

City of San Ramon
Notice of Preparation of an Environmental Impact Report (EIR)
and Notice of Public Scoping Meeting
City Center Mixed Use Master Plan Project

Date: September 25, 2019

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: Lauren Barr, Planning Manager, City of San Ramon

Subject: Notice of Preparation of an Environmental Impact Report for the City Center Mixed Use Master Plan and Notice of Public Scoping Meeting

NOTICE IS HEREBY GIVEN THAT the City of San Ramon (Lead Agency) will prepare an Environmental Impact Report (EIR) for the City Center Mixed Use Master Plan Project. The EIR will address the potential physical and environmental effects of the project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City of San Ramon will use the EIR when considering approval of the proposed City Center Mixed Use Master Plan project. The project description, location, and potential environmental effects of the City Center Mixed Use Master Plan project are described in the attached materials.

30-DAY NOP COMMENT PERIOD: The City of San Ramon is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the EIR, and the environmental issues and alternatives to be addressed in the EIR. In accordance with the time limits established by CEQA, the NOP public review period will begin on **September 25, 2019** and end on **October 25, 2019**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by **5:00 p.m., Friday, October 25, 2019**. If you wish to be placed on the notification list for this project, or need additional information, please contact:

Mr. Lauren Barr, Planning Manager
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Community Development Department
2601 Crow Canyon Road
San Ramon, CA 94583
Phone: 925.973.2567
Email: lbarr@sanramon.ca.gov

PUBLIC SCOPING MEETING: The City of San Ramon will hold a public scoping meeting to: (1) inform the public and interested agencies about the proposed project; and (2) solicit public comment on the scope of the environmental issues to be addressed in the EIR, as well as the range of alternatives to be evaluated. The meeting will be held at on **Tuesday, October 15, 2019** starting at **7:00 p.m.** at **San Ramon City Hall, 7000 Bollinger Canyon Road, San Ramon, 94583**.

CITY CENTER MIXED USE MASTER PLAN PROJECT

Project Location

The 134.98-acre planning area is located in the Bishop Ranch Business Park in the City of San Ramon, Contra Costa County, California (Exhibit 1). The planning area encompasses the Bishop Ranch 1A, Bishop Ranch 3A, and Bishop Ranch 2600 complexes (Exhibit 2). Camino Ramon and Bollinger Canyon Road are the primary arterial roadways that serve the planning area. The project site is located on the Diablo, California United States Geological Quadrangle, Township 2 South, Range 1 West, Unsectioned (Latitude 37° 45' 50" North; Longitude 121° 57' 25" West).

Existing Conditions

Land Use Activities

The planning area encompasses the Bishop Ranch 1A, Bishop Ranch 3A, and Bishop Ranch 2600 complexes. Bishop Ranch 2600 is developed with a 1.75 million square-foot office building, a parking structure, surface parking, two water features, and pedestrian amenities. Bishop Ranch 1A and Bishop Ranch 3A are undeveloped. All of the sites can be accessed via Camino Ramon. Additionally, Bollinger Canyon Road provides access to Bishop Ranch 1A and Bishop Ranch 3A, and Bishop Drive and Executive Parkway provide access to Bishop Ranch 2600.

Land Use Designations

Bishop Ranch 1A, Bishop Ranch 3A, and Bishop Ranch 2600 are designated Mixed Use—City Center by the City of San Ramon General Plan 2035 and zoned City Center Mixed Use (CCMU) by the San Ramon Zoning Ordinance.

Project History

The San Ramon City Council approved the San Ramon City Center Project and certified the associated EIR in December 2007. The City Center Project envisioned 2.1 million square feet of retail, office, entertainment, residential uses (487 dwelling units) and civic uses (City Hall and library) on the Bishop Ranch 1A, Bishop Ranch 2, and Bishop Ranch 3A sites. In 2014, Sunset Development and the City of San Ramon mutually agreed to amend the entitlements to remove the civic uses from the City Center Project. (The City ultimately developed a City Hall within Central Park, which opened in 2016.) In November 2018, City Center Bishop Ranch, an approximately 300,000-square-foot lifestyle retail/entertainment center opened on the former Bishop Ranch 2 site.

Project Description

Proposed Project

Sunset Development is proposing a Master Plan (City Center Mixed Use Master Plan) to guide the development of residential and commercial uses within the planning area to complement and support City Center Bishop Ranch. The buildout potential of the Master Plan is up to 4,500 dwelling

units, a 169-key hotel, 166,000 square feet of commercial, and several new parking structures. The hotel and retail uses that were previously entitled and evaluated in the 2007 City Center EIR are being carried forward into the Master Plan. Table 1 summarizes the components of the Master Plan.

Table 1: City Center Mixed Use Master Plan Project Summary

Area	Sub Area	End Use	Characteristics
Bishop Ranch 1A (9.87 acres)	1	Residential	400–500 du
	2	Residential	150–250 du
	Subtotal		550–750 du
Bishop Ranch 3A (10.43 acres)	1	Residential	250–350 du
	2	Residential	200–300 du
	3	Residential	200–300 du
	Hotel	Hotel	169 keys
	Retail	Retail	70,000 square feet
	Subtotal		650–950 du 169 keys
Bishop Ranch 2600 (100.1 acres)	NW 1	Residential	450–550 du
	NW 2	Residential	250–350 du
	NW 3	Residential	200–300 du
	NW 4	Residential	250–350 du
	NE 1	Residential	450–550 du
	NE 2	Residential	300–400 du
	NE 3	Residential	200–300 du
	NE 4	Residential	50–75 du
	SE 1	Residential	200–300 du
	SE 2	Residential	250–350 du
	Retail	Retail	96,000 square feet
	Subtotal		2,600–3,525 du 96,000 square feet
Total	Residential		4,500 du
	Hotel		169 keys
	Retail		166,000 square feet
Notes: du = dwelling units Key = Maximum number of guest quarters that can be ‘keyed off’ (e.g. a suite with 4 bedrooms = 4 keys) Source: BAR Architects 2019.			

Residential

Up to 4,500 multi-family dwelling units would be developed within Bishop Ranch 1A (up to 750 dwelling units), Bishop Ranch 3A (up to 950 dwelling units), and Bishop Ranch 2600 (up to 3,525 dwelling units). Units would consist of for-sale and rental products.

Hotel

The 169-key hotel evaluated in the 2007 San Ramon City Center Project EIR is being carried forward into the Master Plan. The hotel would be a multi-story structure located within Bishop Ranch 3A. Parking for the hotel would be provided in the nearby existing Bishop Ranch 3 South parking structure as part of a shared parking arrangement.

Retail

Up to 96,000 square feet of retail uses would be developed within Bishop Ranch 3A and Bishop Ranch 2600. This retail square footage represents 'carryover' from the unbuilt entitlements evaluated in the 2007 San Ramon City Center Project EIR. Retail uses include restaurants, health and beauty, and personal, business, and financial services.

Parking

Parking would be provided in structures as the Master Plan builds out. In certain cases, shared parking arrangements would be used as appropriate. Table 2 summarizes required parking by use within each planning area.

Table 2: City Center Mixed Use Master Plan Parking Summary

Area	Required Parking Spaces			
	Residential	Visitor	Office	Retail
Bishop Ranch 1A (9.87 acres)	825–975	138–188	—	—
Bishop Ranch 3A (10.43 acres)	975–1,175	163–238	—	302
Bishop Ranch 2600 (100.10 acres)	3,900–4,600	975–1,150	5,800	406
Total	6,750	1,125	5,800	708
Notes: 'Office' represents existing Bishop Ranch 2600 parking demand that would need to be provided by new or existing facilities. Hotel parking would be provided in the existing Bishop Ranch 3 South parking garage (2633 Camino Ramon) Source: BAR Architects 2019.				

Utilities

Storm Drainage

The Master Plan area is currently served by existing storm drainage infrastructure owned and maintained by the City of San Ramon and Contra Costa County Flood Control and Water Conservation District. The proposed Master Plan would install storm drainage systems consisting of inlets,

underground piping, bioretention swales, and basins that would collect and detain runoff during storm events and meter its release into downstream drainage facilities in a manner designed to prevent flooding.

Water

The Master Plan area is currently served, and would continue to be served, by East Bay Municipal Utility District (EBMUD) with potable water. Pursuant to the Water Code, EBMUD will prepare a Water Supply Assessment for the proposed Master Plan.

Wastewater

The Master Plan area is currently served, and would continue to be served, by Central Contra Costa Sanitary District (Central San) for wastewater collection and treatment.

Energy

The Master Plan area is currently served, and would continue to be served, by Marin Clean Energy and Pacific Gas and Electric Company (PG&E) with electricity. The Master Plan area is currently served, and would continue to be served, by PG&E with natural gas.

Fire Protection and Emergency Medical Services

The Master Plan area is currently served, and would continue to be served, by the San Ramon Valley Fire Protection District for fire protection and emergency medical services.

Police

The Master Plan area is currently served, and would continue to be served, by the San Ramon Police Department for police protection.

Schools

The Master Plan area is within the boundaries of the San Ramon Valley Unified School District.

Required Discretionary Approvals

The proposed project requires the following discretionary approvals from City of San Ramon:

- Development Plan
- Major Subdivision Application
- Land Use Permit for Shared Parking Reduction and Blended Ratio for Multi-family Development
- Land Use Permit (Community Buildings, Privately Owned Parks, Amphitheater, Lodging Uses, and Conference/Conventions Uses anticipated by the Master Plan)
- Architectural and Landscape Design Guidelines
- Development Agreement

Subsequent approvals may include demolition permits, grading permits, and building permits.

Environmental Review

Potential Environmental Effects

The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines, as listed below.

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

Effects Found not to be Significant

It is anticipated that Agriculture, Forest, and Mineral Resources, as well as Wildfire, will be addressed in the Effects Found not to be Significant section of the EIR.

Agriculture and Forest Resources

The Master Plan area is located within an urban environment. No existing agriculture or forestry land use activities occur within the Master Plan area. This condition precludes the possibility of loss of agricultural or forest resources.

Mineral Resources

The Master Plan area is located within an urban environment. No mineral extraction activities occur within the Master Plan area. This condition precludes the possibility of loss of mineral resources.

Wildfire

The Master Plan area is located within an urban environment. There are no wildlands susceptible to wildfires within the Master Plan area. This condition precludes the possibility of wildfires.



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Source: Google Earth Pro Aerial Imagery.

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Exhibit 2 Local Vicinity Map Aerial Base

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