

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: Cindy Yee, Senior Planner
Phone: (925) 973-2562

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

State Clearinghouse No.: 2022060549

Project Title: San Ramon 2040 General Plan - Downtown Mixed Use – North (DMU-N)
Sitewide Floor Area Ratio (FAR) Amendment (GPA 2024-0001, TA 2024-0003,
ENVR 2025-0001)

Project Applicant: Sunset Development Co. (Stephanie Hill (925.380.9511))
2600 Camino Ramon, Suite 201
San Ramon, CA 94583

Project Location: 205-acre area within the City Core and identified as Downtown Mixed Use -
North Land Use and Zoning Designation (see Vicinity Map)

Project Description: The project amends the City’s General Plan 2040 and Zoning Ordinance to reduce the DMU-N minimum sitewide FAR standard from 1.25 minimum to a 0.5 minimum. The proposed amendments to the General Plan and Zoning Ordinance are strictly policy changes and do not propose new entitlements to any specific land use project and would not result in any direct physical changes to the environment. No amendments are proposed to the General Plan land use or zoning map or densities. The Project provides an opportunity to 1) lower the amount of building floor area in relation to the size of the parcel that a building is located on, and 2) lower the intensity of development.

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 update 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 may result in lower development capacity than analyzed in the San Ramon 2040 General Plan Environmental Impact Report (SCH#2022060549). Therefore, the proposed Project would result in no increase in the severity of impacts analyzed and disclosed in the General Plan EIR. The General Plan Mitigation Measures are incorporated into the project conditions of approval.


The City Council staff report can be found at the following link:

<https://sanramonca.iqm2.com/citizens/FileOpen.aspx?Type=1&ID=3832&Inline=True>

This is to advise that the City of San Ramon (Lead Agency), by approval of San Ramon City Council Resolution No. 2025-048 and City Council Ordinance No. 529 on May 13, 2025, has approved the Downtown Mixed Use – North Sitewide Floor Area Ratio (FAR) Amendment 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.

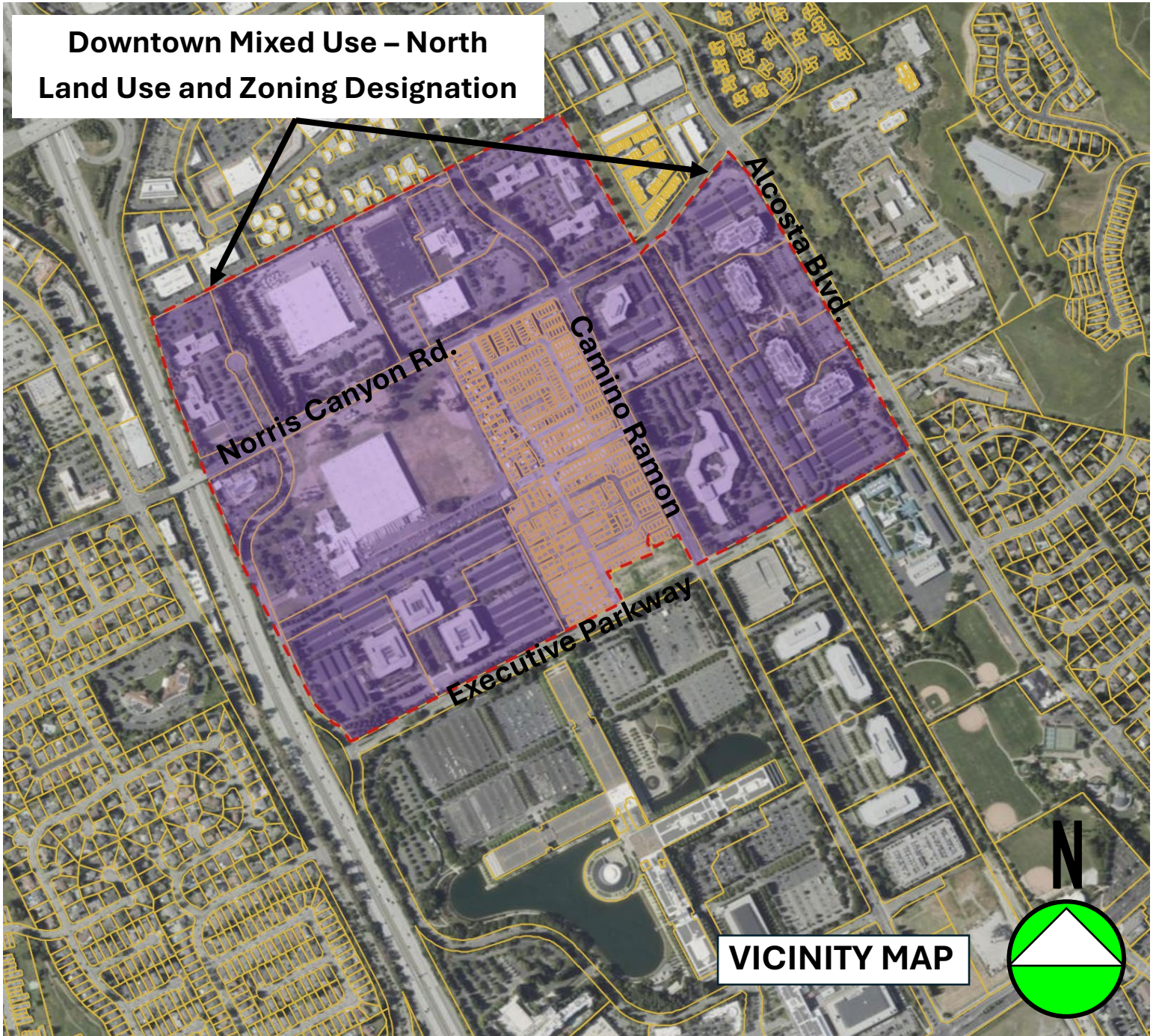
Signature (Public Agency):  Title: Senior Planner
Cindy Yee

Date: May 14, 2025 Date Received for filing: May 15, 2025

Attachments

Vicinity Map
Proposed General Plan and Zoning Ordinance Text Amendment
General Plan 2040 EIR NOD with Fish and Game Receipt

**Downtown Mixed Use – North
Land Use and Zoning Designation**



PROPOSED ZONING TEXT AMENDMENT



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE D - ZONING

Division D2 Allowable Land Uses and Zoning Standards

Chapter III – Mixed Use Zones

Contents:

D2-11 - Purpose

D2-12 - Purposes of Mixed Use Zones

D2-13 - Mixed Use Zone Land Uses and Permit Requirements

D2-14 - Mixed Use Zone General Development Standards

D2-15 - Mixed Use Zone Additional Development Standards

D2-11 - Purpose

This Chapter lists the land uses that may be allowed within the Mixed Use zones established by Section D1-7 (Zoning Map and Zones), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

Effective on: 1/11/2024

D2-12 - Purposes of Mixed-Use Zones

The purposes of the individual Mixed-Use zones and the manner in which they are applied are as follows:

- A. **MUX (Mixed-Use Commercial Emphasis) zone.** The purpose of the Mixed-Use Commercial Emphasis (MUX) zone is to provide areas for an integrated neighborhood, primarily to enhance existing and promote new commercial uses (retail and/or office) with complementary residential uses. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. The MUX zone envisions commercial uses (retail and/or office) as the primary use along street frontages, with residential uses located behind or above the primary commercial uses. Development could be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUX zone, a nonresidential 0.45 FAR minimum is established to maintain retail square footage. The MUX sitewide FAR range is 0.7 to 2.0.
- B. **MUR (Mixed-Use Residential Emphasis) zone.** The purpose of the Mixed-Use Residential Emphasis (MUR) zone is to provide areas for an integrated neighborhood, with a combination of primarily residential uses mixed with complementary office and commercial uses. The MUR zone provides housing infill opportunities on existing small and mid-size office and service commercial parcels. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. Development can be stand-alone, vertical, or horizontal mixed-use

configurations. Within the MUR zone, a residential 0.5 FAR minimum is established to maintain and encourage residential development within this zone. The MUR sitewide FAR range is 0.7 to 2.0.

C. **DMU-N (Downtown Mixed-Use - North) zone.** The purpose of the Downtown Mixed-Use - North (DMU-N) zone is to encourage an integrated neighborhood of commercial and residential uses within the Core area of San Ramon. The intent is to incorporate new residential uses in the existing office setting with pedestrian-friendly streetscapes, open spaces, and trails connecting to the Iron Horse Trail and City Center. Residential uses are located adjacent to the street and complementary offices, services, and goods in close proximity to transportation networks. The allowed density in the DMU-N zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be vertical in nature with residential entryways taking advantage of the City's Walking District, and allowance for higher density. Development can be vertical mixed use or stand-alone residential in proximity to nearby commercial uses with a horizontal mixed-use configuration. The DMU-N sitewide FAR range is **0.5 to 2.75.** ✓

D. **DMU-S (Downtown Mixed-Use - South) zone.** The purpose of the Downtown Mixed-Use - South (DMU-S) zone is to encourage an integrated transit-oriented and mixed use neighborhood, extending the activity of City Center across Bollinger Canyon Road with shops, offices, and a diversity of housing opportunities set in an urban environment of walkable streets, parks and trails. The intent is to promote a broad mix of uses which incorporates a transition of primarily commercial uses adjacent to the freeway and Bollinger Canyon Road, with residential uses located behind or above the primary commercial uses in close proximity to transportation networks. The allowed density in the DMU-S zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be more vertical in nature and allowance for higher density closer to the arterial roadway, with an appropriate transitional buffer adjacent to existing residential uses located to the south. Commercial uses (i.e. restaurants and retail) are encouraged along major streets. Development could be stand-alone, vertical, or horizontal mixed-use configurations. The DMU-S sitewide FAR range is 1.25 to 2.75.

E. **CCMU (City Center Mixed Use) zone.** This designation applies to City Center Bishop Ranch and the adjacent BR-2600 property in the core area of San Ramon. It is intended to foster a vibrant, integrated and cohesive mix of civic, retail, office, residential and open space uses and promote a walkable, bikeable environment at the physical center of the city. The CCMU designation is also intended to create a vital, attractive destination for people from other parts of the city and the region. Development intensities of up to 0.70 FAR are permitted, with additional FAR, up to a maximum of 1.35, allowed for projects that include such elements as affordable housing; significant public benefits and/or amenities such as public art and plazas, public facilities; and/or a transit facility nearby or in proximity. The allowable residential density range is 22 dwelling units per acre up to 50 dwelling units per acre. Development should reflect high quality design, with integrated open space and recreational and/or cultural amenities, as well as opportunities for workforce housing. Structured

(parking may be required)
(Ord. No. 522, § 6, 12/12/2023)

Effective on: 1/11/2024

D2-13 - Mixed-Use Zone Land Uses and Permit Requirements

- A. **Allowable Land Uses and Permit Requirements.** Table 2-6 identifies the uses of land allowed by this Zoning Ordinance in the Mixed-Use Zones, and the land use permit required to establish each use.
- B. **Specific Use Regulations.** Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of the Zoning Ordinance may also apply.

Key to Zoning District Symbols					
MUX	Mixed-Use Commercial Emphasis	MUR	Mixed-Use Residential Emphasis	DMU-N	Downtown Mixed-Use - North
DMU-S	Downtown Mixed-Use - South	CCMU	City Center Mixed Use		

(Ord. No. 522, § 6, 12/12/2023)

Effective on: 1/11/2024

D2-14 - Mixed-Use Zone General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance.

TABLE 2-7 - Mixed-Use Zone Development Standards					
Development Feature	Requirement by Zone				
	MUX	MUR	DMU-N	DMU-S	CCMU
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>				
Area (net)	Determined through subdivision process				
Width	Determined through subdivision process				
Depth	Determined through subdivision process				
Residential density	<i>Minimum site area per dwelling unit as determined by the General Plan. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>				
Minimum Density (du/ac)	20	20	20	20	<i>Minimum site area per dwelling unit as determined by the General Plan. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>
Maximum Density (du/ac)	40	40	60	60	Determined by General Plan
Floor Area Ratio (FAR)	<i>The measurement of a structure's floor area in relation to the size of the lot that the structure(s) is located on. FAR is expressed as a decimal number and is derived by dividing the total net area of the structure(s) by the total gross area of the lot (net structure area ÷ gross lot area).</i>				
Sitewide Minimum	0.70	0.70	0.5	1.25	Maximum 0.70 FAR. Additional FAR up to 1.35 may be permitted if project incorporates and significant public benefits/amenities
Sitewide Maximum	2.0	2.0	2.75	2.75	
Nonresidential Minimum	0.45	N.A.	N.A.	N.A.	
Residential Minimum	N.A.	0.5	N.A.	N.A.	
Setbacks¹	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>				

TABLE 2-7 - Mixed-Use Zone Development Standards					
Development Feature	Requirement by Zone				
	MUX	MUR	DMU-N	DMU-S	CCMU
Front	10 Feet				Determined through project review and approval
Side-Interior (Each)	Determined through project review and approval				
Side- Corner	Determined through project review and approval				
Rear	Determined through project review and approval				
Accessory structure	See Section D4-26 (Accessory Structures)				
Lot coverage	<i>The maximum percentage of total lot area that may be covered by structures</i>				
Maximum	N.A.	N.A.	N.A.	N.A.	N.A.
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>				
Maximum (ft)	60 ²	60 ²	85 ²	85 ²	None ²
Landscaping	See D3 Chapter II (Landscape Design Standards)				
Parking	See D3 Chapter III (Parking and Loading)				
Signs	See D3 Chapter IV (Signs)				
Footnotes:					
(1) Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way; and structures shall not intercept the daylight plane required by Section D2-15.					
(2) Except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions).					

Key to Zoning District Symbols					
MUX	Mixed-Use Commercial Emphasis	MUR	Mixed-Use Residential Emphasis	DMU-N	Downtown Mixed-Use - North
DMU-S	Downtown Mixed-Use - South	CCMU	City Center Mixed Use		

(Ord. No. 522, § 6, 12/12/2023)

Effective on: 1/11/2024

D2-15 - Mixed-Use Zone Additional Development Standards

A. **Daylight plane requirement.** A proposed structure shall not intercept a 30-degree daylight plane inclined inward at a residential zone property line and/or I-680 freeway property line. The 30-degree daylight plane shall be measured from:

1. A height of 6 to 8 feet above existing grade, as required by section D3-4.F, at the R zone property line and/or I-680 freeway property line for a site in a MU zone; and
2. A height of 12 feet above existing grade at the R zone boundary line and/or I-680 freeway property line for a site in the CCMU zone.

The 30-degree daylight plane shall be measured from the required height above the existing site grade regardless of the site grade on either side of the property line.

B. **Mixed use project development standards.** A mixed use project shall comply with the following requirements. A mixed use project combines a mix of uses on the same site. In the CCMU and MU zones, the residential units of mixed use projects are typically located above the nonresidential uses (vertical mixed use), but horizontal mixed use may be allowed which provides residential at ground level behind street-fronting nonresidential uses.

1. **Design considerations.** A mixed use project shall be designed to achieve the following objectives.

PROPOSED GENERAL PLAN TEXT AMENDMENT

- *Mixed-Use, Commercial Emphasis.* The purpose of the Mixed-Use, Commercial Emphasis (MUX) [zone land use](#) is to provide areas for an integrated neighborhood, primarily to enhance existing and promote new commercial uses (retail and/or office) with complementary residential uses. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. The MUX [zone land use](#) envisions commercial uses (retail and/or office) as the primary use along street frontages, with residential uses located behind or above the primary commercial uses. Development could be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUX [zone land use](#), a nonresidential 0.45 FAR minimum ~~iss are~~ established to maintain retail square footage. [The MUX sitewide FAR range is 0.7 to 2.0.](#)
- *Mixed-Use, Residential Emphasis.* The purpose of the Mixed-Use, Residential Emphasis (MUR) [zone land use](#) is to provide areas for an integrated neighborhood, with a combination of primarily residential uses mixed with complementary office and commercial uses. The MUR [zone land use](#) provides housing infill opportunities on existing small and mid-size office and service commercial parcels. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. Development can be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUR [zone land use](#), a residential 0.5 FAR minimum ~~iss are~~ established to maintain and encourage residential development within this zone. [The MUR sitewide FAR range is 0.7 to 2.0.](#)
- *Downtown Mixed-Use, North.* The purpose of the Downtown Mixed-Use, North (DMU-N) [zone land use](#) is to encourage an integrated neighborhood of commercial and residential uses within the Core area of San Ramon. The intent is to incorporate new residential uses in the existing office setting with pedestrian-friendly streetscapes, open spaces, and trails connecting to the Iron Horse Trail and City Center. Residential uses are located adjacent to the street and complementary offices, services, and goods in close proximity to transportation networks. The allowed density in the DMU-N [zone land use](#) ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be vertical in nature with residential entryways taking advantage of the City's Walking District, and allowance for higher density. Development can be vertical mixed use or stand-alone residential in proximity to nearby commercial uses with a horizontal mixed-use configuration. [The DMU-N sitewide FAR range is 0.5 to 2.75.](#)
- *City Center Mixed Use* – This designation applies to City Center Bishop Ranch and the adjacent BR-2600 property in the core area of San Ramon. It is intended to foster a vibrant, integrated and cohesive mix of civic, retail, office, residential and open space uses and promote a walkable, bikeable environment at the physical center of the city. The CCMU designation is also intended to create a vital, attractive destination for people from other parts of the city and the region. Development intensities of up to 0.70 FAR are permitted, with additional FAR, up to a maximum of 1.35, allowed for projects that include such elements as affordable housing; significant public benefits and/or amenities such as public art and plazas, public facilities; and/or a transit facility nearby or in proximity. The allowable residential density range is 22 dwelling units per acre up to 50 dwelling units per acre. Development should reflect high quality design, with integrated open space and recreational and/or cultural amenities, as well as opportunities for workforce housing. Structured parking may be required.

Non-Residential

Nine non-residential land use classifications are established to provide for development of employment and other uses in San Ramon. The development intensity of these land uses is expressed as a FAR as stipulated. Development standards established in the Zoning Ordinance may limit attainment of maximum FAR.

- *Office.* Business, professional, and public offices at intensities of up to 0.45 FAR, including retail uses and restaurants in mixed-use buildings and supporting commercial services at appropriate locations.
- *Retail Shopping.* Includes sites for retail shopping and services at intensities of up to 0.35 FAR, including restaurants, commercial recreation facilities, and personal, business and financial services.

Notice of Determination

Appendix D

To:

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

County Clerk
County of: Contra Costa
Address: 1025 Escobar Street
Martinez, California 94553

From:

Public Agency: City of San Ramon
Address: San Ramon Planning Services Division
7000 Bollinger Canyon Rd., San Ramon, CA 94583
Contact: Cindy M. Yee, AICP, Senior Planner
Phone: (925) 973-2560
email: cyee@sanramon.ca.gov
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): 2022060549

Project Title: San Ramon 2040 General Plan

Project Applicant: City of San Ramon

Project Location (include county): San Ramon, Contra Costa County

Project Description:

As part of a comprehensive planning process, the City of San Ramon proposes to adopt an update to the San Ramon Plan, including eleven respective General Plan elements, amendment to the San Ramon Village Specific Plan, repeal of Camino Ramon Specific Plan, and the San Ramon Zoning Code update. The 2040 General Plan elements include: 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.

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

described project on December 12, 2023 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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:

www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services/general_plan_and_housing_element_update

Signature (Public Agency): Title: Senior Planner

Date: December 13, 2023 Date Received for filing at OPR: December 13, 2023

2023-00482
FILED
December 14, 2023
KRISTIN B. CONNELLY
CLERK-RECORDER
By Deputy clerk

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

Public

Receipt No.: RPT20230000113072

Finalization No.: 202300111262

Cashier: lferm

Register: WINDOW10

Date/Time: 12/14/2023 08:53 AM

<u>Description</u>	<u>Fee</u>
Environmental Impact Report	
Filing Time:	08:53 AM
Filing Total:	\$3,889.25
Filing Fee:	\$3,889.25
<hr/>	
Total Amount Due:	\$3,889.25
<hr/>	
Total Paid	
Check Tendered:	\$3,839.25
#28570	
Check Tendered:	\$50.00
#28571	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

