordinance Final Negative Declaration, both of which were certified by the San Ramon City Council in 2006. The Final Negative Declaration evaluated proposed changes to the San Ramon Zoning Ordinance and concluded that the residual significance of all impacts was less than significant. The Addendum to the Final Negative Declaration evaluated additional changes to the Zoning Ordinance that were proposed after certification of the Final Negative Declaration, including the re-zoning of Parcel 1B from Administrative Office, Height Overlay(OA-H) to City Center Mixed Use (CCMU) in anticipation of the proposed project. The Addendum concluded that the additional changes to the Zoning Ordinance did not change the significance of any of the findings in the Final Negative Declaration.

The primary focus of the City of San Ramon General Plan EIR was to evaluate the environmental impacts of development and land use activities contemplated by the voter-approved 2020 San Ramon General Plan. The General Plan EIR analyzed development and land use at a programmatic level. The General Plan EIR considered, at a programmatic level, the development of a City Center project on the project site.

The City Civic Center Project EIR provided project-level analysis of the project identified in the General Plan EIR. The City Civic Center Project consisted of 276,000 square feet of civic and commercial uses, including City offices, Council Chamber, a library, a children's museum, a 1,200-seat performing arts center with a smaller 300-seat theater, 40,000 square feet of retail, and an aquatic center.

CEQA Guidelines Section 15162 provides that a subsequent EIR is warranted if the lead agency determines, among other things, that substantial changes have occurred to a project that will have one or more significant effects not discussed in the previous EIR. In this instance, the size of the proposed project has increased in terms of both acreage and intensity beyond what was previously evaluated in the General Plan EIR and the City Civic Center EIR. Therefore, the City of San Ramon

has determined that a subsequent EIR is warranted for the proposed project. This DSEIR utilizes new technical reports for aesthetics; air quality; biological resources; geology, soils, and seismicity; hydrology and water quality; noise; transportation; urban decay; and utilities and service systems. The new information presented by these new technical reports reflects changes in circumstances or contains information that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIRs were certified.

Where appropriate, this DSEIR tiers off analysis in the General Plan EIR and City Civic Center EIR. Under Section 15152 of the State CEQA Guidelines, tiering is appropriate when the sequence of analysis follows from an EIR prepared for a general plan, policy, or program to an EIR of lesser scope, or to a site-specific EIR. The General Plan EIR and City Civic Center EIR, respectively, are general plan and policy-level documents for future development on the land contained within the boundaries of the project site. The proposed project is greater in scope than the project contemplated in the City Civic Center EIR. Thus, where applicable and where potential impacts associated with the proposed project were adequately analyzed in either the General Plan EIR or the City Civic Center EIR, this DSEIR relies on and tiers off the analysis and findings presented in those previously certified environmental documents. However, because the proposed project is of greater intensity and scale than previously considered in the City Civic Center EIR, and because the General Plan EIR considered the City Center project from a programmatic level, this DSEIR was prepared to provide project level analysis of the incremental increase in impacts above those examined in the City Civic Center EIR.

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## **1.2 - Scope of the EIR**

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This DSEIR addresses the potential environmental effects of the proposed project. The City issued an Initial Study and Notice of Preparation (IS-NOP) for the proposed project on April 4, 2007, which circulated for the statutory 30-day period. The scope of this DSEIR includes the potential environmental impacts identified in the IS-NOP, comments obtained during a public scoping meeting held on March 15, 2007 in the San Ramon city offices, as well as issues raised by agencies and the public in response to the IS-NOP. The IS-NOP is contained in Appendix A of this DSEIR.

Ten comment letters were received in response to the IS-NOP. They are listed in Table 1-1 and provided in Appendix A of this DSEIR.

**Table 1-1: IS-NOP Comments**

<b>Public Agencies</b>		
<b>Agency</b>	<b>Author</b>	<b>Date</b>
Town of Danville	Tai J. Williams, Transportation Director	April 3, 2007
Governor's Office of Planning and Research, State Clearinghouse Unit	Scott Morgan, Senior Planner	April 4, 2007
Contra Costa Environmental Health Services	Joe Doser, Contra Costa Environmental Health	April 5, 2007
California Department of Transportation	Timothy C. Sable, District Branch Chief	April 9, 2007
Contra Costa County Public Works Department	John Pulliam, Associate Civil Engineer	April 10, 2007
Contra Costa County Public Works Department, Flood Control	Tim Jensen, Associate Civil Engineer	April 10, 2007
San Ramon Valley Fire Protection District	Michael Mentink, Deputy Fire Marshall	May 1, 2007
East Bay Municipal Utility District	William R. Kirkpatrick, Manager of Water Distribution Planning	May 3, 2007
East Bay Regional Parks District	Jim Townsend, Trail Development Program Manager	May 4, 2007
<b>Private Parties and Organizations</b>		
<b>Organization</b>	<b>Author</b>	<b>Date</b>
Mt. Diablo Sierra Club	Jim Blickenstaff, Chair	March 15, 2007
Source: City of San Ramon, 2007.		

**Agency and Community Outreach**

In addition to the statutory requirements, the City made various outreach efforts to consult with and solicit input from agencies and the community regarding the scope of the DSEIR. Between February and July 2007, the City sponsored several public meetings that included presentations to various City commissions, boards, and advisory committees about the project and provided opportunities for public comment. The City also sponsored presentations to private organizations such as the San Ramon Chamber of Commerce and Home Owner's Associations. City officials and consultants consulted with representatives from the California Department of Transportation, the San Ramon Valley Fire Protection District, the San Ramon Valley Unified School District, Contra Costa County Library, East Bay Regional Parks District, East Bay Municipal Utility District, and Central Contra Costa Sanitary District.

### 1.2.1 - Environmental Issues Determined To Be Not Significant

The IS-NOP identified two topical areas that were determined to be not significant. An explanation of why each area is determined to be not significant is provided in Section 7, Effects Found Not To Be Significant. These topical areas are as follows:

- Agriculture Resources
- Mineral Resources

In addition, certain subjects with various topical areas were determined to be not significant. Other potentially significant issues are analyzed in these topical areas; however, the following issues are not:

- Habitat Conservation Plans (Section 4.3, Biological Resources)
- Septic or Alternative Wastewater Disposal Systems (Section 4.5, Geology, Soils, and Seismicity)
- Aviation Hazards (Section 4.6, Hazards and Hazardous Materials)
- Wildland Fires (Section 4.6, Hazards and Hazardous Materials)
- Groundwater (Section 4.7, Hydrology and Water Quality)
- 100-Year Flood Hazards (Section 4.7, Hydrology and Water Quality)
- Levee or Dam Failure (Section 4.7, Hydrology and Water Quality)
- Seiche, Tsunami, or Mudflow Hazards (Section 4.7, Hydrology and Water Quality)
- Habitat Conservation Plans (Section 4.8, Land Use)
- Aviation Noise (Section 4.9, Noise)
- Displacement of Persons or Housing (Section 4.10, Population and Housing)
- Air Traffic Patterns (Section 4.12, Transportation)

An explanation of why each issue is determined to be not significant is provided in Section 7, Effects Found Not To Be Significant.

### 1.2.2 - Potentially Significant Environmental Topics

The Initial Study found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the EIR.

- Aesthetics, Light, and Glare - Section 4.1
- Air Quality - Section 4.2
- Biological Resources - Section 4.3

- Cultural Resources - Section 4.4
- Geology, Soils, and Seismicity - Section 4.5
- Hazards and Hazardous Materials - Section 4.6
- Hydrology and Water Quality - Section 4.7
- Land Use - Section 4.8
- Noise - Section 4.9
- Population and Housing - Section 4.10
- Public Services and Recreation - Section 4.11
- Transportation - Section 4.12
- Urban Decay - Section 4.13
- Utility Systems - Section 4.14

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### 1.3 - Organization of the EIR

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This DSEIR is organized into the following main sections:

- **Section 1: Introduction.** This section provides an introduction and overview describing the purpose of this DSEIR, its scope and components, and its review and certification process.
- **Section 2: Executive Summary.** This section includes a summary of the proposed San Ramon City Center Project and alternatives to be addressed in the DSEIR. A brief description of the areas of controversy and issues to be resolved and an overview of the Mitigation Monitoring and Reporting Program—in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation— also are included in this section.
- **Section 3: Project Description.** This section includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the DSEIR, responsible agencies, and approvals that are needed for the proposed project are provided.
- **Section 4: Environmental Impact Analysis.** This section analyzes the environmental impacts of the proposed project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. The following specific environmental topics are addressed within Section 4.
  - **Section 4.1 - Aesthetics, Light, and Glare:** Addresses the visual impacts of development intensification and the overall increase in illumination produced by the project.

- **Section 4.2 - Air Quality:** Addresses the local and regional air quality impacts associated with project implementation as well as consistency with the Bay Area Air Quality Management District Ozone Strategy plan.
- **Section 4.3 - Biological Resources:** Addresses the project's impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts on listed, proposed, and candidate threatened and endangered species.
- **Section 4.4 - Cultural Resources:** Addresses the impacts of project development on known historical resources and potential archaeological and paleontological resources.
- **Section 4.5 - Geology, Soils, and Seismicity:** Addresses the potential impacts the project may have on soils, and assesses the effects of project development in relation to geologic and seismic conditions.
- **Section 4.6 - Hazards and Hazardous Materials:** Addresses the likelihood of the presence of hazardous materials or conditions on the project site and in the project area that may have the potential to impact human health.
- **Section 4.7 - Hydrology and Water Quality:** Addresses the impacts of the project on local hydrological conditions, including drainage areas, and changes in the flow rates.
- **Section 4.8 - Land Use:** Addresses the related land use impacts associated with implementation of the project, including physical division of an established community, project compatibility with surrounding land uses, and consistency with the City of San Ramon General Plan and the San Ramon Zoning Ordinance.
- **Section 4.9 - Noise:** Addresses the noise impacts during construction and at project buildout from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
- **Section 4.10 - Population and Housing:** Addresses the potential of the proposed project to induce direct or indirect population growth.
- **Section 4.11 - Public Services and Recreation:** Addresses the impacts upon public service providers including fire, police, schools, parks, and other recreational facilities.
- **Section 4.12 - Transportation:** Addresses the impacts on the local and regional roadway system, parking, emergency access, public transportation, bicycle, and pedestrian access.
- **Section 4.13 - Urban Decay:** Analyzes the retail impacts of the proposed project on competing businesses, including the potential for store closures, long-term vacancies, and physical deterioration.
- **Section 4.14 - Utility Systems:** Addresses the impacts on water supply, wastewater, storm drainage, and solid waste.

- **Section 5: Alternatives to the Proposed Project.** This section compares the impacts of the proposed project with four project alternatives: the No Project Alternative, two Reduced Density Alternative options, and the City Civic Center Project Alternative. An environmentally superior alternative is identified.
- **Section 6: Other CEQA Required Sections.** This section provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts, and the project's irreversible and irretrievable commitment of resources. This section discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects.
- **Section 7: Effects Found Not to be Significant.** This section contains analysis of the topical issues not addressed in Section 4 because their impacts were found to be not significant.
- **Section 8: Organizations and Persons Consulted.** This section contains a full list of persons and organizations that were consulted during the preparation of this DSEIR.
- **Section 9: List of Preparers.** This section lists the authors and staff that assisted in the preparation of the DSEIR, by name and affiliation.
- **Section 10: References.** This section contains a full list of references that were used in the preparation of this DSEIR.
- **Appendices:** This section includes all notices and other procedural documents pertinent to the DSEIR, as well as all technical material prepared to support the analysis.

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#### 1.4 - Documents Incorporated by Reference

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As permitted by CEQA Guidelines Section 15150, this DSEIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate sections(s). The relationship between the incorporated part of the referenced document and the DSEIR has also been described. The documents and other sources that have been used in the preparation of this DSEIR include, but are not limited to:

- City of San Ramon General Plan
- City of San Ramon General Plan Environmental Impact Report (SCH No. 2000082002)
- City Civic Center Project Environmental Impact Report (SCH No. 2003072022)
- San Ramon City Code
- City of San Ramon Zoning Ordinance Final Negative Declaration (SCH No. 2005122094)
- Addendum to the City of San Ramon Zoning Ordinance Final Negative Declaration
- East Bay Municipal Utility District 2005 Urban Water Management Plan

These documents are identified in Section 10, References, of this DSEIR. In accordance with Section 15150(b) of the CEQA Guidelines, the referenced documents and other sources used in the preparation of the DSEIR are available for review at the address shown below:

City of San Ramon  
Planning/Community Development Department  
Planning Services Division  
2222 Camino Ramon  
San Ramon, CA 94583

These documents can also be found online at the following websites:

- **City of San Ramon General Plan and EIR:** <http://www.ci.san-ramon.ca.us/gprc/gprcindex.htm>
- **East Bay Municipal Utility District 2005 Urban Water Management Plan:** [http://www.ebmud.com/water\\_&\\_environment/water\\_supply/urban\\_water\\_management\\_plan/default.htm](http://www.ebmud.com/water_&_environment/water_supply/urban_water_management_plan/default.htm)
- **San Ramon City Code:** <http://www.ci.san-ramon.ca.us/clerk/codes.htm>

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## **1.5 - Documents Prepared for the Project**

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The stand-alone technical studies prepared for the proposed project are listed below, with their corresponding appendices in parentheses. Note that no stand-alone technical report was prepared for Section 4.4, Cultural Resources; rather, the entirety of the technical analysis is contained in the section.

- Air Quality Analysis, prepared by Michael Brandman Associates (Appendix B)
- Biological Resources Assessment, prepared by Michael Brandman Associates (Appendix C)
- Preliminary Geotechnical Investigation Report, prepared by MACTEC Engineering and Consulting, Inc. (Appendix D)
- Phase I Environmental Site Assessment, prepared by Michael Brandman Associates (Appendix E)
- Preliminary Hydrology Report, prepared by RBF Consulting (Appendix F)
- Noise Analysis, prepared by Michael Brandman Associates (Appendix G)
- Traffic Operations Evaluation, prepared by DMJM Harris (Appendix I)
- Urban Decay Analysis, prepared by Economic and Planning Systems (Appendix J)
- Water Supply Assessment, prepared by East Bay Municipal Utility District (Appendix K)

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## 1.6 - Lead Agency, Sponsor, and Consultant

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The City of San Ramon is the lead agency in the preparation of the DSEIR. The City of San Ramon and Sunset Development Company are the co-applicants for the proposed project. Michael Brandman Associates (MBA) is the environmental consultant under contract to the City of San Ramon for the project.

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## 1.7 - Review of the DSEIR

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Upon completion of the DSEIR, the City of San Ramon will file a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this DSEIR will be distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the DSEIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the DSEIR, including the technical appendices, is available for review at the City of San Ramon Planning/Community Development Department, the San Ramon Community Center, San Ramon Senior Center, Dougherty Station Community Center, the San Ramon Library, and the Dougherty Station Library. The addresses for each location are provided below:

City of San Ramon  
Planning/Community Development Department  
Planning Services Division  
2222 Camino Ramon  
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

San Ramon Senior Center  
9300 Alcosta Boulevard  
San Ramon, CA 94583  
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

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

Agencies, organizations, and interested parties not previously contacted, or who did not respond to the NOP, currently have the opportunity to comment on the DSEIR during the 45-day public review period. Written comments on this DSEIR should be addressed to:

Lauren Barr, Senior Planner  
City of San Ramon  
Planning/Community Development Department  
Planning Services Division  
2222 Camino Ramon  
San Ramon, CA 94583  
Phone: 925.973.2560  
Fax: 925.806.0118  
Email: lbarr@sanramon.ca.gov

Submittal of electronic comments in Microsoft Word format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review at least 10 days prior to the public hearing before the San Ramon Planning Commission on the project, at which the certification of the Final SEIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the project.