

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019090586

Project Title: CityWalk Master Plan

Lead Agency: City of San Ramon

Contact Name: Mr. Lauren Barr

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Project Location: San Ramon Contra Costa  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Sunset Development is proposing the Master Plan to guide development of residential uses, commercial uses, and public facilities within the Master Plan area to complement and support City Center Bishop Ranch. The buildout potential of the proposed Master Plan is up to 4,500 dwelling units, a 169-key hotel, 166,000 square feet of commercial uses, three new parking structures, and publicly accessible, privately owned and maintained parks and public spaces. Fifteen percent of the 4,500 units (approximately 675) would be deed-restricted as affordable to low and very low income households per the City's inclusionary housing requirements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Air Quality:** To reduce conflict or obstruction of an air quality or GHG reduction plan, and reduce cumulative impacts of criteria pollutants, the proposed Master Plan shall implement BAAQMD BMPs during construction and a construction activities emissions reduction plan, provide outdoor outlets for electric landscaping equipment, regulate paint and paint equipment, adhere to the approved Transportation Demand Management Program for the Bishop Ranch Business Park, promote electric vehicle use, design residential development to be all-electric, and offset ROG and NOX emissions above applicable thresholds. To reduce impacts to sensitive receptors, the proposed Master Plan shall install high efficiency MERV filters.

**Biological Resources:** To reduce potential impacts to species identified as a candidate, sensitive, or special-status species, mitigation shall include qualified biologist surveys, and construction buffers and nest monitoring to protect burrowing owl and other protected bird species.

**Cultural Resources:** To reduce potential archaeological or historical resource impacts, mitigation shall include archaeological monitoring during initial grading with additional monitoring if necessary. If cultural resources are found, construction within 100 feet must stop until a qualified archaeologist determines makes recommendations. To reduce impacts to potential human remains encountered, excavation/disturbance shall stop within 100 feet of the remains until the County Coroner can determine if the remains are Native American or if an investigation is required. If Native American, the Most Likely Descendant shall be contacted and expected to make recommendations within 48 hours. Should future Initial Studies within the Master Plan area identify existence or likelihood of Native American remains, the lead agency shall work with appropriate Native American tribes.

**Geology, Soils, & Seismicity:** To reduce potential impacts to unique paleontological resources, mitigation shall include paleontological monitoring before excavation at depths greater than 10 feet. Excavation shall stop within 100 feet of the resource until the monitor examines the find and makes recommendations.

**Soils and Hydrology & Water Quality:** To reduce potential impacts to soil erosion, water quality, or waste discharge requirements, the applicant shall file an NOI and obtain a facility identification number from the State Water Board and submit a SWPPP to the City of San Ramon.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

(Impacts Cont'd.)  
Hazardous Materials: To reduce potential hazard impacts via release of hazardous materials, soil generated by construction on BR 3A shall be disposed of safely and securely. Before disposal, the applicant shall test soils for petroleum hydrocarbons using a qualified consultant.  
Noise: To reduce potential traffic noise impacts, the applicant shall submit evidence demonstrating the proposed Master Plan includes a code compliant mechanical ventilation system permitting windows to remain closed for long periods for all residential units fronting identified roadways. Additional measures shall reduce potential construction noise impacts.  
Transportation: To reduce potential traffic impacts, the Bollinger Canyon Road/Norris Canyon intersection shall be signalized, and right turn lanes shall be added, when warranted. The applicant shall install the signal or provide fees to the City in addition to fees for the turn lanes. To reduce potential cumulative traffic impacts, the applicant shall pay the City to make transportation improvements when warranted.

Areas of Controversy  
Building Height: The public is concerned that the Master Plan would influence community character, in some cases due to the high-density nature of the proposed residential uses.  
Park dedication requirements: The public is concerned that the Master Plan is not adequately addressing the City's park standards, specifically that the Master Plan does not propose enough parkland.  
Public school overcrowding: The public is concerned that public schools in the District would be impacted due to a high amount of proposed housing.  
Increased crime and demand for police services: The public is concerned about the increase in police service demand that the proposed Master Plan would increase crime.  
Traffic conditions: The public is concerned that the proposed Master Plan would generate additional traffic in an already congested area.

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation District #4  
California Department of Fish and Wildlife Region #3  
Native American Heritage Commission  
San Francisco Bay Regional Water Quality Control Board #2