

NOTICE OF DETERMINATION

(Pursuant to Section 21152 of the Public Resources Code)



TO:
☒ Office of Planning & Research
1400 Tenth St., Room 113
Sacramento, CA 95814

FROM:
City of San Ramon *LEAD AGENCY*
2401 Crow Canyon Rd.
San Ramon, CA 94583
Contact: Lauren Barr, Planning Manager
Phone: (925) 973-2567

2021-00449

FILED

November 17, 2021
DEBORAH COOPER
CLERK-RECORDER

☒ County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

By *Deborah Cooper*
Deputy clerk

State Clearinghouse No.: 2019090586

Project Title: CityWalk Master Plan- Belmont Village Senior Care Facility, Bishop Ranch 1-A
(DP 2021-0005, AR 2021-0025, LUP 2021-0002)

Project Applicant: Belmont Village San Ramon, (Attn: Steven Broiller: 713-463-1700)
7660 Woodway Dr. Ste. 400, Houston, TX. 77063

Project Location: 2.23-acre vacant parcel South of Bollinger Canyon Road at Bishop Ranch 1 East
Road (APN: 213-120-021, -022, & -028) (see map)

Project Description: The proposed Belmont Village Senior Care Facility consists of approximately 177 units (183 beds) of fully-licensed residential care facility for the elderly (RCFE), providing a mix of independent living, assisted living and secured memory care. The proposed project is a six-story, approximately 180,000 square foot building, on a 2.23-acre parcel including shared parking with the BR-1 office complex to the south, associated landscaping, lighting, and other amenities.

The CityWalk Master Plan analyzed buildout potential for 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. The Belmont Village project site is one of three parcels that comprise the BR-1A neighborhood within the CityWalk Master Plan. The BR-1A neighborhood is currently approved for up to 652 multifamily residential units for all three parcels, plus an approximately 1-acre park site. The proposed project will replace a portion of the housing units already anticipated by the Citywalk Master Plan and analyzed by the CityWalk Master Plan Environmental Impact Report (SCH# 2019090586)

This is to advise that the City of San Ramon (Lead Agency) has approved the above described project on November 16, 2021, the San Ramon Planning Commission approved the proposed Belmont Village Senior Care project; is relying on the previously certified Environmental Impact Report (SCH# 2019090586); and has made the following determinations regarding the above 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 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 ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that all environmental review documents, with all supporting attachments, as well as all related project documents are available for review at the City of San Ramon Community Development Department, 7000 Bollinger Canyon Road San Ramon, CA 94583.

Signature (Public Agency):  Title: Planning Manager
Lauren Barr

Date: November 16, 2021

Date Received for filing at Contra Costa County: November 17, 2021

Attachments

Vicinity Map
CityWalk Master Plan NOD with Fish and Game Receipt



Subject Property

CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



DP 2021-0005, AR 2021-0025, LUP 2021-0002

Belmont Village Senior Care Facility

Bishop Ranch 1A

(APN: Portions of 213 120-021,022 &028)



(Not to Scale)

BISHOP RANCH 1 ROAD

FUTURE SOUTH PARKWAY
GREEN

SOUTH ACCESS ROAD

FUTURE MULTI-FAMILY HOUSING

FUTURE PEDESTRIAN BRIDGE

EXISTING PROPERTY LINE

EX BISHOP RANCH 1 EAST RD.

NEW BELMONT VILLAGE
BISHOP RANCH
6 STORIES

1) FUTURE EV CHARGING STATIONS INCLUDING
ONE FUTURE VAN ACCESSIBLE SPACE

TYPICAL PARKING SPACE SIZE
ALONG SOUTH ROW

TYPICAL PARKING SPACE SIZE
SOUTH OF DRIVE

SHARED PARKING AREA,
UP TO 130 SPACES



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State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

07-11/17/2021-469

STATE CLEARINGHOUSE NUMBER (if applicable)

2019090586

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN RAMON		11/17/2021
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
CONTRA COSTA COUNTY		2021-00449
PROJECT TITLE		

CITYWALK MASTER PLAN-BELMONT VILLAGE SENIOR CARE FACILITY, BISHOP RAND 1-A (DP 2021-0005, AR 2021-0025, LUP 2021-0002)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
BELMONT VILLAGE SAN RAMON (ATTN: STEVEN BROILLER)		(713) 463-1700
PROJECT APPLICANT ADDRESS	CITY	STATE
7660 WOODWAY DR STE 400	HOUSTON	TX
		ZIP CODE
		77063

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 3,445.25 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,480.25 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,171.25 \$ _____

☐ Exempt from fee

☐ Notice of Exemption (attach)


☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 50.00 \$ _____ 50.00
☒ Other NOTICE OF DETERMINATION - CEQA PREVIOUSLY PAID \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other CK# 583 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Qasim Silvana Deputy Clerk

R# 237158

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) 973.2587

2020-00750

Lead Agency (if different from above):

FILED

Address:

August 7, 2020

Contact:

DEBORAH COOPER

Phone:

CLERK-RECORDER

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

By

Deputy clerk

Project Title: CityWalk Master Plan

Project Applicant: Sunset Development (Jerry Engen, Senior Vice President, Development)

2800 Camdon 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, 156,000 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:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011



**FIRSTCARBON
SOLUTIONS™**



1,000 500 0 1,000
Feet

Exhibit 2-2
Local Vicinity Map
Aerial Base



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a



RECEIPT NUMBER:

3853547

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN RAMON	LEAD AGENCY EMAIL	DATE 08/07/2020
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2020-00750	
PROJECT TITLE		

CITYWALK MASTER PLAN

PROJECT APPLICANT NAME SUNSET DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 380-8420
PROJECT APPLICANT ADDRESS 2600 CAMINO RAMON, #201	CITY SAN RAMON	STATE CA
		ZIP CODE 94583

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 3,343.25	\$ 3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,408.75	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,136.50	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ 50.00
<input type="checkbox"/> Other	\$	\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 1977/198 TOTAL RECEIVED \$ 3,393.25

SIGNATURE

X *J. Graff*

AGENCY OF FILING PRINTED NAME AND TITLE

J. Graff Deputy Clerk

Deborah Cooper
Contra Costa County
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Receipt No.: 202003853547

Cashier: 196

Register: MAIL1

Date/Time: 08/07/2020 02:43 PM

Description	Fee
Environmental Impact Report	
Filing Time:	14:43 PM
Filing Total:	\$3,393.25
Filing Fee:	\$3,393.25
<hr/>	
Total Amount Due:	\$3,393.25
<hr/>	
Total Paid	
Check Tendered:	\$50.00
#197	
Check Tendered:	\$3,343.25
#198	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



Deborah Cooper
Contra Costa County
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Receipt No.: 202100237158

Cashier: 225

Register: WINDOW9

Date/Time: 11/17/2021 11:43 AM

<u>Description</u>	<u>Fee</u>
NOTICE OF DETERMINATION	
Filing Time:	11:43 AM
Filing Total:	\$50.00
Filing Fee:	\$50.00
<hr/>	
Total Amount Due:	\$50.00
<hr/>	
Total Paid	
Check Tendered:	\$50.00
#583	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

