

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: Lauren Barr, Planning Manager
Phone: (925) 973-2567

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

State Clearinghouse No.: 2019090586

Project Title: CityWalk Master Plan-Bishop Ranch-3A Apartment Project
(DP 2024-0001, AR 2024-0001, TRP 2024-0001)

Project Applicant: Avalon Bay Communities (Attn: Nora Collins: 415-546-4138)
455 Market Street, Suite 1650 San Francisco CA, 94105

Project Location: 5.74-acre vacant parcel at 6200 Bollinger Canyon Road (APN: 213-133-102)
(see vicinity map)

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)

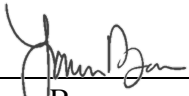
The complete Planning Commission Agenda Packet and project Staff Report can be found at the following link:
<https://sanramonca.igq2.com/citizens/FileOpen.aspx?Type=1&ID=3639&Inline=True>

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 [☐ 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.

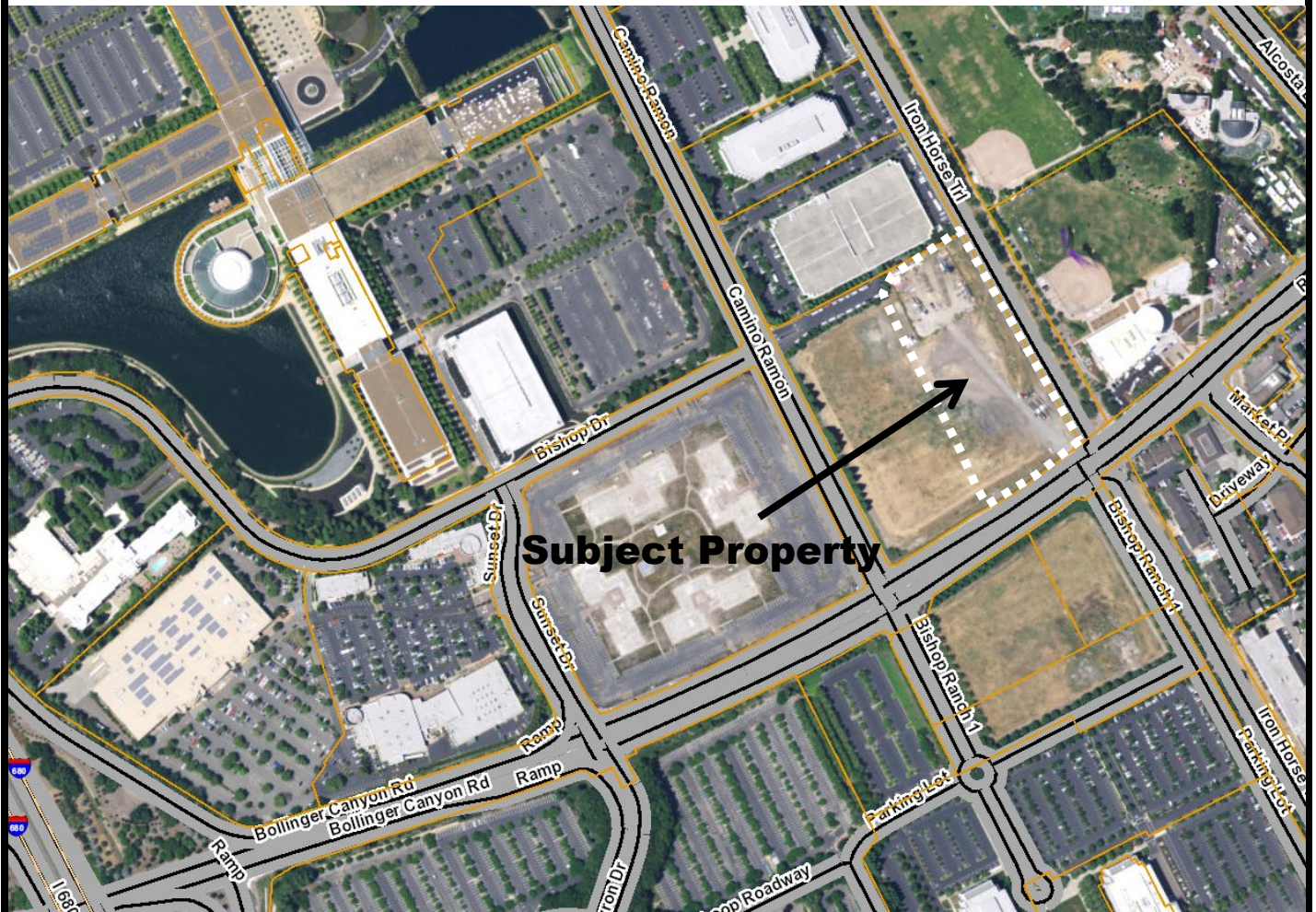
Signature (Public Agency):  Title: Planning Manager
Lauren Barr

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



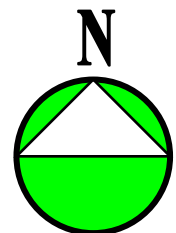
CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



**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)



(Not to Scale)

CityWalk Master Plan

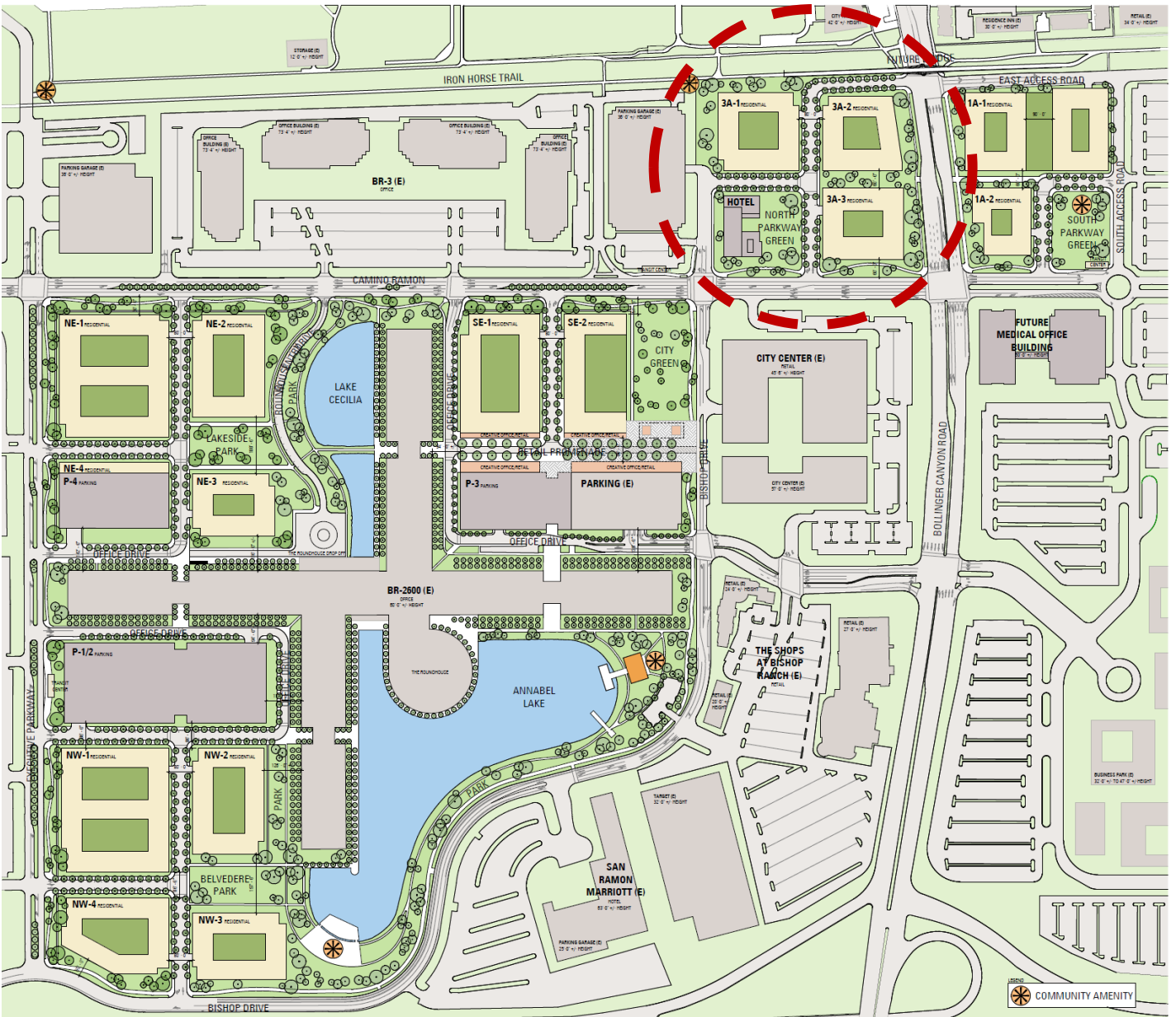
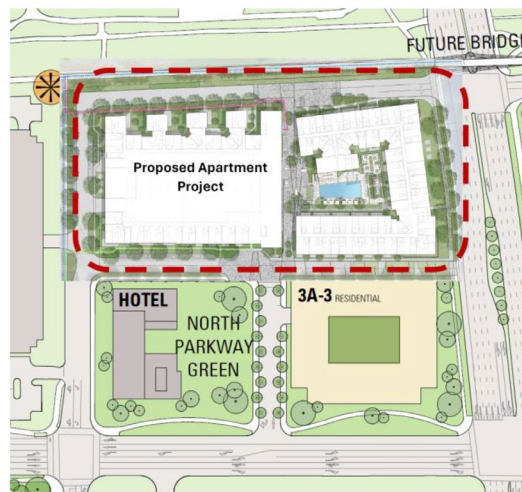
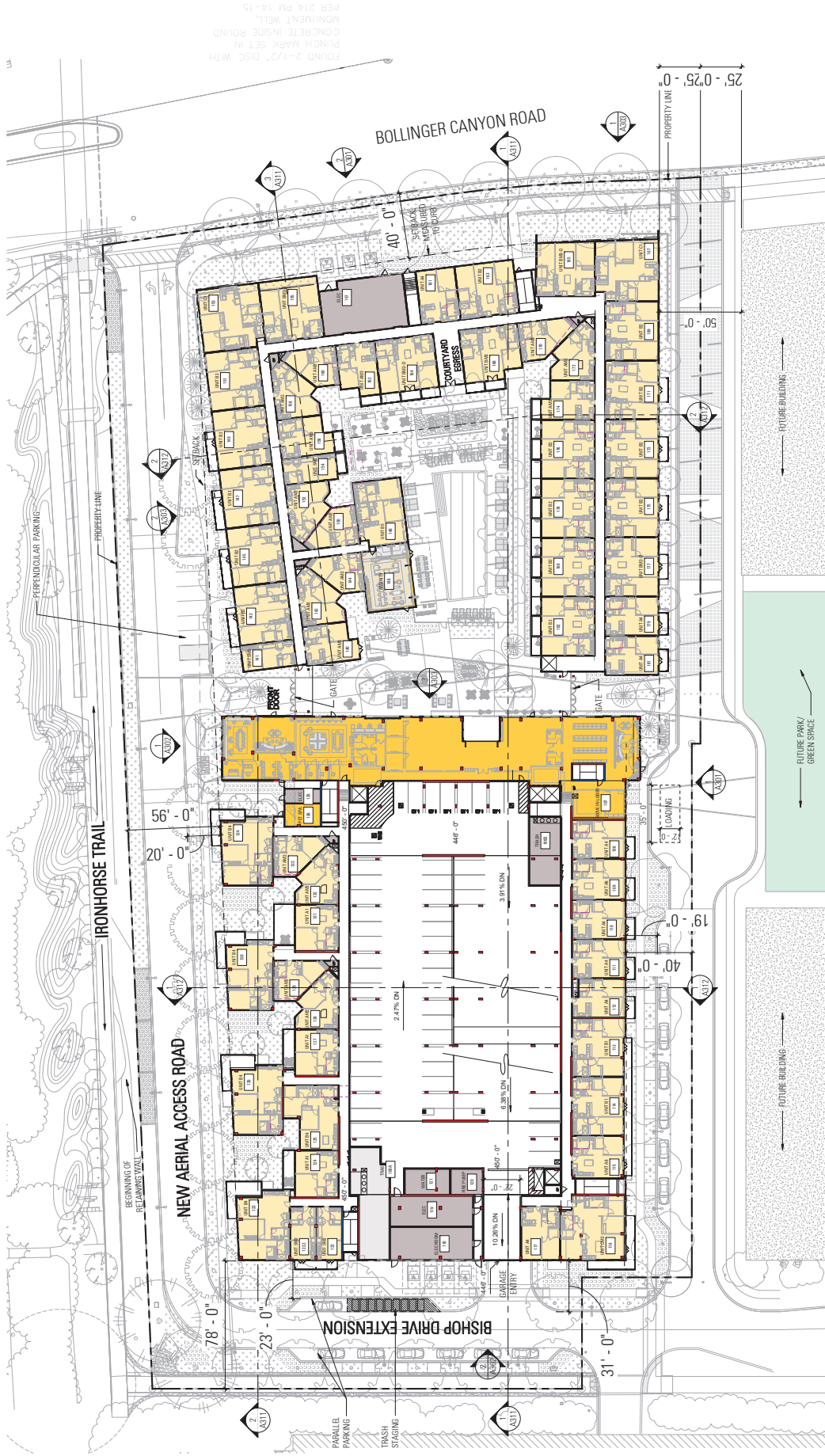


Figure 2: BR-3A Neighborhood-CityWalk Master Plan





BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay
COMMUNITIES

05.29.2024

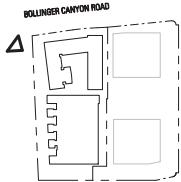
2022019

BAR architects
&interiors

A201

LEVEL 1

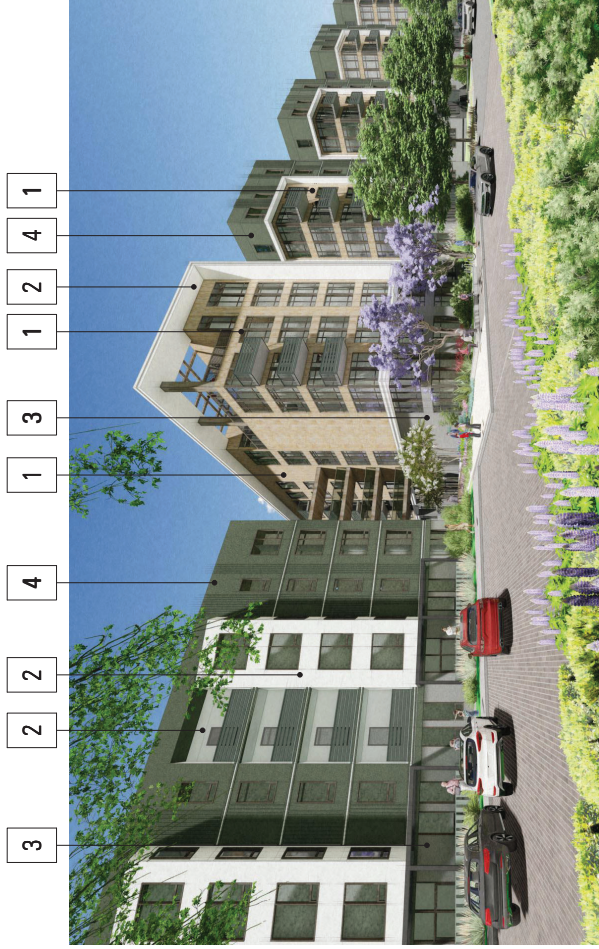




VIEW FROM BOLLINGER CANYON			
BISHOP RANCH 3A SAN RAMON, CA		AvalonBay COMMUNITIES	BAR architects &interiors
		05.29.2024	2022019
		A103	



RENDERING FROM VIEW FROM WEST



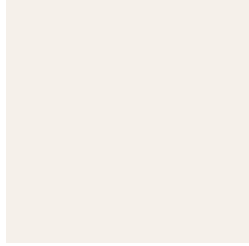
RENDERING FROM VIEW FROM ACCESS ROAD

1) WARM VERTICAL SIDING
(FAUX WOOD)



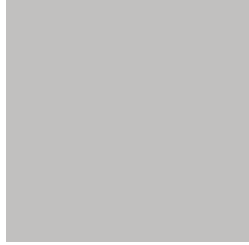
TRESPA - PURA

2) WHITE CEMENT PLASTER



"CLOUD WHITE"
KELLY-MOORE KMW57-1

3) GREY CEMENT PLASTER
(AT GROUND LEVEL)



"ANCESTRAL WATER"
KELLY-MOORE KM4885-1

4) DARK GREEN HARDIE PANEL



"ROSEMARY"
SHERMAN WILLIAMS SW6187

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: 555 Escobar Street

Martinez, CA 94553

From:

Public Agency: City of San Ramon

Address: 2401 Crow Canyon Road

San Ramon, CA 94583

Contact: Mr. Lauren Barr, Planning Manager

Phone: (925) 973.2587

2020-00750

Lead Agency (if different from above): **FILED**

Address:

August 7, 2020

Contact:

DEBORAH COOPER

Phone:

CLERK-RECORDER

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): 2019090586

By

Deputy clerk

Project Title: CityWalk Master Plan

Project Applicant: Sunset Development (Jerry Engen, Senior Vice President, Development)

2600 Camion Ramon, # 201, San Ramon CA. 94583 (925) 380.9420

Project Location (include county): Bishop Ranch Business Park, City of San Ramon, Contra Costa County

Project Description:

Sunset Development (Applicant) is proposing the Master Plan to guide the development of residential uses, commercial uses, and public facilities within the Master Plan area to complement and support City Center Bishop Ranch. The buildout potential of the proposed Master Plan is 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. Fifteen percent of the 4,500 units (approximately 675) would be deed-restricted as affordable to low and very low income households per the City's Inclusionary requirements.

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

described project on August 4, 2020 and has made the following determinations regarding the above
(date)
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 the 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 not] adopted for this project.
6. Findings [☒ were ☐ were not] 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:

http://www.sanramon.ca.gov/our_city/departments/land_divisions/community_development/planning_services/city_walk_master_plan_eir

Signature (Public Agency):

Title: Planning Services Manager

Date: August 5, 2020

Date Received for filing at OPR:



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



RECEIPT NUMBER:

3853547

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN RAMON	LEAD AGENCY EMAIL	DATE 08/07/2020
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2020-00750	
PROJECT TITLE		

CITYWALK MASTER PLAN

PROJECT APPLICANT NAME SUNSET DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 380-9420
PROJECT APPLICANT ADDRESS 2600 CAMINO RAMON, #201	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:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 3,343.25	\$ 3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,408.75	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,138.50	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ 50.00
<input type="checkbox"/> Other	\$	\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 197/198 TOTAL RECEIVED \$ 3,393.25

SIGNATURE

X *J. Graff*

AGENCY OF FILING PRINTED NAME AND TITLE

J. Graff Deputy Clerk

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

Public

Receipt No.: 202003853547

Cashier: 196

Register: MAIL1

Date/Time: 08/07/2020 02:43 PM

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

THANK YOU
PLEASE KEEP FOR REFERENCE

