

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
2401 Crow Canyon Rd.
San Ramon, CA 94583
Contact: Ryan Driscoll, Associate Planner
Phone: (925) 973-2568

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

State Clearinghouse No.: 2007042022

Project Title: San Ramon City Center - City Center Hotel (DP 20-300-001, AR 20-200-012, and LUP 19-500-004)

Project Applicant: San Ramon City Center Hotel Assoc. LLC and BR3A, LLC

Project Location: 1.46-acre parcel at the southeast corner of Camino Ramon and Bishop Drive (APN: 213-133-098) (see map on Page 3)

Project Description: The project is a revision to the San Ramon City Center 2007 approvals, which consisted of the construction of approximately 2.1 million square feet of retail, hotel, residential, office, and civic uses on approximately 44-acres. Project elements included approximately: 635,000 square feet of retail and cinema uses, a 169-room hotel, up to 487 residential dwelling units, 680,000 square feet of office space, 50,000 square feet of retail/flex uses, and a 110,000 square foot City Hall, including Council Chambers, Library, and Police Department headquarters.

The revised project approved on July 7, 2020 includes a Development Plan, Architectural Review, and Use Permit applications to modify and construct a smaller-scale City Center Hotel than was previously approved as part of the City Center Project. The revised Hotel building is 5-stories with 115,496 sq. ft. of floor area (24,371 sq. ft. less), 169-keys (guest rooms) (unchanged), and a 60-ft. roof height (31-ft. less). The project includes shared collective parking between the subject property and the adjacent Bishop Ranch 3 south parking garage and surface parking lots.

This is to advise that the City of San Ramon (Lead Agency) has approved the above described project on July 7, 2020 and is relying on the previously certified Final Subsequent Environmental Impact Report (SCH# 2007042022); 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, 2401 Crow Canyon Road, San Ramon, CA 94583.

Signature (Public Agency):  Title: Associate Planner
Ryan Driscoll

Date: July 9, 2020

Date Received for filing at Contra Costa County:

July 9, 2020

PROJECT MAP



CITY OF SAN RAMON PLANNING SERVICES



DP 20-300-001, AR 20-200-012, and
LUP 19-500-004

City Center Hotel Project
Intersection of Camino Ramon & Bishop Dr.
(APN: 213-133-098)



NOTICE OF DETERMINATION

**TO:**

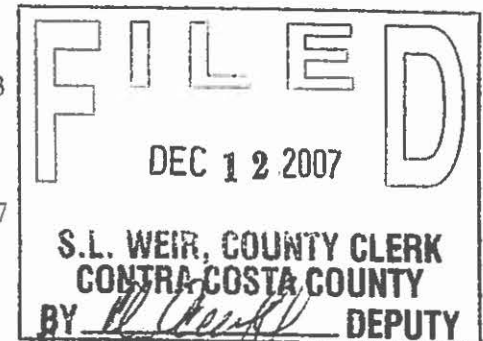
☒ State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

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

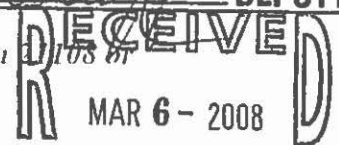
FROM:

City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583
Contact: Lauren Barr,
Senior Planner

Phone: (925) 973-2567



SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*



State Clearinghouse Number: 2007042022

Project Title: San Ramon City Center (Appeal of November 6, 2007 approval)

Project Location: Bollinger Canyon Road and Camino Ramon, San Ramon, CA

Project Description: The proposed project consists of the new construction of approximately 2.1 million square feet of retail, hotel, residential, office, and civic uses on approximately 44 acres. As part of this project, 194,652 square feet of existing office space will be demolished, and the project will utilize a vested un-built office entitlement of 328,220 square feet. As a result, the project would result in a net increase of 1.6 million square feet above the existing vested entitlements for the site. Specific project elements include approximately: 635,000 square feet of retail and cinema uses, a 169-room hotel, up to 487 residential dwelling units, 680,000 square feet of office space, 50,000 square feet of retail/flex uses, and a 110,000-square-foot City Hall, including Council chambers, Library, and Police Department headquarters.

This is to advise that the City of San Ramon (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 6, 2007 and again on December 11, 2007 after considering project appeals 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.

[OVER]



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

315167

Lead Agency: City of San Ramon Date: 11/7/07
County/State Agency of Filing: CCo Clerks Office Document No.: _____
Project Title: San Ramon City Center
Project Applicant Name: City of San Ramon
Project Applicant Address: 2525 Camino Ramon
City: San Ramon State: Ca Zip Code: 94583 Phone Number: 925 973-2666

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	\$2500.00	\$ <u>2500.00</u>
<input type="checkbox"/> Negative Declaration	\$1800.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		

Act# 390982

TOTAL RECEIVED \$ 2550.00

DEPUTY COUNTY CLERK

Signature and title of person receiving payment:

WHITE-PROJECT APPLICANT

YELLOW-DFG/ASB

PINK-LEAD AGENCY

GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 1/01)

REC'D 0003909982
November 07, 2007 11:42:43
CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
Document #07-CITYSANK-AM
Check Number 59420
RECD BY Fish and Game
Envtl Dept
Total fee \$2,550.00
Amount Tendered... \$2,550.00
Change \$0.00
CMB:CT/L/O

CLERK'S CERTIFICATION OF POSTING

CONTRA COSTA COUNTY
P. O. Box 350
Martinez, CA 94553

I certify that I am an employee of the county of Contra Costa and that a true copy of the foregoing notice for project:

San Ramon City Center
(Project Name)

was posted for review at:

Contra Costa County Clerk-Recorder's Office
555 Escobar Street
Martinez, CA 94553

This notice was posted for a minimum of 35 days on 12-12-07.
(Filing Date)

Dated: 2/20/08
(Mailing Date)

By: [Signature]
Deputy County Clerk