

# 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](mailto: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 approved General Plan Amendment changed the land use designation from Office to Multiple Family-High Density Residential and Open Space, and the Rezoning changed 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 Major Subdivision, Development Plan, Architectural Review, Tree Removal Permit and Environmental Review applications for the project on April 18, 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.

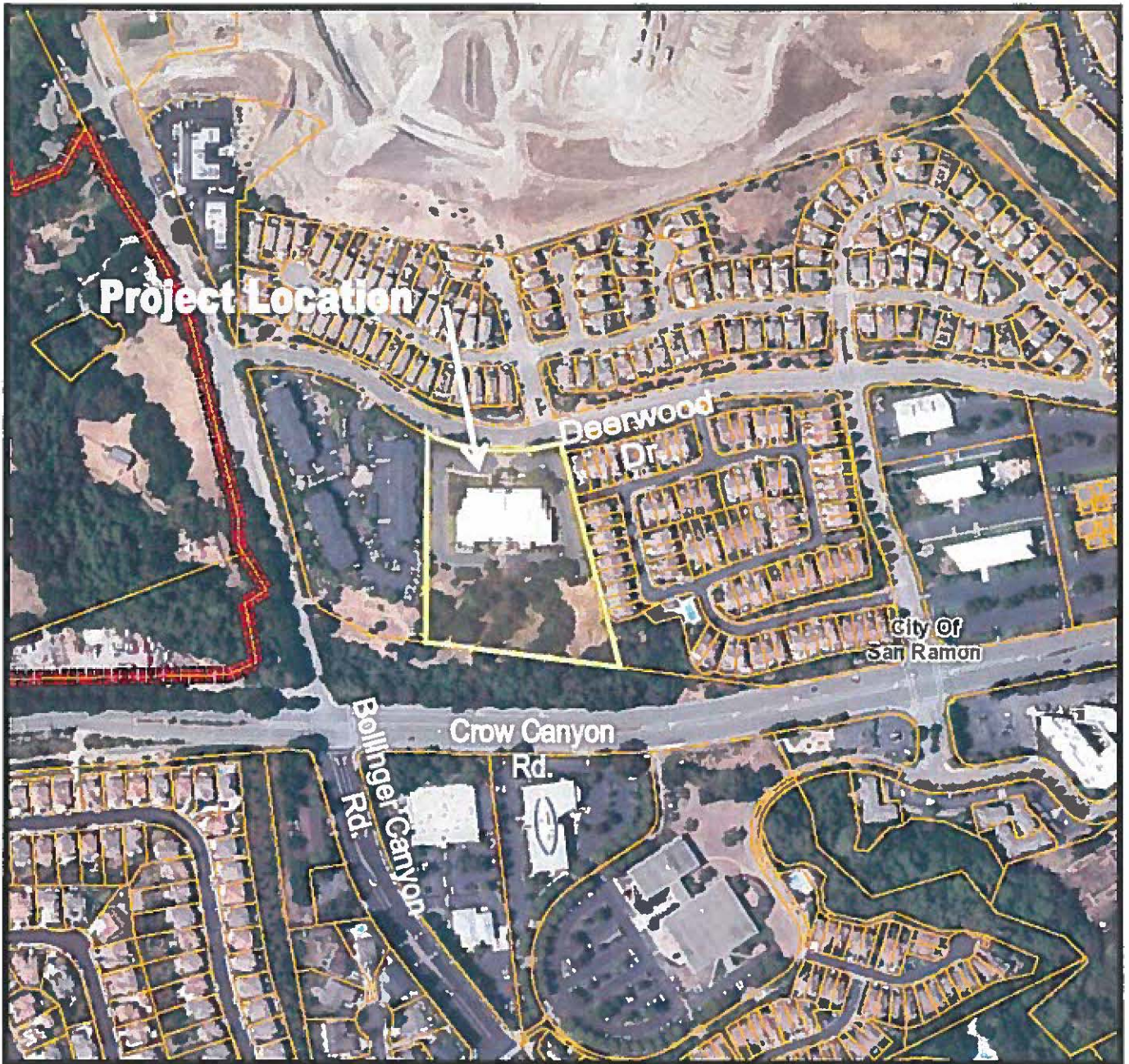
This is to certify that all environmental review documents, with all supporting attachments, as well as all related project documents are available for review at the City of San Ramon Community Development Department, 7000 Bollinger Canyon Rd, San Ramon, CA 94583 and on the City's website at [www.sanramon.ca.gov](http://www.sanramon.ca.gov).

Signature (Public Agency):  Lauren Barr, Planning Manager

Date: April 19, 2023

Date Received for filing at Contra Costa County: April 19, 2023





**CITY OF SAN RAMON PLANNING SERVICES**  
**Vicinity Location Map**



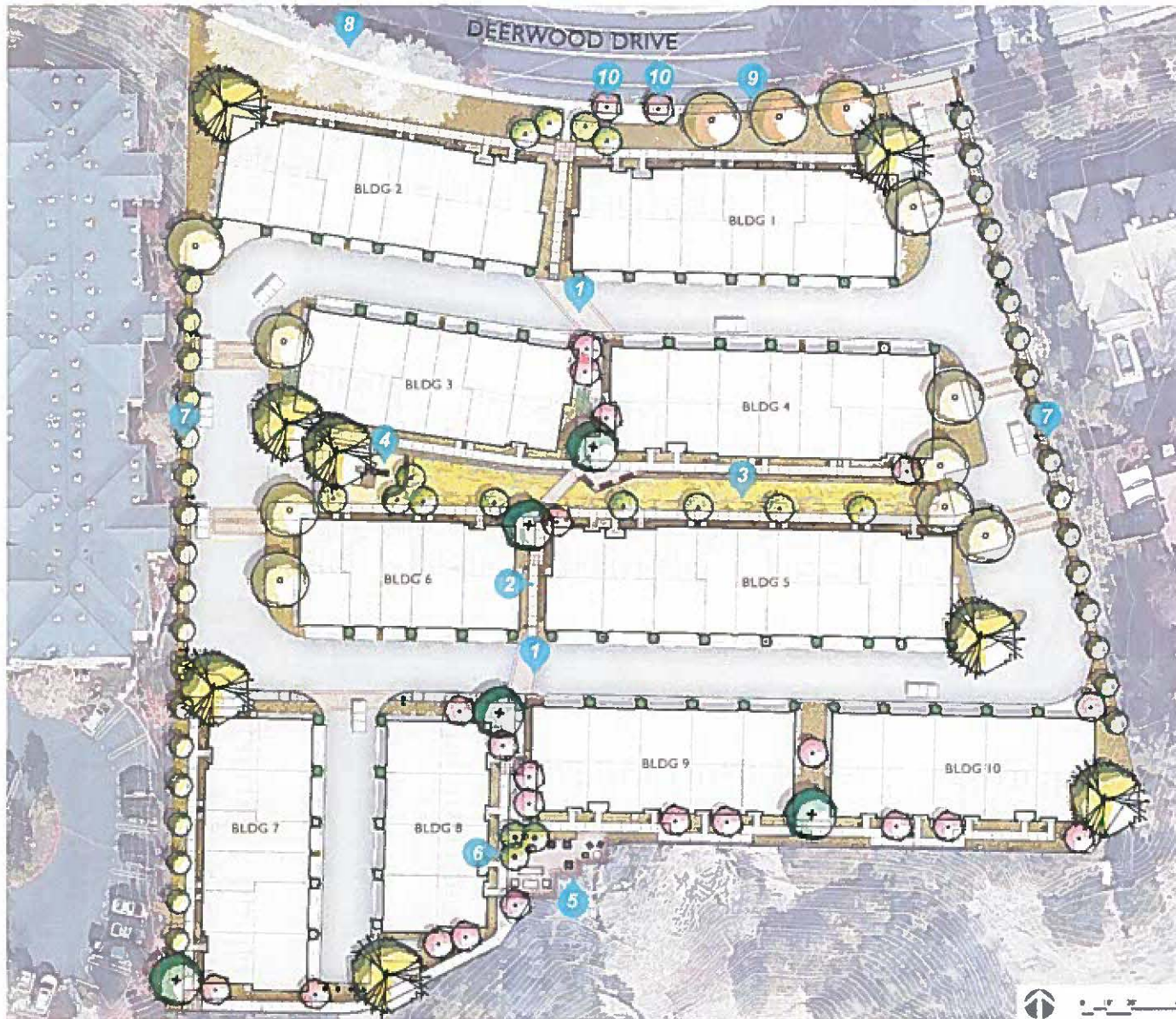
**GPA 2022-0002, RZ 2022-0001, DP 2022-0005,  
AR 2022-0030, MJ 2022-0004, ENVR 2022-0002**  
**Trumark- 61 Unit  
Townhome Development**

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



**(Not to Scale)**





## 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



5 6



SCALE: 1" = 30' - 0" SITE PLAN

**PROJECT SUMMARY**

Address: 2481 Deerwood Drive, San Ramon, CA  
 Site Area: 4.43 acres gross  
 1.61 acres net

APN: 209 648 023 00  
 Ordinance: Ord. 4  
 Proposed Use: Multi-Family, High Density  
 Zoning: RM-DS PD  
 General Plan: Multi-Family, High Density

**Residential Units Summary**

Plan	Designation	SP (NET)	# of DU	R	Private Open Space	Total POS
Plan 1	200-1.50a	14,280 sf	15 du	25%	3,570 sf	3,570 sf
Plan 2	200-1.50a	18,200 sf	15 du	25%	4,550 sf	4,550 sf
Plan 3	200-1.50a	18,360 sf	2 du	0%	0 sf	0 sf
Plan 4	200-1.50a	19,170 sf	19 du	15%	2,876 sf	2,876 sf
Plan 5	200-1.50a	19,910 sf	19 du	25%	4,978 sf	4,978 sf
Sub-total			60 du	100%	13,974 sf	13,974 sf

Density: 24.8 du/acre net

**Parking Summary**

Required [per City of San Ramon Zoning Ordinance, Division 05 Table 3-4]

Plan	Required Per DU	# of DU	Type	%	Total
Plan 1	1.5 spaces	15 du	Garage	25%	30 spaces
Plan 2	2 spaces	15 du	Indo + Side	25%	30 spaces
Plan 3	2 spaces	2 du	Indo + Side	0%	4 spaces
Plan 4	2 spaces	19 du	Indo + Side	15%	38 spaces
Plan 5	2 spaces	19 du	Indo + Side	25%	38 spaces
Sub-total				100%	142 spaces

Proposed  
 No garage: 122 spaces  
 Surface (Open): 15 spaces  
 Sub-total: 137 spaces  
 Ratio: 2.28 spaces

**BUILDING SUMMARY**

Building	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	# Units	# of DU's	Total Units	R
1-Plan	1			1	2	6	2	6	7%
2-Plan		2		1	2	5	2	10	16%
3-Plan					1	5	1	5	8%
4-Plan		2			2	6	2	12	20%
5-Plan			2		2	7	3	21	34%
6-Plan				3	2	8	3	8	13%
Total						43	13	43	100%

- NOTES:**
- REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ACCESSIBLE UNIT LOCATIONS, ETC.
  - REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS, AND DETAILED INFORMATION.

**LEGEND**

R-2 TOWNHOUSES-CRC  
 R-2 CONDOMINIUMS-CBC





State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753 5a

Print    StartOver    Finalize&Email

RECEIPT NUMBER:  
 07-03/01/2023-066  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2022100581

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN RAMON	LEAD AGENCY EMAIL ibarr@sanramon.ca.gov	DATE 03/01/2023
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY		DOCUMENT NUMBER 2023-00066

PROJECT TITLE

TRUMARK TOWNHOMES-GENERAL PLAN AMENDMENT REZONE AND DEVELOPMENT APPLICATIONS GPA 2022-0002 RZ 2002-0001 DP 2022-005 AR2022-0030 MJ 2022-0004 EVR 2022-0002 TRP 2022-0008

PROJECT APPLICANT NAME TRUMARK HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 999-3967
PROJECT APPLICANT ADDRESS 3001 BISHOP DR SUITE 100	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)    \$ 3,839.25
- Mitigated/Negative Declaration (MND)(ND)    \$ 2,764.00    2,764.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW    \$ 1,305.25
- 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 6359/6360    TOTAL RECEIVED    \$ 2,814.00

SIGNATURE X <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE Fallas Leonardo Deputy Clerk
-----------------------------------	---

*R# 16646*

Kristin B. Connelly  
Contra Costa County  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

---

Public

Receipt No.: 202300016646

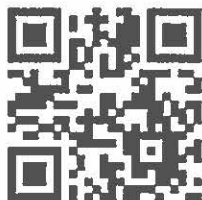
Cashier: 188

Register: WINDOW7

Date/Time: 03/01/2023 08:37 AM

<u>Description</u>	<u>Fee</u>
Negative Declaration	
Filing Time:	08:37 AM
Filing Total:	\$2,814.00
Filing Fee:	\$2,814.00
<hr/>	
Total Amount Due:	\$2,814.00
<hr/>	
Total Paid	
Check Tendered:	\$2,764.00
#6359	
Check Tendered:	\$50.00
#6360	
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE





**TRUMARK TOWNHOMES RESIDENTIAL DEVELOPMENT,  
GENERAL PLAN AMENDMENT, AND REZONE  
2481 DEERWOOD DRIVE**

**Initial Study/Mitigated Negative Declaration**

**OCTOBER 2022**

The complete MND document can be found at the following links:

MND and Mitigation Monitoring Program

<https://cityofsanramon.info/2481DeerwoodDrMND>

Technical Appendices

<https://cityofsanramon.info/2481DeerwoodDrMNDAppendices>