

Notice of Availability for the CityWalk Master Plan Draft Environmental Impact Report and Notice of a Planning Commission Teleconference Public Hearing on June 16, 2020 to Solicit Comments on the Environmental Document.



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

SUBJECT: Notice of Availability for the CityWalk Master Plan Draft Environmental Impact Report (SCH #2019090586) and Notice of Public Hearing on June 16, 2020 to Solicit Comments.

NOTICE IS HEREBY GIVEN that, pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of San Ramon (Lead Agency) has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed CityWalk Master Plan and is now available for public review.

PROJECT APPLICANT: Sunset Development **PROPERTY OWNERS:** SBCA, LLC; BR3A, LLC; 2600 CR, LLC

PROJECT APPLICATIONS:

Development Plan, Architectural Review, Major Subdivision and Land Use Permit Applications for the CityWalk Master Plan and shared parking reduction, (DP 19-300-002, AR 19-200-056, MJ 19-900-001 and LUP 19-500-005, MUP 19-501-002 filed on July 18, 2019, October 16, 2019 and February 27, 2020)

PROJECT DESCRIPTION:

The proposed Master Plan is intended to guide the 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, but privately owned and maintained park 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.



PROJECT LOCATION:

The Master Plan area is in the Bishop Ranch Business Park in the City of San Ramon, in Contra Costa County, California. The Master Plan area encompasses Bishop Ranch 1A (BR 1A), Bishop Ranch 3A (BR 3A), and Bishop Ranch 2600 (BR 2600). The Assessor's Parcel Numbers (APNs) include 213-120-021, 213-120-022, and 213-120-028 for BR 1A; 213-133-098, 213-133-099, and 213-133-100 for BR 3A; and 213-133-093, 213-133-096, and 213-133-097 for BR 2600. The Master Plan area is generally located around the Bollinger Canyon Road/Camino Ramon intersection.

ENVIRONMENTAL IMPACTS OF THE PROJECT:

The Draft EIR identified potentially significant environmental impacts in the following resource/topic areas, all of which can be mitigated to less than significant levels:

- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation

DRAFT EIR PUBLIC REVIEW AND COMMENT PERIOD:

The City of San Ramon is soliciting comments from public agencies, organizations, and members of the public regarding the Draft EIR. In accordance with the time limits established by CEQA, the Draft EIR public review period will begin on **May 19, 2020** and end on **July 2, 2020 at 5 PM**. Please provide your written/typed comments on the adequacy of the Draft EIR (including name, affiliation, telephone number, and contact information) to the address shown below by **5:00 p.m., Thursday, July 2, 2020**:

Mr. Lauren Barr, Planning Services Manager
2401 Crow Canyon Road
San Ramon, CA 94583
Phone: 925.93.2567 Email: lbarr@sanramon.ca.gov

PUBLIC HEARING:

During the 45-day review period, the City of San Ramon will hold a public hearing to provide additional opportunity for public comment on the Draft EIR. The hearing will be held by the Planning Commission on **Tuesday, June 16, 2020** at 7 PM as a Teleconference Meeting.

Teleconference Meetings

In response to the COVID 19 crisis and Governor's Executive Order N-29-20, this meeting will be conducted utilizing teleconferencing technology. Specific instruction on how join the meeting and provide public comment will be outlined as part of the Planning Commission agenda available prior to the meeting on the City's Meetings and Notice webpage on the City Website:

http://www.sanramon.ca.gov/how_do_i/get_involved/official

DOCUMENT AVAILABILITY:

The Draft EIR, including the technical appendices, can be reviewed on the City's website at the link below. Due to the COVID 19 crisis, City facilities are currently closed to the public. Once public access to City Facilities resumes, hard copies of the EIR can be viewed at the City Facilities listed on the EIR page on the City website:

http://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services/city_walk_master_plan_e_i_r

If you need assistance downloading the EIR Documents or have specific questions about the EIR document or review process please contact Mr. Lauren Barr, Planning Services Manager at: lbarr@sanramon.ca.gov or 925-973-2560.