

Notice of Determination

Appendix D

To: [x] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[x] 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 (Development Agreement for BR 1A - (DA 20-850-001))

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 a Development Agreement (DA) for the BR 1A property. The DA will be for a 15-year term, with an additional two-10-year terms upon the request of the Developer if additional time is necessary for Developer to fulfill its obligations and commitments under the Agreements and implement the approved CityWalk project

This is to advise that the City of San Ramon- City Council has approved the above (Lead Agency or Responsible Agency)

described project on Nov. 24, 2020 and has made the following determinations regarding the above described project.

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [x] 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 [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] 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: Director

Date: November 25, 2020 Date Received for filing at OPR:



Legend

Master Plan Sub Areas

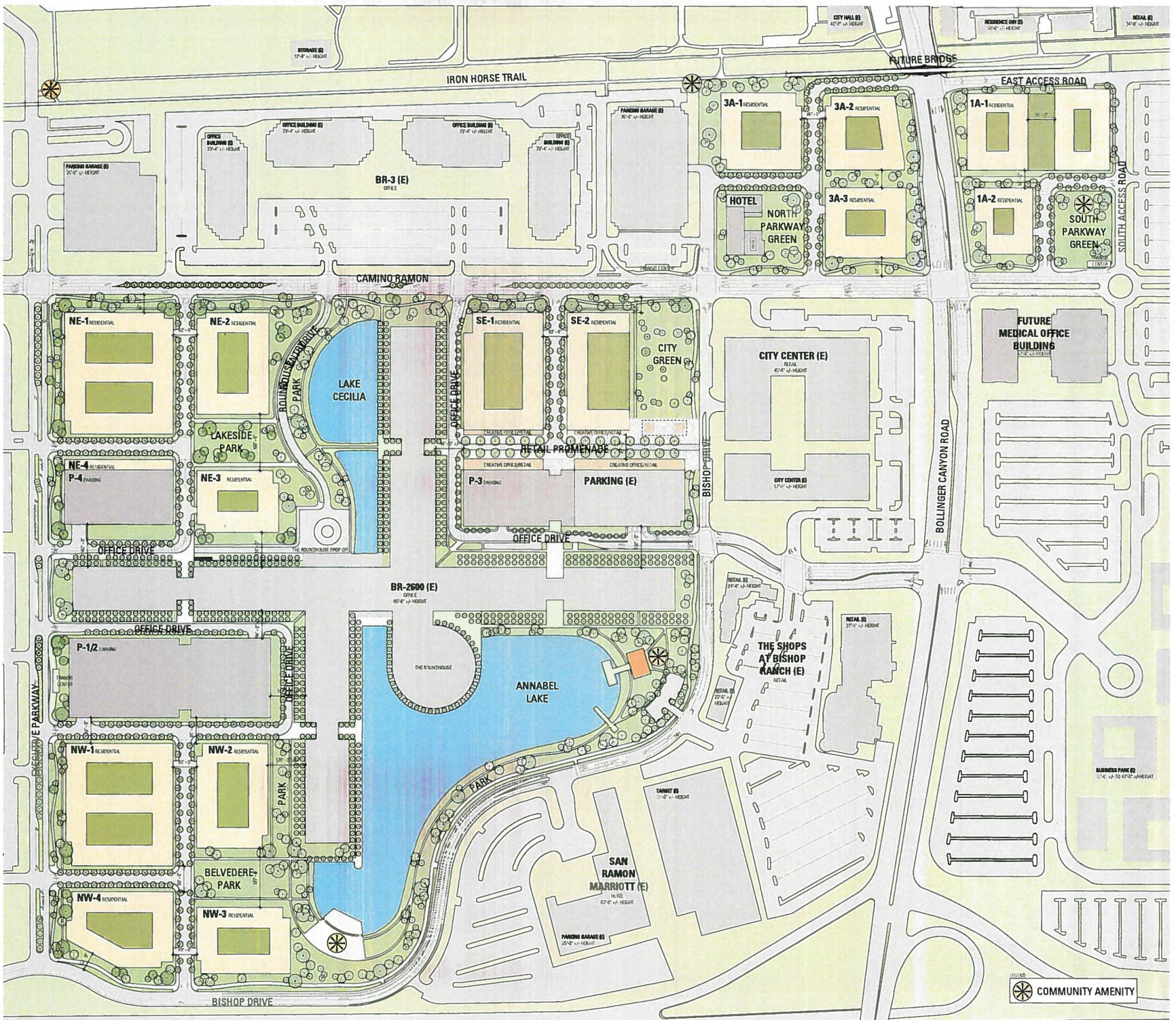
- Bishop Ranch 1A
- Bishop Ranch 2600
- Bishop Ranch 3A

Source: Google Earth Pro Aerial Imagery.

FIRSTCARBON SOLUTIONS™



Exhibit 2-2
Local Vicinity Map
Aerial Base



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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): 2019090586Project Title: CityWalk Master PlanProject Applicant: Sunset Development (Jerry Engen, Senior Vice President, Development)
2600 Camion Ramon, # 201, San Ramon CA. 94583 (925) 380.9420Project 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

Signature (Public Agency):  Title: Planning Services ManagerDate: September 9, 2020 Date Received for filing at OPR: _____

2020-00790

FILED

September 9, 2020
DEBORAH COOPER
CLERK-RECORDER

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

By Jisa Spencer
 Deputy clerk



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:

- Environmental Impact Report (EIR) \$ 3,343.25 \$ 3,343.25
- Mitigated/Negative Declaration (MND)(ND) \$ 2,406.75 \$ _____
- 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)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other 197/198 TOTAL RECEIVED \$ 3,393.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE jgrafl Deputy Clerk
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