

NOTICE OF DETERMINATION

(Pursuant to Section 21152 of the Public Resources Code)

TO:

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

FROM:

Lead Agency -- City of San Ramon
7000 Bollinger Canyon Rd.
San Ramon, CA 94583
Contact: Lauren Barr, Planning Manager
lbarr@sanramon.ca.gov Phone: 925-973-2560



State Clearinghouse Number: 2022100581- Trumark Townhomes Mitigated Negative Declaration

Project Title: 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

Project Applicant: Trumark Homes, 3001 Bishop Dr., Suite 100, San Ramon, CA 94583
Attn: Heide Antonescu (925) 999-3967

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

Project Description: 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 acres) 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 (RH) and Open Space 2 (OS-2). The Major Subdivision is for condominium purposes to split the parcel and create individual units for sale.

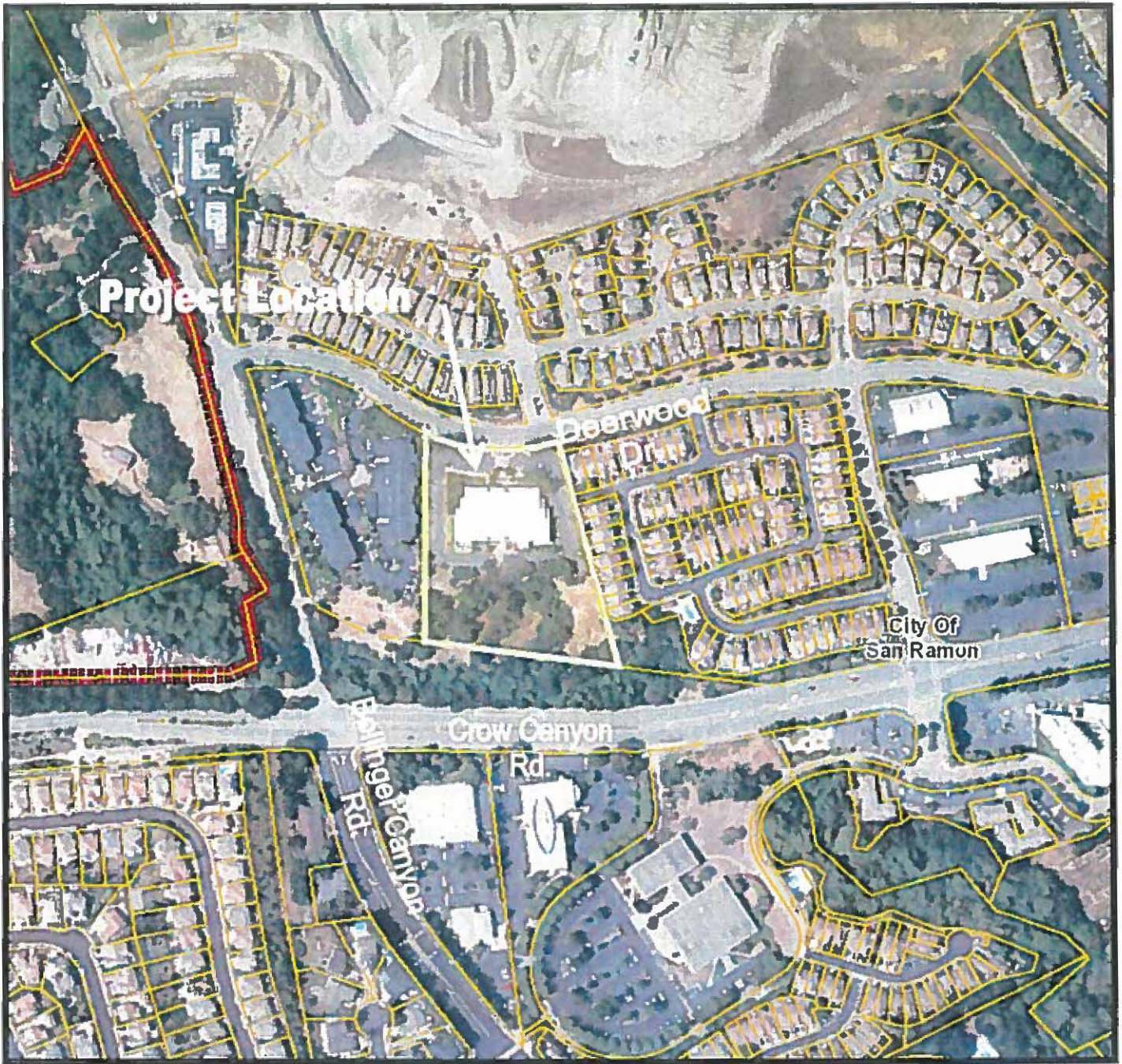
This is to advise that the City of San Ramon, as a Lead Agency has approved the above General Plan Amendment, Rezone, and Mitigated Negative Declaration for the project on February 28, 2023 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Initial Study/Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation Measures were made a condition of approval of the project.
4. A Mitigation Reporting or Monitoring Plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were 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 Rd, San Ramon, CA 94583 and on the City's website at www.sanramon.ca.gov.

Signature (Public Agency):  Lauren Barr, Planning Manager

Date: March 1, 2023 Date Received for filing at Contra Costa County: March 1, 2023



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map



**GPA 2022-0002, RZ 2022-0001, DP 2022-0005,
AR 2022-0030, MJ 2022-0004, ENVR 2022-0002**
**Trumark- 61 Unit
Townhome Development**

**2481 Deerwood Drive
(208-640-003)**



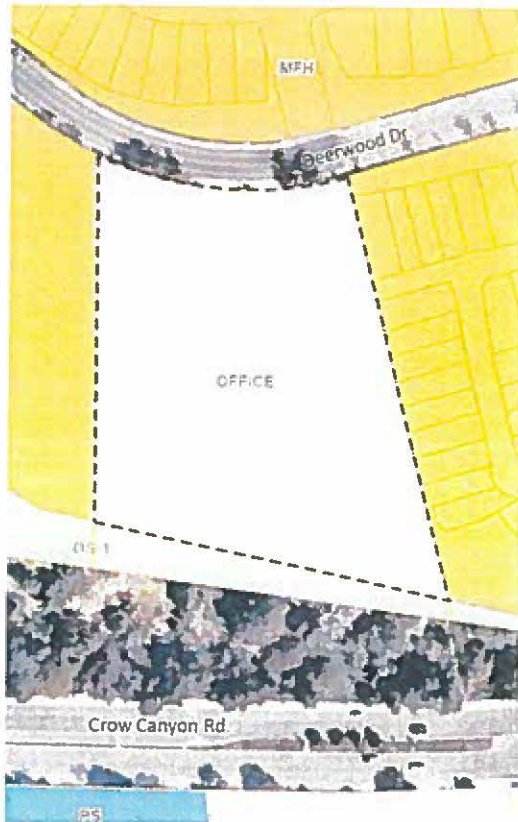
(Not to Scale)

EXHIBIT A

Existing and Proposed General Plan Designations

General Plan Amendment to amend the land use designation from Office to Multiple Family-High Density Residential (MFH) and Open Space (OS)

Existing



Proposed

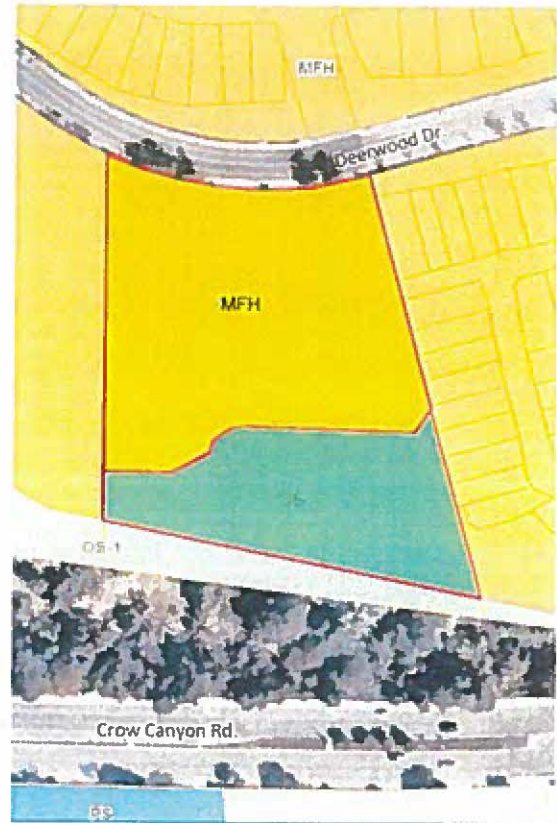


Exhibit B-1 - Proposed Rezone Map

Rezoning the site from Administrative Office (OA) to High Density Residential (RH) and Open Space 2 (OS-2)

Existing



Proposed

