

**Appendix K:  
Water Supply Assessment**

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January 14, 2020

Lauren Barr, Planning Manager  
City of San Ramon  
Community Development Department  
2601 Crow Canyon Road  
San Ramon, CA 94583

Re: Water Supply Assessment – City Center Mixed Use Master Plan Project

Dear Mr. Barr:

This letter is in response to your request dated October 28, 2019, for water agency consultation (Enclosure 1) concerning the Water Supply Assessment (WSA) for the City Center Mixed Use Master Plan Project (Project), located in the City of San Ramon (City), which is within East Bay Municipal Utility District's (EBMUD's) Ultimate Service Boundary. EBMUD appreciates the opportunity to provide this response.

Pursuant to Sections 10910-10915 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, which is greater than the amount of water required by a 500-dwelling-unit project.

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

### **Project Demand**

The water demand for the Project is accounted for in EBMUD's water demand projections, as published in EBMUD's Urban Water Management Plan (UWMP) 2015 (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 existing land uses consist primarily of a 1.75-million square foot office building, a parking structure, surface parking, two water features, pedestrian amenities, and undeveloped lots with a historical water use of approximately 211,000 gallons per day (GPD). The City provided an estimate of approximately 547,000 GPD, including approximately 10,400 GPD of recycled water demand, that includes a multi-family residential component that was based on a service area-wide average per capita water use target cited in EBMUD's UWMP 2015; however, actual per capita water use will vary widely across EBMUD's service area. Consequently, EBMUD does not use this service area-wide average target to calculate project-specific demand estimates. Instead, EBMUD uses region-specific water use information. Use of this more specific water use information results in an estimated water demand of 952,000 GPD, including approximately 19,600 GPD of recycled water demand.

EBMUD's demand projections indicate both densification and land use changes in a few existing land use classifications, including commercial and residential land use areas. These changes increase demand for EBMUD water. EBMUD's UWMP 2015 projects water demands over time, accounting for estimated variations in demand usage minus conservation and recycled supply sources, as noted in the UWMP 2015, Table 4-1, Mid-Cycle Demand Projections (Table 1). Typically, EBMUD prepares a full demand study every ten years; the most recent version, the 2040 Demand Study, was completed in 2009. For planning purposes, water 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. In 2014, EBMUD prepared the Mid-Cycle Demand Assessment (MCDA) in order to assess any significant effects on metered water consumption caused by the 2008-2010 drought, and the economic downturn that affected growth in the Bay Area. As part of the MCDA, EBMUD reviewed recently updated city and county general plans for significant changes since the 2040 Demand Study, and held meetings with representatives from the cities of Alameda, Oakland, Richmond and San Ramon. The MCDA concluded that, while the cities and counties might reach their build-out goals later than originally anticipated, they would still reach these goals by 2040. Accordingly, the MCDA validated the 2040 Demand Study, as demands are expected to gradually increase back to 2040 projected levels as development and water use return to pre-drought and pre-recession conditions. EBMUD plans to complete another comprehensive demand study in early 2020 with a long-term horizon of 2050. As part of the demand study, EBMUD will reach out to each city and county in the service area to ask about projected development and future land-use changes. The study results will be incorporated into the UWMP 2020.

**Table 1**  
**Mid-Cycle Demand Projections (UWMP 2015, Table 4-1)**

TABLE 4-1		MID-CYCLE DEMAND PROJECTIONS				
AVERAGE ANNUAL DEMAND (MGD)	2015	2020	2025	2030	2035	2040
PROJECTED TOTAL DEMAND	232	267	276	290	304	312
CONSERVATION <sup>1</sup>	-33	-39	-44	-51	-57	-62
NON-POTABLE WATER <sup>1,2</sup>	-9	-11	-14	-17	-18	-20
PLANNING LEVEL OF DEMAND	190	217	218	222	229	230

<sup>1</sup> See Chapters 6 and 7 for more discussion of water recycling and conservation, respectively.  
<sup>2</sup> Non-potable water includes recycled water and raw water projects.

## Project Area

The Project is separated over three parcels. The largest parcel is bounded by Executive Parkway to the north, Bishop Drive to the south, Camino Ramon to the east, and Highway 680 to the west. The two smaller parcels are bisected by Bollinger Canyon Road, but are together bounded by the continuation of Bishop Drive east of Camino Ramon to the north, Camino Ramon to the west, Bishop Ranch Loop Road to the south, and the Iron Horse Regional Trail to the east.



The Project area consists of approximately 135 acres. At build-out, the Project will include 4,500 multi-family dwelling units, a 169-room hotel, 166,000 square feet of retail space, 5.5 acres of landscape/park area, and several parking structures.

### **EBMUD Water Demand Projections**

Since the 1970s, water demand within EBMUD's service area has ranged from 200 to 220 million gallons per day (MGD) in non-drought years. Section 4.1 of the UWMP 2015 outlines past and current EBMUD water demand, including Figure 4-1 which shows historic water use (including metered and unmetered demands) within EBMUD's service area, along with the number of customer accounts. The 2040 water demand forecast of 312 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 UWMP 2015. Current demand is lower than estimated in the MCDA as a result of the recent multi-year drought. This is because the planning level of demand may differ from the actual demand in any given year due to water use reductions that typically occur during droughts. After droughts, a rebound effect is expected wherein demand rises back to projected levels. Thus, the MCDA still reflects a reasonable expectation for demand in year 2040, as the demands are expected to gradually increase back to 2040 projected demand levels as development and water use return to pre-drought and pre-recession conditions. The proposed Project's future development and operations will not change EBMUD's 2040 demand projection.

### **EBMUD Water Supply, Water Rights and the UWMP 2015**

EBMUD has water right 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 and the terms of the appropriative water right permits and licenses.

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

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

During prolonged droughts, the Mokelumne River supply cannot meet EBMUD's projected customer demands. To address this, EBMUD has completed construction of the Freeport Regional Water Facility and the Bayside Groundwater Project Phase 1, which are discussed below in the Supplemental Water Supply and Demand Management section of this assessment. EBMUD has obtained and continues to seek supplemental supplies.

The UWMP 2015, adopted on June 28, 2016 by EBMUD's Board of Directors under Resolution No. 34092-16, is a long-range planning document used to assess current and projected water usage, water supply planning, and conservation and recycling efforts. EBMUD's water supply

sources are discussed in Section 1.5.1 of the UWMP 2015. EBMUD's main water supply is the Mokelumne River, and EBMUD has rights to receive up to 325 MGD of water from this source subject to the availability of runoff, senior water rights of other users, and downstream fishery flow requirements. EBMUD also has a Long-Term Renewal Contract (Contract No. 14-06-200-5183A-LTR1) with the United States (U.S.) Bureau of Reclamation to receive water from the Central Valley Project (CVP) through the Freeport Regional Water Facility in years when EBMUD's water supplies are relatively low (for more details, see Section 3.3.2 of the UWMP 2015). During some dry years, EBMUD may purchase water transfers to help meet customer demands. Section 5.1 of the UWMP 2015 discusses EBMUD's water transfer program.

EBMUD maintains a biennial budget and five-year capital improvement program to optimize investments and maximize drinking water quality, and the reliability, safety, flexibility, and overall efficiency of the water supply system. EBMUD's most recently adopted budget, which includes capital expenditures for the delivery of water supplies to its customers, can be found at <http://www.ebmud.com/about-us/investors/budget-and-rates/>.

EBMUD complies with applicable local, state, and federal regulations in the operation of its water supply system. Figure 1-4 of the UWMP 2015 illustrates the numerous local, state, and federal agencies that may regulate EBMUD's facilities and operations.

A summary of EBMUD's demand and supply projections, in five-year increments, for a 25-year planning horizon is provided in UWMP 2015, Table 4-5, Preliminary EBMUD Baseline Supply and Demand Analysis (Table 2).

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, U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. 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.

**Table 2**  
**Preliminary EBMUD Baseline Supply and Demand Analysis (UWMP 2015, Table 4-5)**

TABLE 4-5		PRELIMINARY EBMUD BASELINE SUPPLY & DEMAND ANALYSIS					
SUPPLY AND DEMAND COMPARISON - NORMAL YEAR (MGD)		2015	2020	2025	2030	2035	2040
	MOKELUMNE SYSTEM	>190	>217	>218	>222	>229	>230
	DEMAND TOTALS	190	217	218	222	229	230
	DIFFERENCE	0	0	0	0	0	0
DRY YEAR RESULTS FROM EBMUDSIM (MGD)		2015	2020	2025	2030	2035	2040
SINGLE DRY YEAR OR FIRST YEAR OF MULTI-YEAR DROUGHT	MOKELUMNE SYSTEM	145	169	170	173	179	179
	CVP SUPPLIES <sup>2</sup>	36	35	35	35	35	35
	BAYSIDE <sup>3</sup>	0	0	0	0	0	0
	SUPPLY TOTALS	181	204	205	209	214	215
	PLANNING LEVEL DEMAND <sup>1</sup>	190	217	218	222	229	230
	RATIONING <sup>4</sup>	5%	6%	6%	6%	7%	7%
	DEMAND TOTALS	180	203	204	208	213	214
	NEED FOR WATER (TAF) <sup>5</sup>	0	0	0	0	0	0
SECOND YEAR	MOKELUMNE SYSTEM	81	103	103	107	112	113
	CVP SUPPLIES <sup>2</sup>	71	71	71	71	71	71
	BAYSIDE <sup>3</sup>	0	0	0	0	0	0
	SUPPLY TOTALS	152	174	174	178	183	184
	PLANNING LEVEL DEMAND <sup>1</sup>	190	217	218	222	229	230
	RATIONING <sup>4</sup>	20%	20%	20%	20%	20%	20%
	DEMAND TOTALS	152	174	175	178	184	185
	NEED FOR WATER (TAF) <sup>5</sup>	0	0	0	0	0	0
THIRD YEAR	MOKELUMNE SYSTEM	111	132	132	125	120	104
	CVP SUPPLIES <sup>2</sup>	40	40	40	40	40	40
	BAYSIDE <sup>3</sup>	1	1	1	1	1	1
	SUPPLY TOTALS	152	174	173	166	162	145
	PLANNING LEVEL DEMAND <sup>1</sup>	190	217	218	222	229	230
	RATIONING <sup>4</sup>	20%	20%	20%	20%	20%	20%
	DEMAND TOTALS	152	174	174	178	183	184
	NEED FOR WATER (TAF) <sup>5</sup>	0	0	2	13	24	48

1. Planning Level of Demand accounts for projected savings from water recycling and conservation programs as discussed in Chapters 6 and 7 respectively. Customer demand values are based on the Mid Cycle Demand Assessment, October 2014.  
2. Projected available CVP supplies are taken according to the Drought Management Program Guidelines discussed in Chapter 3.  
3. For the purposes of this modeling effort, it is assumed that the Bayside Groundwater Project would be brought online in the third year of a drought.  
4. Rationing reduction goals are determined according to projected system storage levels in the Drought Management Program Guidelines discussed in Chapter 3.  
5. Need for Water includes unmet customer demand as well as shortages on the Lower Mokelumne River.

The available supply and demand shown in Table 2 were derived from EBMUD's baseline hydrologic model with the following assumptions:

- Customer demand values are based on the MCDA, and planning-level demands account for projected savings from water recycling and conservation programs.
- EBMUD Drought Planning Sequence assumes water years 1976, 1977 and a modified 1978 hydrology.
- Total system storage is depleted by the end of the third year of the drought.
- EBMUD will implement its Drought Management Program (DMP) when necessary.
- The diversions by Amador and Calaveras Counties upstream of Pardee Reservoir will increase over time, eventually reaching the full extent of their senior rights.

- Releases are made to meet the requirements of senior downstream water right holders and fishery releases, as required by the JSA.
- EBMUD allocation of CVP supply is available the first year of a drought and subsequent drought years, according to the U.S. Bureau of Reclamation's Municipal and Industrial Shortage Policy.
- The Bayside Groundwater Project Phase 1 is available and brought online in the third year of a drought.

The UWMP 2015 concludes that EBMUD has, and will have, adequate water supplies to serve existing and projected demand within the Ultimate Service Boundary during normal and wet years, but that deficits are projected for multi-year droughts. During multi-year droughts, EBMUD may require significant customer water use reductions and may also need to acquire supplemental supplies to meet customer demand.

As discussed under the DMP Guidelines section in Chapter 3 of the UWMP 2015, EBMUD's system storage generally allows EBMUD to continue serving its customers during dry-year events. EBMUD typically imposes water use restrictions based on the projected storage available at the end of September and, based on recent changes to its DMP Guidelines (summarized below), may also implement water use restrictions in response to a State of California mandate. By imposing water use restrictions in the first dry year of potential drought periods, EBMUD attempts to minimize water use restrictions in subsequent years if a drought persists. Throughout dry periods, EBMUD must continue to meet its current and subsequent-year fishery flow release requirements and obligations to downstream agencies.

The UWMP 2015 includes DMP Guidelines that establish the level of water use restrictions EBMUD may implement under varying conditions. Under the DMP Guidelines, water use restrictions may be determined based upon either projected end-of-September Total System Storage (TSS) or water use restriction mandates from the State Water Resources Control Board. When state-mandated water use restrictions exceed the reductions that would otherwise be called for based upon end-of-September TSS, EBMUD's water use reduction requirements may be guided by the applicable state mandates. Under either scenario, while EBMUD strives to keep water use reductions at or below 15 percent, if the drought is severe, mandatory water use reductions could exceed 15 percent.

Despite water savings from EBMUD's aggressive conservation and recycling programs and water use restrictions called for in the DMP Guidelines, supplemental supplies are still needed in significant, severe, and critical droughts. The proposed Project will be subject to the same drought restrictions that apply to all EBMUD customers. In addition, the proposed Project will be subject to EBMUD's regulations aimed at encouraging efficient water use, such as Sections 29 and 31 of EBMUD's Regulations Governing Water Service. Section 29, "Water Use Restrictions," promotes efficient water use by EBMUD customers and prohibits certain uses of potable water. Section 31, "Water Efficiency Requirements," identifies the types of water efficiency requirements (i.e., maximum flow rates for flow control devices) for water service.

## **Supplemental Water Supply and Demand Management**

The goals of meeting projected water needs and increased water reliability rely on supplemental supplies, improving reliability of existing water supply facilities, water conservation and recycled water programs.

By 2011, EBMUD completed construction of the Freeport Regional Water Facility and the Bayside Groundwater Project Phase 1 to augment its water supply during drought periods. However, additional supplemental supplies beyond those provided through these facilities will still be needed, as noted above. Chapter 5 of the UWMP 2015 describes potential supplemental water supply projects that could be implemented to meet projected long-term water demands during multi-year drought periods.

The Freeport Regional Water Facility became operational in February 2011. EBMUD's ability to take delivery of CVP water through the Freeport Regional Water Facility is based on its Long Term Renewal Contract (LTRC) with the U.S. Bureau of Reclamation. The LTRC provides for up to 133,000 acre feet of CVP supply in a single dry year, not to exceed a total of 165,000 acre feet in three consecutive dry years. Under the LTRC, the CVP supply is available to EBMUD only in dry years when EBMUD's total stored water supply is forecast to be below 500,000 total acre feet on September 30 of each year.

EBMUD is developing the Bayside Groundwater Project in phases to provide a source of supplemental supply in dry years. Construction of the first phase (Bayside Groundwater Project Phase 1) was completed in 2010, allowing EBMUD to inject treated potable water into a deep aquifer in the South East Bay Plain Groundwater Basin for later extraction, treatment, and use during severe droughts. A permit from the Department of Public Health is required before the groundwater can be extracted and treated for municipal use. As described in Chapter 4 of the UWMP 2015, EBMUD's drought planning calls for using the Bayside Groundwater Project Phase 1 during the third year of multi-year droughts to provide up to 1 MGD of water to meet customer demands. Additional information on the Bayside Groundwater Project can be found in Section 5.3 and Appendix E of the UWMP 2015.

Chapter 5 of the UWMP 2015 also lists other potential supplemental water projects, including Northern California water transfers, Bayside Groundwater Project Expansion, expansion of Contra Costa Water District's Los Vaqueros Reservoir, and others that could be implemented to meet the projected long-term water supplemental need during multi-year drought periods. The UWMP 2015 identifies a broad mix of projects, with inherent scalability and the ability to adjust implementation schedules for particular components, which will allow EBMUD to pursue the necessary supplemental supplies while minimizing the risks associated with future uncertainties, such as project implementation challenges and global climate change. The Environmental Impact Report that EBMUD certified for the Water Supply Management Program 2040 examined the impacts of pursuing these supplemental supply projects at a program level. Separate project-level environmental documentation will be prepared, as appropriate, for specific components as they are developed in further detail and implemented in accordance with EBMUD's water supply needs.

In addition to pursuing supplemental water supply sources, EBMUD also maximizes resources through continuous improvements in the delivery and transmission of available water supplies



and investments in ensuring the safety of its existing water supply facilities. These programs, along with 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.

### **Water Conservation and Recycled Water Considerations**

The proposed Project presents opportunities to incorporate water conservation measures. Conditions of approval for the implementation of the proposed Project 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 the City to discuss conservation measures. This meeting will explore early opportunities to expand water conservation via EBMUD's conservation programs and best management practices applicable to the Project.

Conservation strategies will be required to achieve water use reduction goals and restrictions, including compliance with Sections 29 and 31, described above, of EBMUD's Regulations Governing Water Service, and the Water Conservation Act of 2009. The Water Conservation Act of 2009 sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020.

The Project is located within the boundaries of the Dublin San Ramon Services District-EBMUD Recycled Water Authority (DERWA) San Ramon Valley Recycled Water Program service area and portions of the Bishop Ranch Business Park are currently being served by recycled water through DERWA. Per EBMUD Policy 9.05 and Section 30 of the Regulations Governing Nonpotable Water Service, the project sponsor, at their expense, will be required to use non-potable water, including recycled water, for non-potable purposes including, but not limited to, irrigation of the playing fields and other landscape, commercial and industrial processes (e.g., cooling tower water), and toilet and urinal flushing in nonresidential buildings. The project sponsor will be required to plan for and extend new recycled water mains to the project site, at their expense. Extension of potable and non-potable (recycled water) mains requires substantial lead time which should be provided for in the project sponsor's development schedule. The City and project sponsor should maintain continued coordination and consultation with EBMUD regarding the required use of recycled water as they plan and implement the various components of the Project.

The Project sponsor should contact Jennifer L. McGregor, Senior Civil Engineer, at (510) 287-1030 for further information.

Sincerely,



David J. Rehnstrom  
Manager of Water Distribution Planning Division

DJR:JWA:sjp

sb19\_242b\_San Ramon City Center Mixed Use Master Plan\_WSA\_Letter

Lauren Barr, Planning Manager

January 14, 2020

Page 9

Enclosures: 1. Letter of Request for Water Supply Assessment dated October 28, 2019  
2. EBMUD Urban Water Management Plan 2015

cc: Board of Directors w/o Enclosure 2





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WATER SERVICE PLANNING

**Enclosure 1**  
**Page 1 of 11**

## CITY OF SAN RAMON

2401 CROW CANYON ROAD  
SAN RAMON, CALIFORNIA 94583  
WEB SITE: [www.sanramon.ca.gov](http://www.sanramon.ca.gov)

October 28, 2019

Mr. David Rehnstrom, Manager of Water Distribution Planning  
East Bay Municipal Water District  
Distribution Planning Department, Mail Stop 701  
375 11th Street  
Oakland, CA 94607

**Subject: Water Supply Assessment Request for the City Center Mixed Use Master Plan in the City of San Ramon**

Per amendments to Section 10912 of the Water Code, implemented by Senate Bill 610, and Section 15083.5 of the 2019 *California Environmental Quality Act Guidelines*, the City of San Ramon is formally requesting preparation of a Water Supply Assessment (WSA) by the East Bay Municipal Utility District (District) with respect to the proposed City Center Mixed Use Master Plan (Master Plan). The assessment is required in order to determine whether adequate water supply is available to meet the projected water demand of the proposed Master Plan, which encompasses an approximately 134.98-acre planning area located in the City of San Ramon, as shown on Exhibit 2 (Local Vicinity Map) in the Notice of Preparation. The Master Plan area is 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.

A draft Environmental Impact Report (EIR) for the Master Plan is being prepared by the City as lead agency. The Master Plan will be a 25-year planning document, with a planning horizon to the year 2048. The buildout potential of the Master Plan includes up to 4,500 dwelling units, a 169-key hotel, 166,000 square feet of retail space, and several new parking structures. The hotel and retail uses were previously entitled and evaluated in the 2007 City Center EIR and are being carried forward into the Master Plan. The Master Plan also contemplates approximately 36 acres of parks (including 3.37 acres of new parkland developed in conjunction with residential development), open space, and amenities. The development potential for the Master Plan is estimated to result in approximately 9,500 new residents and create approximately 500 new jobs.

The City will use the information regarding water demand and supply provided in the WSA as a resource for completing the draft EIR analysis. The City's primary consultant for preparation of the EIR is First Carbon Solutions. A copy of the Notice of Preparation of a Draft EIR, which was sent to the District on September 25, 2019, is attached for your reference. We acknowledge

receipt of the District's comment letter on the Notice of Preparation dated October 16, 2019. Additional background information and maps are available at [http://www.sanramon.ca.gov/news/hot\\_topics/city\\_center\\_mixed\\_use\\_master\\_plan](http://www.sanramon.ca.gov/news/hot_topics/city_center_mixed_use_master_plan).

The City appreciates the District's attention to this request and looks forward to working with the District through this process. The City will provide additional information as it becomes available.

Please do not hesitate to contact me at (925) 973-2567 or email me at [barr@sanramon.ca.gov](mailto:barr@sanramon.ca.gov) with any questions pertaining to the project description or implementation of the Master Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lauren Barr', with a stylized flourish extending to the right.

Lauren Barr  
Planning Manager, City of San Ramon

Attachments: A: September 25, 2019 Notice of Preparation

**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**

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**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

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**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  
City of San Ramon  
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	
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
<b>Total</b>	<b>6,750</b>	<b>1,125</b>	<b>5,800</b>	<b>708</b>
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.

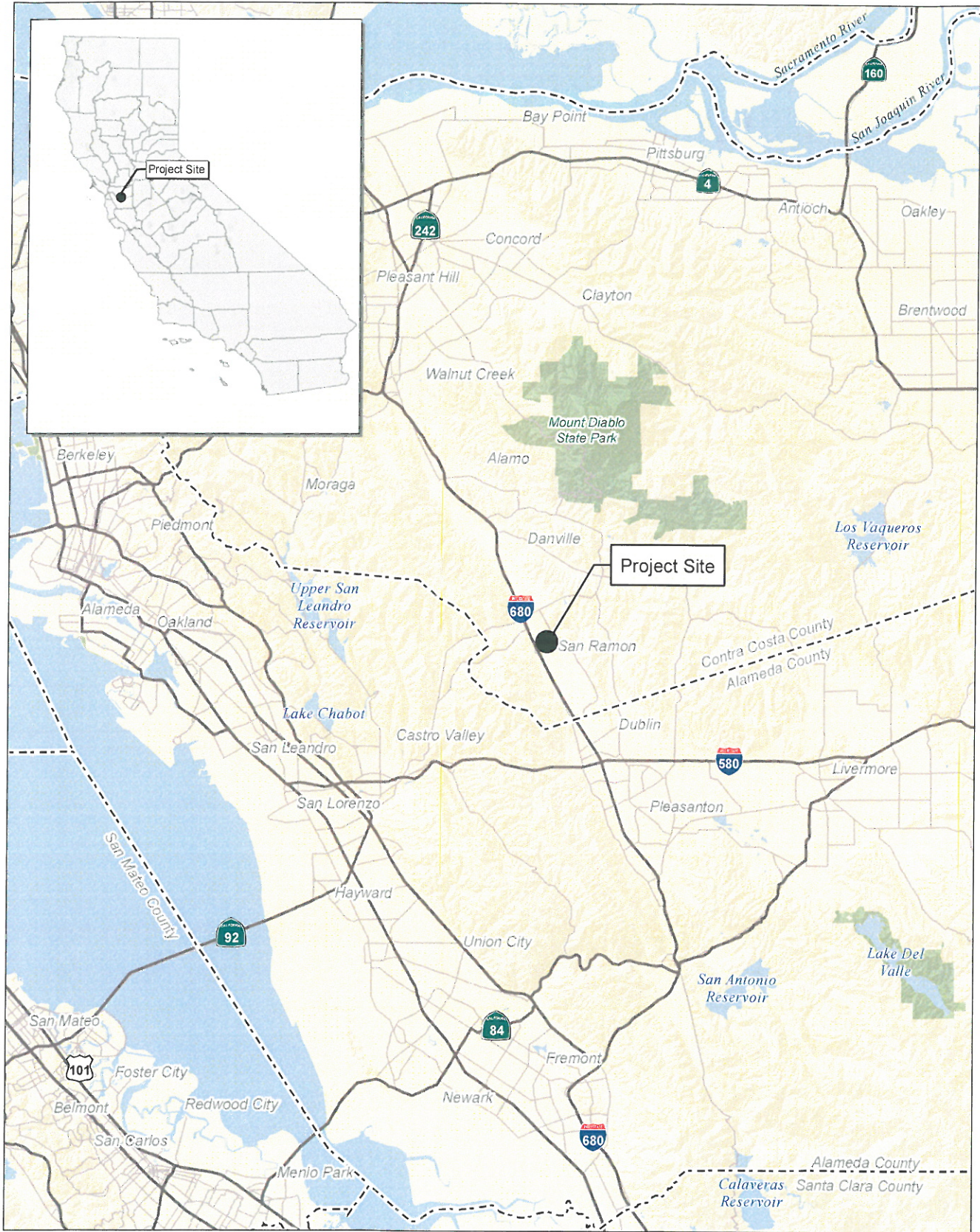
#### Mineral Resources

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.





Source: Census 2000 Data, The CaSIL.



Exhibit 1  
Regional Location Map





Source: Google Earth Pro Aerial Imagery.

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1,000 500 0 1,000  
Feet

Exhibit 2  
Local Vicinity Map  
Aerial Base



