

TRANSMITTAL



TO: Contra Costa County
County Clerk- Recorder
555 Escobar St.
Martinez, CA 94553

DATE: August 5, 2020

Attn: Julie Graff
(925) 335-7966
julie.graff@cr.cccounty.us

FROM: Lauren Barr, Planning Manager
City of San Ramon
2401 Crow Canyon Rd.
San Ramon, CA 94583

SUBJECT: Posting of EIR Notice of Determination;

PROJECT TITLE: CityWalk Master Plan

APPLICANT: Sunset Development (Jerry Engen, Senior Vice President Development)
2600 Camino Ramon, #201, San Ramon CA. 94583 (925)-380.9420

Enclosed are the following documents:

X Notice of Determination (Original and three (3) copies)

X Two (2) self-addressed, stamped envelopes

X County Filing Fee (\$50.00)

X EIR Fee (\$3343.25) (Fish and Wildlife Fee)

NOTE:

The City needs to file the NOD with the State, including the Fish & Wildlife receipt, within the required 5 days of the August 4, 2020 approval. It would be greatly appreciated if you could email a copy of the receipts as soon as possible (lbarr@sanramon.ca.gov). Thank you for your help given the processing difficulties associated with COVID-19.

If there are any questions regarding this matter, please contact:

Project Manager: Lauren Barr, Planning Manager

Telephone No.: (925) 973-2567/ lbarr@sanramon.ca.gov

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Contra Costa
 Address: 555 Escobar Street
Martinez, CA 94553

From:

Public Agency: City of San Ramon
 Address: 2401 Crow Canyon Road
San Ramon, CA 94583
 Contact: Mr. Lauren Barr, Planning Manager
 Phone: (925) 973.2567

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019090586

Project Title: CityWalk Master Plan

Project Applicant: Sunset Development (Jerry Engen, Senior Vice President, Development)
2600 Camion Ramon, # 201, San Ramon CA. 94583 (925) 380.9420

Project Location (include county): Bishop Ranch Business Park, City of San Ramon, Contra Costa County

Project Description:

Sunset Development (Applicant) is proposing the Master Plan 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, 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 requirements.

This is to advise that the City of San Ramon has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on August 4, 2020 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

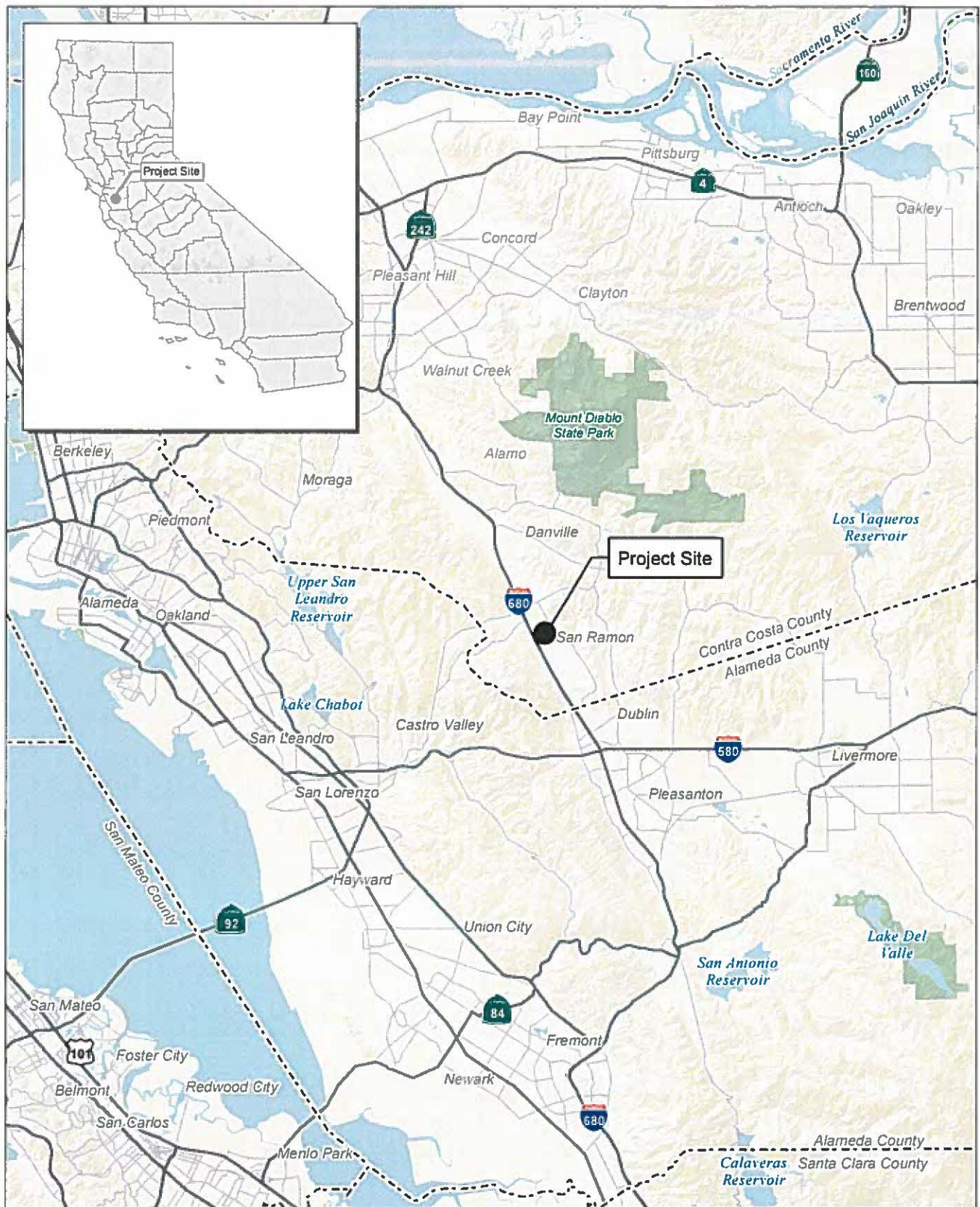
This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): _____ Title: Planning Services Manager

Date: August 5, 2020

Date Received for filing at OPR: _____



Source: Census 2000 Data, The CaSIL.

FIRSTCARBON
SOLUTIONS™



5 2.5 0 5
Miles

Exhibit 2-1 Regional Location Map



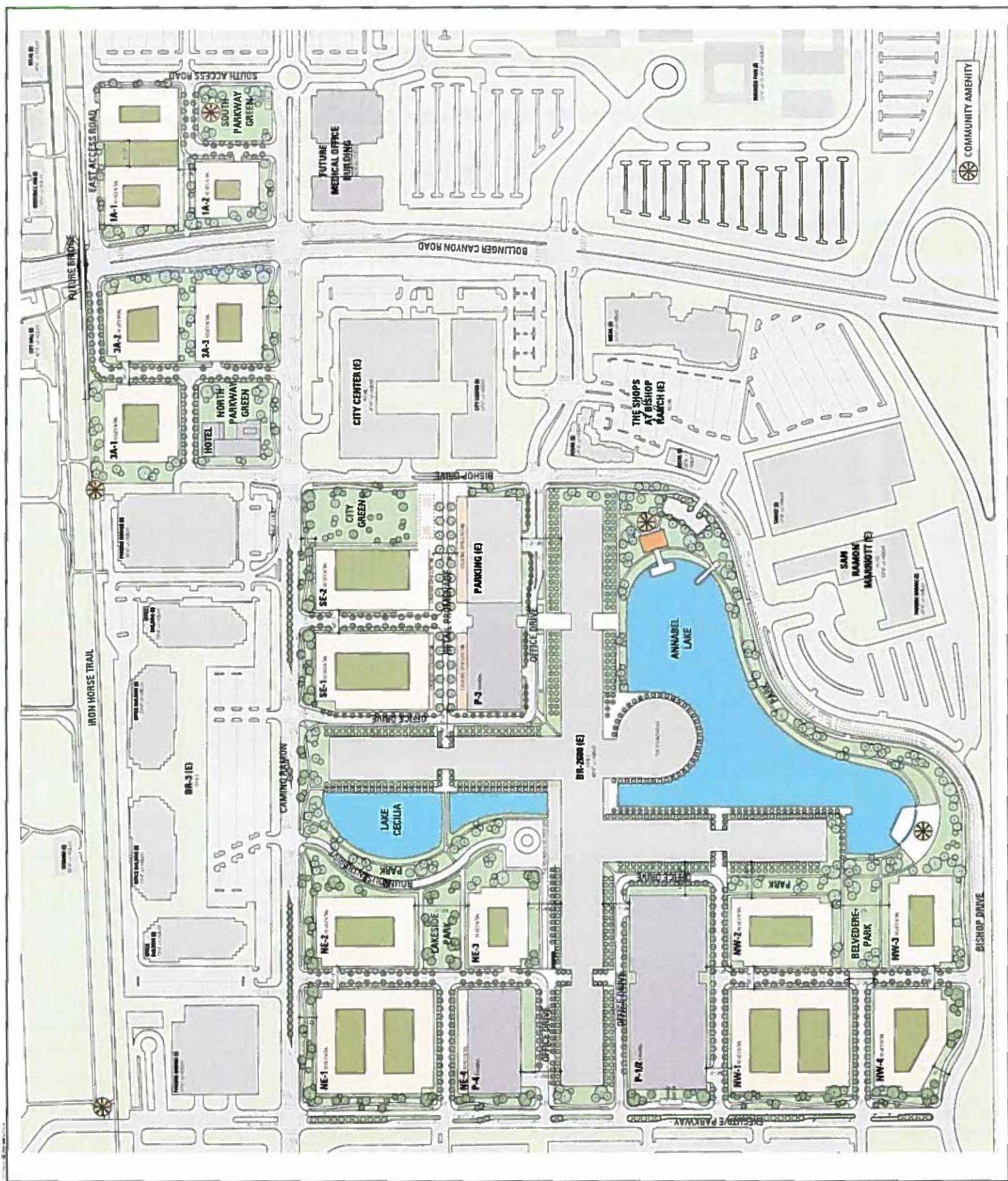
Source: Google Earth Pro Aerial Imagery.

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1,000 500 0 1,000
Feet

Exhibit 2-2 Local Vicinity Map Aerial Base





CITY OF SAN RAMON

2401 CROW CANYON ROAD
SAN RAMON, CALIFORNIA 94583
WEB SITE: www.sanramon.ca.gov

August 5, 2020

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

RE: Payment of filing fees required by Fish & Game Code section 711.4 for CityWalk Master Plan EIR (SCH No. 2019090586)

To: State Clearinghouse Staff

Please accept this letter as notice that on August 5, 2020, San Ramon Planning Staff submitted a Notice of Determination, and proper payment of the required Fish & Game Code fees to the Contra Costa County Clerk-Recorder in the amount of \$3343.25 for the CityWalk Master Plan Environmental Impact Report (SCH No. 2019090586).

Given the COVID 19 restrictions on in person filings with the County, San Ramon Planning staff will upload copies of the posting and Fish & Game Code fee receipts as soon as they are available.

If you have any question regarding this letter, or the Notice of Determination, please let me know as soon as possible. I can be reached at 925-973-2567 or lbarr@sanramon.ca.gov

Respectfully submitted

Lauren Barr, Planning Services Manager,
City of San Ramon