



In September 2022, Sunset Development announced that it had purchased Chevron's 92-acre, 1.3-million-square-foot "Chevron Park" campus in Bishop Ranch off Bollinger Canyon Road. Sunset declared their intent to redevelop the property and reached out to the San Ramon Planning Commission and City Council at study sessions (on December 6, 2022 and January 24, 2023; respectively) to share their preliminary vision for the property. In response to these early discussions, the City received the following questions from residents. In addition, the City held an in-person Public Workshop with the Planning Commission on January 31, 2023, regarding the proposed project vision, with the aim of obtaining additional clarification and providing an opportunity for community feedback.

On December 12, 2023, the City Council approved the General Plan 2040 update rezoning of the property. With the Rezoning of the property the Property owner is free to pursue formal development application to redevelop the site, learn more here: <https://www.sanramon.ca.gov/cms/One.aspx?portalId=10826130&pageId=17438187>

While no formal applications have been filed, the City will make every effort to provide updated information as it becomes available.

Staff has prepared the responses below with the understanding that the City has not received a formal development application for the Chevron Park property and is not in a position to speculate on many of the questions and concerns raised.

### **Community Questions**

**Does the Chevron property have to be re-zoned for there to be housing on the site?**

On December 12, 2023 the City of San Ramon City Council approved the re-zone for the Chevron property as part of the General Plan 2040 Update. The site now allows for mixed use development that includes a mix of residential and non residential uses

**In the map given to residents on the notice of the hearing, BR 1 is shown to be included in the changes. Are there plans to change the zoning or use of BR 1?**

The rezoning of BR-1 was part of the General Plan 2040 Update and rezoning approved by City Council on December 12, 2023. The BR-1 Site now allows for mixed use development consistent with the adopted standards (DMU-S).

**Will any of the changes to BR 1 occur between the buildings and the homes on Dunbarton Circle?**

Sunset Development has indicated that they will be assessing the BR 1 site, but has not provided any specific details regarding the area between the buildings and the homes on Dunbarton Circle.

**Does the developer have a plan for the property as of this moment?**

As of January 26, 2023, there have only been broad discussions on a vision for the property; no detailed plans or drawing have been submitted. The City will provide updated information when it becomes available.

**What is the overall process we should expect for the development of this project, and a rough timeline?**

The City has not received a development application for the property at this time. A timeline would depend on a number of variables, including when applications are received, and the nature of the proposed development. The City will provide updated information when it becomes available.

**What would we expect the building density for this project to be?**

The City has not received an application or development proposal. Until such time, the City cannot presuppose what the building density will be. The Density will need to be consistent with the DMU-S standards which includes a range between 20 and 60 units per acre. The City will provide updated information when it becomes available.

**What are the building height limitations for the development, or for any residential developments in San Ramon?**

The maximum building height limit is 85' outside of the City Center Project Area. The City has not yet received an application or development proposal, and until such time the City cannot speculated on any potential height proposals.

**How will the school district be able to cope with all of these new students?**

The ability of the School District to provide services is wholly within their discretion. The School District is included in the initial review of all formal development applications, and may provide comments regarding the impact to their resources. The City does not dictate how the school district would or should respond.

**How would public utilities such as East Bay Municipal Utilities District and Central San be expected to manage this development? Could they delay it or refuse to serve it?**

Utility providers are included in the initial review of all formal development applications, and may provide comments regarding the impact to their resources and ability to serve a proposed development.

**Is there a limit to the number of residents who can live in the city of San Ramon?**

No. Population is driven by citywide housing unit occupancy.

**What are the city's requirements for 'affordable housing' or 'workforce housing' regarding new developments?**

The City has an Inclusionary Housing Ordinance, which requires construction of affordable units.. This Ordinance is binding on all development projects. The City has not received an application or development proposal, and until such time the City cannot speculate on the specifics of an affordable housing commitment.

**Do we know how many new homes the city is required to approve currently to satisfy new state laws and requirements?**

The current Regional Housing Needs Allocation for the next 8 years requires the City to plan for 5,111 units, divided among a number of affordability levels. Under the existing Office designation, no housing units have been assumed for the Chevron Park site as part of the current housing cycle.

**Is there a "low-income housing" requirement for this development on the Chevron property?**

The City has an Inclusionary Housing Ordinance, which requires construction of affordable units. This Ordinance is binding on all development projects. The nature of any affordable housing commitment would depend on the specifics of a development application, which has yet to be filed.

**Will the developer be required to add grocery stores and other commercial development to go with the housing?**

The City is not permitted to require a specific use or type of business, such as a grocery store, but may approve land use classifications and zoning that allow for a range of potential uses. The vision provided by Sunset Development indicates a potential commercial component of 125,000 square feet, but until there is a development proposal, the City cannot speculate on the nature of those potential uses.

**What's going on with Bishop Ranch 1? A temporary cyclone fence has appeared around much of the property. Is it part of the Chevron Park development?**

Initial site preparation for the construction of the Belmont Village Senior Care facility, BR 1A Apartment project, and park site have begun. These projects are part of the implementation of the CityWalk Master Plan, which was approved in September 2020.

**Are there plans to connect walking trails in the development directly into Inverness Park?**

The City has not yet received an application or development proposal for the Chevron Park property. Until such time, the City cannot presuppose the layout of potential walking trails, or what connections will be proposed.

**Currently we have a chain-link fence between Bishop Ranch 1 and Inverness Park. Would it be beneficial instead to have a wall, and would the developer be responsible for that?**

The City cannot speculate on the merits or value of a wall verses existing fencing. Any proposed project would need to meet established standards for walls and fences.

**What size of setback should we expect from the developer so there is non-developed space between Inverness Park and the new development? Is 100 feet a reasonable expectation?**

The City has not received an application or development proposal. Until such time, the City cannot presuppose what the proposed development setback might be. The reasonableness of a 100-foot setback is subject to individual opinion and not an established setback standard.

**What was developed first - the Inverness Park residential development, or Chevron Park?**

The Inverness Park neighborhood was approved, and the construction of the first homes occurred before Chevron Park . The timing of prior project approvals is not a consideration for the application of land use standards. Any new proposals will be subject to existing standards regarding land use compatibility with adjacent parcels.

**Are there any pre-existing agreements between Chevron and Inverness Park that would be grandfathered in with this development?**

The City is not aware of any pre-existing agreements but as part of any development project, the City reviews prior land use obligations. Any preexisting agreements between Chevron and Inverness Park and their continued applicability will be assessed as part of the formal review process.

**Could Inverness Park request more than a 100-foot setback between it and the new development?**

Inverness Park residents are free to comment on a setback they feel is appropriate. The City is limited to the application of zoning setback standards for development or measures to mitigate environmental impacts as part of the environmental review.

**Would the very large oak tree at the southwest corner of the Chevron Park property remain, or would it be removed?**

The City has not received an application or development proposal. Until such time, the City cannot speculate on the status of the Oak Tree. Oak trees are considered protected trees under City standards, the removal of such a tree, if warranted, would require mitigation consistent with City standards.

**What (if any) requirements would the city have of the developer to retain mature trees that exist throughout Chevron Park today?**

The City has not received an application or development proposal. Until such time, the City cannot presuppose the feasibility of retaining the existing trees. The City has tree preservation standards for certain protected trees. Any future development proposal would consider tree removal requirements as part of the project review.

**Has Sunset Development identified a home builder or builders that will actually build out the project? Would that developer be held to any commitments that Sunset Development makes with the city?**

The City has not received an application or development proposal. No potential homebuilder has been identified. Any project approval for future development would be binding on any future property owners or developers, should a portion of the project area be sold.

**Could the developer connect this new development to Inverness Park through the easement behind Ascot Court?**

The City has not received an application or development proposal. Until such time, the City cannot presuppose any desire to connect to Inverness Park.

**Could the developer connect to Inverness Park by taking or buying property from Inverness Park residents at the end of Broadmoor Drive?**

It is not clear what property might be available for purchase and the "Takings" process is limited to government purposes. The City has not received an application or development proposal. Until such time, the City cannot presuppose any desire to connect to Inverness Park.

**What are the plans for the property on Bollinger Canyon Road immediately to the west of the City building?**

The Citywalk Master Plan anticipates residential development, a hotel, and a park on the BR 3A site.

**Many current Inverness Park residents were employed by businesses in Bishop Ranch. Now that Bishop Ranch commercial property is decreasing and residential property is increasing, where are all of these new residents going to work if not in Bishop Ranch?**

While the nature of employment continues to evolve in a post-pandemic world, Bishop Ranch continues to be a prominent business park in the East Bay. Individuals will continue to make their employment choices based on their specific preferences and needs.

**Is Sunset Development asking to modify or increase any building height limits in the city?**

The City has not received an application or development proposal. Until such time, the City cannot presuppose any desire to modify building heights.

**What is the expected traffic impact of this development? How will it be assessed and how will the developer be asked to mitigate it?**

The City has not received an application or development proposal. Until such time, the City cannot presuppose any specific traffic impacts until a development profile is established. Traffic concerns and potential mitigation are assessed as part of the project review process.

**Will the existing buildings in Bishop Ranch 1 and Chevron Park be demolished? All, or just some?**

The City has not received an application or development proposal. There is no indication from the preliminary vision discussion that Bishop Ranch 1 will be

demolished. Chevron Park demolition would be contingent on a new development proposal for the site.

**Will parks, parklets, and/or greenbelts in the new development have security cameras?**

The Initial Vision diagram indicates a central park, pocket parks, and open space. The City has not received an application or development proposal. Until such time, the City cannot presuppose the specifics of parks and related public spaces. The City does have requirements for parks and open space that will need to be satisfied as part of any development proposal.

**What is Sunset Development's experience developing previously commercial real estate into mixed-use residential development?**

Sunset Development has been transitioning portions of Bishop Ranch into mixed-use sites. The City Center project and CityWalk are examples of those efforts.

**Any new development will presumably dislocate significant animal populations, including pests such as mice and rats. What could be required of the developer to minimize this impact?**

Any new project will be required to undergo environmental review. An assessment of Biological Resources and potential mitigation is part of that process.

**Can the developer be required to discuss landscaping options (tree types/sizes, ground cover, maintenance commitments) with Inverness Park residents, particularly those on the north side of Ascot Drive?**

The City has not received an application or development proposal. Any proposed project will be required to provide a landscape plan. The residents of Inverness Park are free to comment on any proposed landscape plans as part of the development review process.

**How long would we expect this project to last until completion? What commitments could be asked of the developer to minimize dust and other nuisances given the prevailing wind flows from Chevron Park toward Inverness Park?**

Timing of any development project is subject to market conditions and is not within the discretion of the City. Construction impacts are required to be mitigated to minimize impacts on adjacent properties.

**Is it reasonable to expect the developer to build only single-story homes for the development closest to Inverness Park?**

The City has not received an application or development proposal. Any proposed development would be required to be consistent with City Standards or applicable mitigation. The City currently does not have a single-story zoning requirement.

**I understand that Chevron is having a bit of a debate with Governor Newsom over his no fracking or drilling stance and general climate bills, and has implied that they may move their HQ out of California in retribution. Do we know the duration of the lease that Chevron has signed for lease in the former AT&T**

**building?**

The City is not privy to private lease agreements between businesses.