



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED PROJECT APPLICATIONS:

PROJECT: Trumark Townhomes- General Plan Amendment, Rezone and Development Applications: GPA 2022-0002, RZ 2022-0001, DP 2022-0005, AR 2022-0030, MJ 2022-0004, ENVR 2022-0002, TRP 2022-0006

LOCATION: 2481 Deerwood Drive, San Ramon, CA 94583, Assessor's Parcel Number: 208-640-003

APPLICANT: Trumark Homes 3001 Bishop Dr., Suite 100, San Ramon, CA 94583

PROPERTY OWNER: Sieva Property LLC, 128 Shadowhill Circle, San Ramon, CA 94583

DESCRIPTION OF PROJECT: Proposed General Plan Amendment, Rezone, Major Subdivision, Development Plan, Architectural Review, Tree Removal Permit and Environmental Review applications for a 61-unit townhome development on an existing 4.4-acre parcel (2.09 net) located at 2481 Deerwood Drive. The General Plan Amendment will change the land use designation from Office to Multiple Family-High Density Residential and Open Space, and the Rezoning will change the property from Administrative Office (OA) to High Density Residential and Open Space 2 (OS-2). The Major Subdivision is for condominium purposes to split the parcel and create individual units for sale.

ENVIRONMENTAL SETTING: The Project site is approximately 4.4 acres and contains an existing 51,000 square foot vacant office building, parking lot, landscaping, and undeveloped land at the southern portion of the site. The subject property is approximately 320 ft. wide at the front along Deerwood Dr. and approximately 500 ft. deep. The rear property is approximately 470 ft. wide. The subject property is surrounded by a single family development to the north across Deerwood Dr., open space including Bollinger Creek to the south (rear of the property), a townhome development to the east, and an apartment complex to the west. Bollinger Creek runs between the subject property and Crow Canyon Rd. within the area zoned OS-1 (Open Space).

DECLARATION

Based on the Initial Study dated October 2022 and identified Mitigation Measures, the Planning Services staff has determined:

- This project does not have the potential to degrade the quality of the environment, nor to substantially reduce, threaten or eliminate plant, fish or animal communities, or important examples of the major periods of California history or prehistory.
- This project will not have a detrimental effect upon either short-term or long-term environmental goals.
- This project will not have impacts which are individually limited, nor cumulatively considerable.
- This project will not have environmental impacts which will cause substantial adverse effect upon human beings, either directly or indirectly.
- This project will not adversely impact wildlife resources.

The Initial Study/Mitigated Negative Declaration is available for public review on the City of San Ramon Website at www.sanramon.ca.gov/meeting. Public copies are also available for review at the City of San Ramon City Hall, San Ramon Alcosta Senior & Community Center, San Ramon Community Center, and Dougherty Station Library, during regular business hours.

The public is hereby invited to submit written comments regarding the environmental findings and Mitigated Negative Declaration determination. Such comments must be submitted prior to the close of the posting period.

Posting Period: October 27, 2022 to November 28, 2022

A public hearing before the Planning Commission to consider the Project and receive public comment on the Mitigated Negative Declaration is scheduled for **November 1, 2022 at 7 P.M.** in the Council Chamber at 7000 Bollinger Canyon Road. The full meeting agenda with instructions to view or participate via teleconference or in person will be available online at least 72 hours prior to the meeting at www.sanramon.ca.gov/meeting listed under the November 1 2022 event date.

Contact: Lauren Barr, Planning Manager, (925) 973-2567, Email: lbarr@sanramon.ca.gov
City of San Ramon, Planning Services Division, 7000 Bollinger Canyon Road, San Ramon, CA 94583

Vicinity Map



Project Site Plan



PLAN LEGEND

- 1 Enhanced Stamped Paving
- 2 Pedestrian Paseo
- 3 Biotreatment Planting
- 4 Playground With Synthetic Turf
- 5 Overlook Deck with Seating
- 6 Tree Bosque
- 7 Screen Planting
- 8 Existing Trees to Remain
- 9 Replace Street Trees to Match Existing
- 10 Trees Within Filterra Vaults

