

# NOTICE OF DETERMINATION

(Pursuant to Section 21152 of the Public Resources Code)

**TO:** County Clerk  
Contra of Costa County  
555 Escobar Street  
Martinez, CA 94553-1105

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**FROM:** City of San Ramon (Lead Agency)  
7000 Bollinger Canyon Rd.  
San Ramon, CA 94583  
Contact: Ryan Driscoll, Associate Planner  
Phone: (925) 973-2568



**State Clearinghouse Number:** 2010092014 (North Camino Ramon Specific Plan)

**Project Title:** North Camino Ramon Specific Plan – Addendum & Iron Horse Village Development Applications (DP 2023-0001; MJ 2023-0001 – Vesting Tentative Map 9576; MUP 2023-0006; TRP 2023-0002; and ENVR 2023-0002)

**Project Applicant:** Lennar Homes of California (c/o Mr. Steven Garrett), 2603 Camino Ramon #525, San Ramon, CA 94583; Phone: (925) 242-0811

**Project Location:** The Iron Horse Village project area (APNs: 213-020-037 and 213-020-046) is located at 3401 Crow Canyon Road, San Ramon, CA, 94583, Contra Costa County, which is an approximate 9.5 acres of the approximate 295-acre North Camino Ramon Specific Plan area.

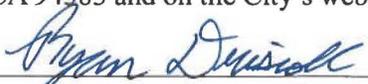
**Project Description:** An Applicant-initiated proposed development plan and vesting tentative map to subdivide an existing 9.5-acre subject project area, demolish two existing office buildings (approx. 212,000 sq. ft.) and associated parking lots/landscape, construct a mixed use project with a residential component to include 117 residential dwelling units and various common area spaces. The site plan includes 86 detached single-family condominium homes and 31 attached multi-family condominium townhomes. The Project also includes a non-residential component consisting of 8 live-work units.

The project scope was previously analyzed by the North Camino Ramon Specific Plan Environmental Impact Report (EIR) (July 2012).

This is to advise that the City of San Ramon, as the Lead Agency, has approved the above-described project on December 11, 2023 with Resolution No. 2023-124, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment and no new impacts were identified.
2. The project scope was previously considered by the City of San Ramon pursuant to the provisions of CEQA under the North Camino Ramon Specific Plan EIR (July 2012) – no new impacts were identified.
3. Mitigation Measures were previously made conditions of approval to this project by the City of San Ramon as considered under the North Camino Ramon Specific Plan EIR (July 2012) – no new impacts were identified.
4. A mitigation reporting or monitoring plan was previously adopted for this project by the City of San Ramon as considered under the North Camino Ramon Specific Plan EIR (July 2012) – no new impacts were identified.
5. A Statement of Overriding Considerations was previously adopted for this project by the City of San Ramon as considered under the North Camino Ramon Specific Plan EIR (July 2012) – no new impacts were identified.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that all environmental review documents, with all supporting attachments, as well as related project documents are available for review at the City of San Ramon Community Development Department, 7000 Bollinger Canyon Road, San Ramon, CA 94583 and on the City's website at [www.sanramon.ca.gov](http://www.sanramon.ca.gov).

Signature (Public Agency):  - Ryan Driscoll, Associate Planner

Date: December 13, 2023 Date Received for filing at Contra Costa County: December 13, 2023