

**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- City Council on Appeal has approved the above  
 (☒ Lead Agency or ☐ Responsible Agency)

described project on Sept. 8, 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.

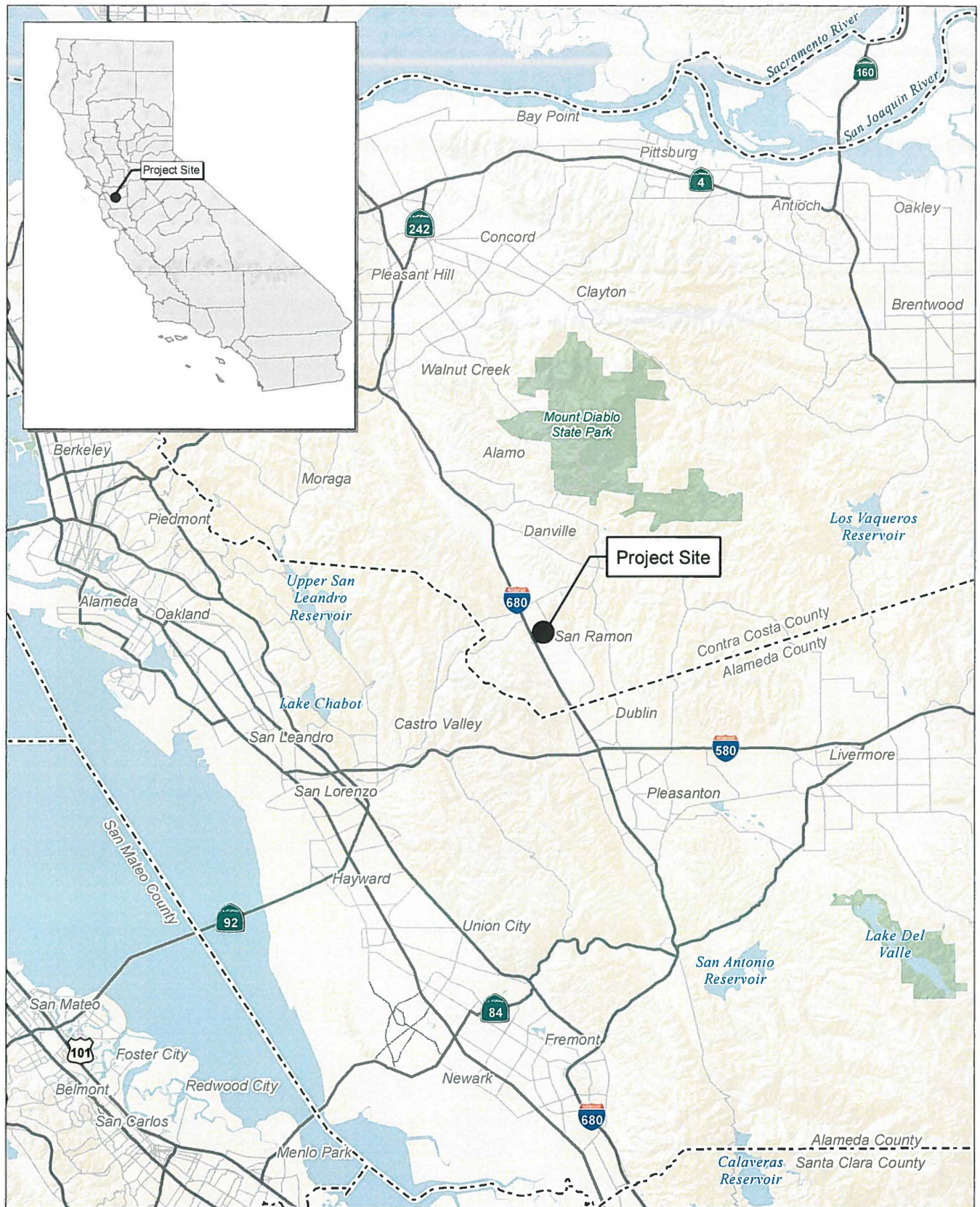
This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

[http://www.sanramon.ca.gov/our\\_city/departments\\_and\\_divisions/community\\_development/planning\\_services/city\\_walk\\_master\\_plan\\_eir](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: September 9, 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.

**FIRSTCARBON**  
SOLUTIONS™



1,000 500 0 1,000  
Feet

## Exhibit 2-2 Local Vicinity Map Aerial Base



