
TABLE OF CONTENTS

I. INTRODUCTION.....	I-1
A. INTRODUCTION	I-1
B. PURPOSE OF THE SEIR	I-1
C. PROPOSED PROJECT	I-3
D. SEIR REVIEW PROCESS	I-4
E. LEVELS OF SIGNIFICANCE	I-6
F. ORGANIZATION OF THE DRAFT SEIR.....	I-7
II. EXECUTIVE SUMMARY	II-1
A. INTRODUCTION	II-1
B. SUMMARY OF PROPOSED PROJECT	II-1
C. AREAS OF KNOWN CONTROVERSY.....	II-1
D. SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES.....	II-2
III. PROJECT DESCRIPTION	III-1
A. OVERVIEW OF ENVIRONMENTAL SETTING	III-1
B. RELATED PROJECTS	III-13
C. PROJECT CHARACTERISTICS.....	III-15
D. PROJECT OBJECTIVES.....	III-40
E. DISCRETIONARY ACTIONS.....	III-41
IV. ENVIRONMENTAL IMPACT ANALYSIS	IV-1
A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT	IV.A-1
B. AESTHETICS	IV.B-1
C. AIR QUALITY	IV.C-1

D. BIOLOGICAL AND FORESTRY RESOURCES IV.D-1

E. GEOLOGY AND SOILS IV.E-1

F. HAZARDS AND HAZARDOUS MATERIALS IV.F-1

G. HYDROLOGY AND WATER QUALITY IV.G-1

H. LAND USE AND PLANNING IV.H-1

I. NOISE IV.I-1

J. TRANSPORTATION/TRAFFIC..... IV.J-1

K. UTILITIES AND SERVICE SYSTEMS IV.K-1

L. CULTURAL RESOURCES IV.L-1

V. GENERAL IMPACT CATEGORIES V-1

 A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS..... V-1

 B. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT V-1

VI. ALTERNATIVES TO THE PROPOSED PROJECT VI-1

 A. NO PROJECT ALTERNATIVE..... VI-4

 B. REDUCED DENSITY PROJECT ALTERNATIVE VI-6

 C. OFF-SITE SOIL HAULING PROJECT ALTERNATIVE VI-9

 D. ENVIRONMENTALLY SUPERIOR ALTERNATIVE VI-12

VII. PREPARERS OF THE SEIR AND PERSONS CONSULTED VII-1

VIII. REFERENCES VIII-1

TECHNICAL APPENDICES

(Under Separate Cover)

APPENDIX A:	NOTICE OF PREPARATION (NOP) AND INITIAL STUDY
APPENDIX B:	RESPONSES TO THE NOP
APPENDIX C:	RESPONSES FROM PUBLIC SERVICE AND UTILITY AGENCIES
APPENDIX D:	AIR QUALITY ASSESSMENT
APPENDIX E:	BIOLOGICAL RESOURCES DATA
E-1:	ADMINISTRATIVE SUBSEQUENT EIR UPPER ROAD LAND DIVISION BIOLOGY CHAPTER, MARCH 2006
APPENDIX F:	CULTURAL RESOURCES REPORT
APPENDIX G:	GEOTECHNICAL REPORTS AND PEER REVIEW LETTERS
G-1	GEOTECHNICAL FEASIBILITY EVALUATION, JULY 2012
G-2	THIRD PARTY GEOTECHNICAL REVIEW
G-3	RESPONSE TO GEOTECHNICAL PEER REVIEW
G-4	REVIEW OF HERZOG GEOTECHNICAL RESPONSE LETTER
APPENDIX H:	NOISE REPORT
APPENDIX I:	TRAFFIC DATA
APPENDIX J:	HYDROLOGY STUDY & STANDARDS
J-1:	REVISED HYDROLOGY STUDY
J-2:	CONSTRUCTION GENERAL PERMIT ATTACHMENTS D & E
APPENDIX K:	APPLICATION FOR PERMIT TO INSTALL PUBLIC SEWERS

FIGURES

<u>Figure</u>		<u>Page</u>
III-1	Regional and Vicinity Map	III-2
III-2	Aerial Photograph of the Project Site	III-4
III-3	Composite Constraints Map	III-5
III-4	Views of the Project Site	III-7
III-5	Views of the Project Site	III-8
III-6	Views of Surrounding Land Uses	III-11
III-7	Views of Surrounding Land Uses	III-12
III-8	Vesting Tentative Map	III-17
III-9	Preliminary Development Plan	III-21
III-10	Preliminary Grading and Drainage Plan	III-22
III-11	Preliminary Driveway Profiles	III-23
III-12	Preliminary Utility Plan	III-24
III-13	Preliminary Slope Analysis	III-25
III-14	Existing Trees and Trees to be Removed and Replaced	III-29
III-15	Preliminary Landscape Plan Replacement Trees 1 of 2	III-30
III-16	Preliminary Landscape Plan Replacement Trees 2 of 2	III-31
IV.B-1	Views of the Project Site	IV.B-6
IV.B-2	Views of Surrounding Uses	IV.B-7
IV.B-3A	Existing View - Goodhill Road	IV.B-14
IV.B-3B	Visual Simulation - Goodhill Road	IV.B-15
IV.B-4A	Existing View - Baywood Avenue	IV.B-16
IV.B-4B	Visual Simulation - Baywood Avenue	IV.B-17
IV.B-5A	Existing View - Harry Allen Trail	IV.B-18
IV.B-5B	Visual Simulation - Harry Allen Trail	IV.B-19
IV.B-6A	Existing View - Upper Road	IV.B-20
IV.B-6B	Visual Simulation - Upper Road	IV.B-21
IV.C-1	Project Construction Site, Off-Haul Route, Sensitive Receptor Locations, and Location of Maximum Exposed Individual (MEI)	IV.C-17
IV.E-1	Geotechnical Constraints – Existing Conditions (C13)	IV.E-5
IV.E-2	Geotechnical Constraints – Grading Overlay (C14)	IV.E-19
IV.E-3	Geotechnical Constraints – Cross Sections (C15)	IV.E-20
IV.G-1	Existing Hydrology Plan (C11)	IV.G-7
IV.G-2	Proposed Conditions Hydrology Map	IV.G-25
IV.G-3	Proposed Conditions Hydrology Map - Enlarged	IV.G-26
IV.I-1	2012 Measure Noise Levels at Location LT-1	IV.I-7

FIGURES (continued)

<u>Figure</u>		<u>Page</u>
IV.I-2	Comparison of 2012, 2002 and 1990 Long-Term Environmental Noise Levels	IV.I-8
IV.J-1	Study Area and Lane Configurations	IV.J-4

TABLES

<u>Table</u>		<u>Page</u>
II-1	Summary of Environmental Impacts and Mitigation Measures	II-3
III-1	Related Projects	III-13
III-2	Proposed Parcels	III-15
IV.C-1	2010 Estimated Average Daily Regional & Local Emissions	IV.C-6
IV.C-2	Health Effects Summary of the Major Criteria Air Pollutants in the Bay Area	IV.C-8
IV.C-3	Summary of 2012 Ambient Air Quality in the Project Vicinity	IV.C-10
IV.C-4	Ambient Air Quality Attainment Status for San Francisco Air Basin	IV.C-11
IV.C-5	Predicted Community Risk Impacts from Construction Activities	IV.C-19
IV.D-1	Plant Species Observed on the Project Site	IV.D-2
IV.D-2	Wildlife Species Observed on the Project Site	IV.D-6
IV.D-3	Special-Status Species That Could Occur in the Project Vicinity	IV.D-21
IV.E-1	Modified Mercalli Intensity (MMI) Scale	IV.E-6
IV.E-2	Regional Faults and Seismicity	IV.E-7
IV.H-1	Town of Ross General Plan 2007 – 2025 Policy Consistency Analysis	IV.H-8
IV.I-1	Typical Sound Levels Measured in the Environment and Industry	IV.I-2
IV.I-2	Typical Ranges of Leq Levels at 50 feet for Construction Phases	IV.I-13
IV.J-1	Unsignalized Intersection Level of Service Definitions	IV.J-2
IV.J-2	Collision Rates at the Study Intersection	IV.J-6
IV.J-3	Project Vehicle Trip Generation – Single	IV.J-8
IV.J-4	Project Vehicle Traffic Index	IV.J-10
VI-1	Project Vehicle Traffic Index	VI.-15
VI-2	Alternatives Comparison	VI-19

This page intentionally left blank.