# **NOTICE OF DETERMINATION**

(Pursuant to Section 21152 of the Public Resources Code)



33-102)

TO: ⊠ Office of Planning & Research 1400 Tenth St., Room 113 Sacramento, CA 95814		n 113	FROM: City of San Ramon (Lead Agency) 7000 Bollinger Canyon Rd. San Ramon, CA 94583 Contact: Lauren Barr, Planning Manager Phone: (925) 973-2567	CAL
$\boxtimes$	County Clerk			
	County of Contra Cos	sta		
	555 Escobar Street			
	Martinez, CA 94553			
State Clearinghouse No.: 20		2019090586		
Proj	ect Title:	•	Master Plan-Bishop Ranch-3A Apartment Project 0001, AR 2024-0001, TRP 2024-0001)	
0 11		Avalon Bay Communities (Attn: Nora Collins: 415-546-4138) 455 Market Street, Suite 1650 San Francisco CA, 94105		
0		5.74-acre v (see vicinit	vacant parcel at 6200 Bollinger Canyon Road (APN: ty map)	213-13
Projo	t Description. The p	ronosed pro	ject consists of two residential anartment buildings	totaling

**Project Description:** The proposed project consists of two residential apartment buildings totaling 457 units which are connected by breezeways. The northern building is proposed as a 7-story multifamily residential "wrap" building, which in addition to residential units, includes 11,400 sf. of leasing and resident serving amenities, and 640 parking stalls within a parking structure at the core of the building (224,600 sf.). The southern building is a 5-story multifamily building and includes a courtyard with a pool surrounded by the residential units

The CityWalk Master Plan analyzed buildout potential for up to 4,500 dwelling units, a 169-key hotel, 166,000 square feet of commercial uses, three new parking structures, and publicly accessible, privately owned and maintained park and public spaces. The project site is one out of the three parcels that comprise the "BR 3A" neighborhood, which is part of the CityWalk Master Plan and was analyzed by the CityWalk Master Plan EIR. The CityWalk Master Plan envisions up to 791 residential units within the BR-3A neighborhood. The Avalon Bay Project occupies the eastern portion of the neighborhood, with an additional housing site, park, and hotel proposed to the west of the Project. The proposed apartment project represents a portion of the housing units already anticipated by the CityWalk Master Plan and analyzed by the CityWalk Master Plan Environmental Impact Report (SCH# 2019090586)

The complete Planning Commission Agenda Packet and project Staff Report can be found at the following link: <u>https://sanramonca.iqm2.com/citizens/FileOpen.aspx?Type=1&ID=3639&Inline=True</u>

This is to advise that the City of San Ramon (Lead Agency), by approval of San Ramon Planning Commission Resolution No. 02-24 on June 18, 2024, has approved the Bishop Ranch-3A Apartment Project, is relying on the previously certified Environmental Impact Report (SCH# 2019090586) for CEQA compliance; and has made the following determinations regarding the above described project:

- 1. The project  $[\square$  will  $\square$  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 [X were were not] made a condition of approval of the project.
- 4. A mitigation reporting or monitoring plan [ $\boxtimes$  was  $\square$  was not] adopted for this project.
- 5. A Statement of Overriding Considerations was [ was was not] adopted for this project.
- 6. Findings [ $\boxtimes$  were  $\square$  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: Planning Manager

Date: June 21, 2024 Date Received for filing: June 24, 2024

### **Attachments**

Vicinity Map CityWalk Master Plan Diagram Project Site Plan and Rendering CityWalk Master Plan NOD with Fish and Game Receipt



## CITY OF SAN RAMON PLANNING SERVICES Vicinity Map



PHD 2024-0001, DP 2024-0001, AR 2024-0001, TRP 2024-0001 CityWalk Master Plan BR-3A Residential Development 6200 Bollinger Canyon Road

(APN: 213-133-102)



# **ATTACHMENT 1**

### **CityWalk Master Plan**



Figure 2: BR-3A Neighborhood-CityWalk Master Plan





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		2022019

AvalonBay

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AVALON BISHOP RANCH | SAN RAMON, CA

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**AvalonBay** 

Notice of Determination       Papendix D         To:       Screamento, CA 95812-3044       Streamento, CA 95812         P.O. Box 304       1400 Tenth SL, Rm 113         Screamento, CA 95812-3044       Screamento, CA 95812         County Cent       Screamento, CA 95812         County Cent       County Cent         County Cent       Screamento, CA 95812         Martinez, CA 94553       Address: 201 Erox Cante         Address:       Martinez, CA 94553         Contact: ML Juaren Barr, Planning Manager         Phone:       DEBORAH-COUR         Contact: ML Juaren Barr, Planning Manager         Martinez, CA 94553       August 7, 20         Contact: ML Juaren Barr, Planning Manager         Phone:       DEBORAH-COUR         Contact: ML Juaren Barr, Planning Manager         Project Tilling of Notice of Determination in compiliance with Section 21108 or Ellis 20 the Public         State Clearinghouse Number (if submitted to State Clearinghouse): 2019030585         Project Incitilit:       Chydwidk Master Plan         Project Clocation (include county): Baeo Baeo Bautes Plan to gade the development of residentid uses, commedial uses, new model of the project on the provision of CEOA.         Project Clocation (include county): Baeo Renot Bautes Plan to gade the development of residentid uses, contacted usets, freat mato baeo formino to submitted to State Glea		
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P.O. Box 3044       1400 Tenth St., Pm 113         Sacramento, CA 95812-3044       Sacramento, CA 95814         County Cierk.       2020-00750         County Of: Contra Costa       2020-00750         Address:       S55 Escober Street         Martinez, CA 94553       Address:         Martinez, CA 94553       Address:         Martinez, CA 94553       Address:         Martinez, CA 94553       August 7, 20         Contact:       DEBORAHLCON         Childs:       Contact:         DEBORAHLCON       Childs:         State Clearinghouse Number (if submitted to State Clearinghouse): 2019090586       By         State Clearinghouse Number (if submitted to State Clearinghouse): 2019090586       By         Project Tile:       Chivalk Master Plan       Deputy clerk         Project Clocalton (Include county): Birogosing the Master Plan to guide the development of residential use, non-metrial uses, and public facilities within the Master Plan to guide the development of residential use, non-metrial uses, and public facilities within the Master Plan to guide the development of the builds of the above (fall uses, and public facilities within the Master Plan to guide the development of residential use, non-metrial uses, and public facilities within the Master Plan to guide the development of residential use, non-metrial uses, and public facilities within the Master Plan to guide the development of residential uses, commetclal uses, and public facilities within the Master Plan	Office of Planning and Research	Public Agency: <u>City of San Ramon</u> Address: 2401 Crow Canyon Road
Secamenic, CA 93512-3044       Secamenic, CA 93512-3044         Secamenic, CA 93512-3044       Secamenic, CA 93512-3044         Phone:       9000000000000000000000000000000000000		it., Rm 113 Contact: Mr. Lauren Barr, Planning Manager
County Clerk County of: Contra Costa Address: 555 Escobar Street Address: August 7, 20 Contact: DEBORAH-COU DEBORAH-COU DEBORAH-COU CLERK-RECOF SUBJECT: Filing of Notice of Determination in compilance with Section 21108 or 21152 of the Public Resources Code. SUBJECT: Filing of Notice of Determination in compilance with Section 21108 or 21152 of the Public Resources Code. SUBJECT: Filing of Notice of Determination in compilance with Section 21108 or 21152 of the Public Resources Code. Subar Clearinghouse Number (if submitted to State Clearinghouse): 2019090586 By Project Title: CityWeik Meater Plan Project Clocation (include county): Bishop Ranch Busines Park: City of San Remon CA 94583 (925) 380.9420 Project Location (include county): Bishop Ranch Busines Park: City of San Remon: Contra Costa County Project Description: Sundat Development (Applicant) is proposing the Meater Plan to guide the development of residential use, commercial use, and public facilities within the Meater Plan to guide the development of residential use, commercial use, and public facilities within the Meater Plan to guide the development of residential use, commercial use, and public facilities within the Meater Plan to guide the development of residential use, commercial use, and public facilities within the Meater Plan to guide the development of residential use, commercial use, and public facilities within the Mater Plan to guide the development of residential use, commercial use, and public facilities within the Mater Plan to guide the development of residential use, commercial use, and public facilities within the Mater Plan to guide the development of residential use, commercial use, and public facilities within the Mater Plan to guide to facility of the 4,500 with deportion reporting or monitoring plan (Bis was in a solidoble derivonment). C (Galeo) described project on August 4, 2020   a	Sacramento, CA 95812-3044 Sacramento,	CA 95814 (025) 072 2587
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<ul> <li>4. A mitigation reporting or monitoring plan [ was was not] adopted for this project.</li> <li>5. A statement of Overriding Considerations [ was was not] adopted for this project.</li> <li>6. Findings [ were were not] made pursuant to the provisions of CEQA.</li> <li>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:</li> <li>http://www.sanramon.ta.gov/our_city/depadments/prd_divisions/community_development/planning_services/city_walk_master_plan_gri</li> <li>Signature (Public Agency):</li></ul>	proposed Master Plan is up to 4,500 dwelling units, a 166 structures, and publicly accessible, privately owned and r (approximately 675) would be deed-restricted as affordat requirements. This is to advise that the <u>City of San Ramon</u> (I Lead Agen described project on <u>August 4, 2020</u> and r (date) described project. 1. The project [] will I will not] have a signi 2. An Environmental Impact Report was pro-	B-key holel, 166,000 square feet of commercial uses, three new parking maintained park and public spaces. Fifteen percent of the 4,500 units ole to low and very low income households per the City's inclusionary has approved the above icy or Responsible Agency) has made the following determinations regarding the above ificant effect on the environment. epared for this project pursuant to the provisions of CEQA.
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negative Declaration, is available to the General Public at:         http://www.sanramon.ts.gov/our_city/depadments/pad_divisions/community_development/planning_services/city_walk_master_plan_egi         Signature (Public Agency):	proposed Master Plan is up to 4,500 dwelling units, a 166 structures, and publicly accessible, privately owned and r (approximately 675) would be deed-restricted as affordat requirements. This is to advise that the <u>City of San Ramon</u> (I Lead Agen described project on <u>August 4, 2020</u> and h (date) described project. 1. The project [] will I will not] have a signi 2. An Environmental Impact Report was pro ] A Negative Declaration was prepared for 3. Mitigation measures [I were ] were not] 4. A mitigation reporting or monitoring plan [II 5. A statement of Overriding Considerations [I	B-key hotel, 166,000 square feet of commercial uses, three new parking maintained park and public spaces. Fifteen percent of the 4,500 units sple to low and very low income households per the City's inclusionary has approved the above incy or responsible Agency) has made the following determinations regarding the above ificant effect on the environment. epared for this project pursuant to the provisions of CEQA. In this project pursuant to the provisions of CEQA. In made a condition of the approval of the project.
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Date: August 5, 2020 Date Received for filing at OPR: Authority cited: Sections 21083, Public Resources Code.	proposed Master Plan is up to 4,500 dwelling units, a 166 structures, and publicly accessible, privately owned and r (approximately 675) would be deed-restricted as affordat requirements. This is to advise that the <u>City of San Ramon</u> (I Lead Agen described project on <u>August 4, 2020</u> and r (date) described project. 1. The project [] will I will not] have a signi 2. An Environmental Impact Report was pro ] A Negative Declaration was prepared for 3. Mitigation measures [I were ] were not] 4. A mitigation reporting or monitoring plan [I 5. A statement of Overriding Considerations [I 6. Findings [I were ] were not] made pursu	Altey hole, 166,000 square feet of commercial uses, three new parking maintained park and public spaces. Fifteen percent of the 4,500 units only hole to low and very low income households per the City's inclusionary has approved the above incy or [] Responsible Agency) has made the following determinations regarding the above ificant effect on the environment. epared for this project pursuant to the provisions of CEQA. In this project pursuant to the provisions of CEQA. I made a condition of the approval of the project. I was [] was not] adopted for this project. I was [] was not] was not] adopted for this project. I was [] was not] was not] was not] was not] was not] was [] was
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### State of California - Department of Fish and Wildlife 2020 ENVIRONMENTAL FILING FEE CASH RECEIPT DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

			s: Dulit		Finalize&Email
			RECEIPT NUM	BER	
		*	38535	547	
			STATE CLEAR	NGHOUSE NUMBE	R (If applicable)
SEE INSTRUCTIONS ON REVERSE. TY	PEOR PRINTCLEARLY.				
LEAD AGENCY		LEADAGENCY EMAIL		DATE	
CITY OF SAN RAMON		1		06/07/2020	
COUNTY/STATE AGENCY OF FILING				DOCUMENT NUN	ABER
CONTRA COSTA COUNTY				2020-00750	
PROJECT TITLE					
CITYWALK MASTER PLAN					- 20
PROJECT APPLICANT NAME		PROJECT APPLICANT E	EMAIL	PHONE NUMBER	2
SUNSET DEVELOPMENT				(925) 380-9420	4
PROJECT APPLICANT ADDRESS	e dite 12	CITY	STATE	ZIP CODE	
2600 CAMINO RAMON, #201		SAN RAMON	CA	94583	
PROJECT APPLICANT (Check appropri	iete bax)	1080			L.
🔀 Local Public Agency	School District	Other Special District	State A	gancy 🔲	Private Entity
CHECK APPLICABLE FEES:					
Environmental Impact Report (EIF	9		\$ 3,343.25 \$		3,343.25
Mitigated/Negative Declaration (M	ND)(ND)		\$ 2,406.75 \$		
Certified Regulatory Program (CR	P) document - payment due	directly to CDFW	\$ 1,136.50 \$		2
🔲 Exempt from fee					
Notice of Exemption (attach	)				
CDFW No Effect Determine	tion (attach)				
Fee previously paid (attach previo	usly issued cash receipt cop	) )		+	
U Water Right Application or Petition	Fee (State Water Resourc	es Control Board only)	\$ 850.00 \$		
County documentary handling fee			\$ 50.00 \$		50.00
C Other			\$		
PAYMENT METHOD:					
Cash Credit 🖾 Chec	k 🖸 Other 197/198	TOTAL	RECEIVED \$		3,393.25
SIGNATURE	AGE	NCY OF FILING PRINTED N	AME AND TITLE		
X Quall		jgraff Deputy Clerk	<u>6</u>		

ORIGINAL - PROJECT APPLICANT

COPY - COFWEASB

DFW 753.5a (Rev. 12012019)

Deborah Cooper Contra Costa County Clerk-Recorder 555 Escobar Street Martinez, CA 94553 (925) 335-7900

#### Public

P 8

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196		
MAIL1		
08/07/2020	02:43	PM
	196 MAIL1	

Description	Fee
Environmental Impact	t Report
Filing Time:	14:43 PM
Filing Total:	\$3,393.25
Filing Fee:	\$3,393.25
Total Amount Due:	\$3,393.25
Total Paid	
Check Tendered: #197	\$50.00
Check Tendered: #198	\$3,343.25
Amount Due:	\$0.00

THANK YOU PLEASE KEEP FOR REFERENCE

