

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)
7000 Bollinger Canyon Rd.
San Ramon, CA 94583
Contact: Lauren Barr, Planning Manager
Phone: (925) 973-2567

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

State Clearinghouse No.: 2022060549

Project Title: San Ramon 2040 General Plan-Bartlett Residential Development
(DP 2024-0003, AR 2024-0006, MJ 2024-0002, TRP 2024-0004, ENVR 2024-0004)

Project Applicant: BR 7, LLC C/O Sunset Development (Stephanie Hill (925) 380-9511)
2600 Camino Ramon, Suite 201
San Ramon, CA 945835

Project Location: A 12.64-acre office complex at 2527-2545 Camino Ramon. (APN: 213-133-078)
See Vicinity Map,

Project Description: The project consists of the redevelopment of the existing office complex as a new residential community, including 190 new homes composed of 118 multifamily townhomes and 72 single family homes. The project provides 15% affordable units consistent with the City's Inclusionary Housing standards. The project site is identified in the General Plan 2040 as a Housing Opportunity Site and analyzed in the General Plan 2040 EIR. The project's development profile is less intense than that of the existing office complex as well as the site's redevelopment assumptions used in the EIR analysis. The General Plan Mitigation Measures are incorporated into the project conditions of approval.

The General Plan 2040 analyzed the buildout potential for the City through 2040. As part of a comprehensive planning process, the City of San Ramon adopted an updated to the prior San Ramon General Plan including the eleven respective General Plan Elements including: Land Use, Housing, Traffic and Circulation, Safety, Open Space and Conservation, Parks and Recreation, Public Facilities and Utilities, Noise, Air Quality and GHG Emissions, Growth Management and Economic Development.

The project site is a Housing Opportunity Site, referenced in the adopted Housing Element and as such redevelopment was anticipated by the General Plan 2040 and analyzed by the San Ramon 2040 General Plan Environmental Impact Report (SCH#2022060549)

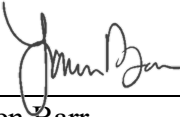
The Planning Commission project Staff Report can be found at the following link:

[Public Hearing: Bartlett \(BR 7\) Residential Development \(DP 2024-0003, AR 2024-0006, MJ 2024-0002, TRP 2024-0004, and ENVR 2024-0004\) Located at 2527-2542 Camino Ramon - San Ramon, CA](#)

This is to advise that the City of San Ramon (Lead Agency), by approval of San Ramon Planning Commission Resolution No. 11-24 on December 17, 2024, has approved the Bartlett Residential Development project and is relying on the previously certified Environmental Impact Report (SCH# 2022060549) for CEQA compliance; 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: December 17, 2024

Date Received for filing: December 20, 2024

Attachments

Vicinity Map
Project Site Plan and Rendering
General Plan 2040 EIR NOD with Fish and Game Receipt