

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 [Signature] Deputy clerk

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): [Signature] Title: Planning Services Manager

Date: August 5, 2020 Date Received for filing at OPR:



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

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Public

Receipt No.: 202003853547

Cashier: 196

Register: MAIL1

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

<u>Description</u>	<u>Fee</u>
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

