

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-1A Park (South Parkway Green)
(DP 2024-0004, AR 2024-0010,)

Project Applicant: SBCA, LLC C/O Sunset Development (Stephanie Hill (925) 380-9511)
2600 Camino Ramon, Suite 201
San Ramon, CA 945835

Project Location: A 1.4-acre vacant parcel at 6141 Bollinger Canyon Road (APN: 213-133-038)
(see vicinity map)

Project Description: The proposed project consists of the construction of an approximately 1.4-acre Park as referenced in the previously approved CityWalk Master Plan as the South Parkway Green. The proposed park is a publicly accessible, privately owned facility that will continue to be maintained by the property owner for the use of the neighborhood and community.

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 Bishop Ranch 1A (BR-1A) neighborhood, which is part of the CityWalk Master Plan and was analyzed by the CityWalk Master Plan EIR. The CityWalk Master Plan was approved for up to 750 residential units in addition to the Park site for the BR-1A neighborhood. The Project occupies the southwest portion of the neighborhood, with the previously approved Belmont Village senior care facility to the East, and the BR-1A Apartment project to the North. The proposed Park Project was anticipated by the Citywalk Master Plan and analyzed by the CityWalk Master Plan Environmental Impact Report (SCH# 2019090586)

The Planning Commission project Staff Report can be found at the following link:

[Public Hearing: CityWalk Bishop Ranch 1A Neighborhood Park \(South Parkway Green\) Located at 6141 Bollinger Canyon Road. \(DP 2024-0004 and AR 2024-0010\) - San Ramon, CA](#)

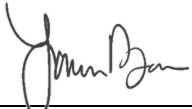
This is to advise that the City of San Ramon (Lead Agency), by approval of San Ramon Planning Commission Resolution No. 09-24 on November 19, 2024, has approved the BR-1A Apartment Project, is relying on the previously certified Environmental Impact Report (SCH# 2019090586) for CEQA compliance; and has 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.

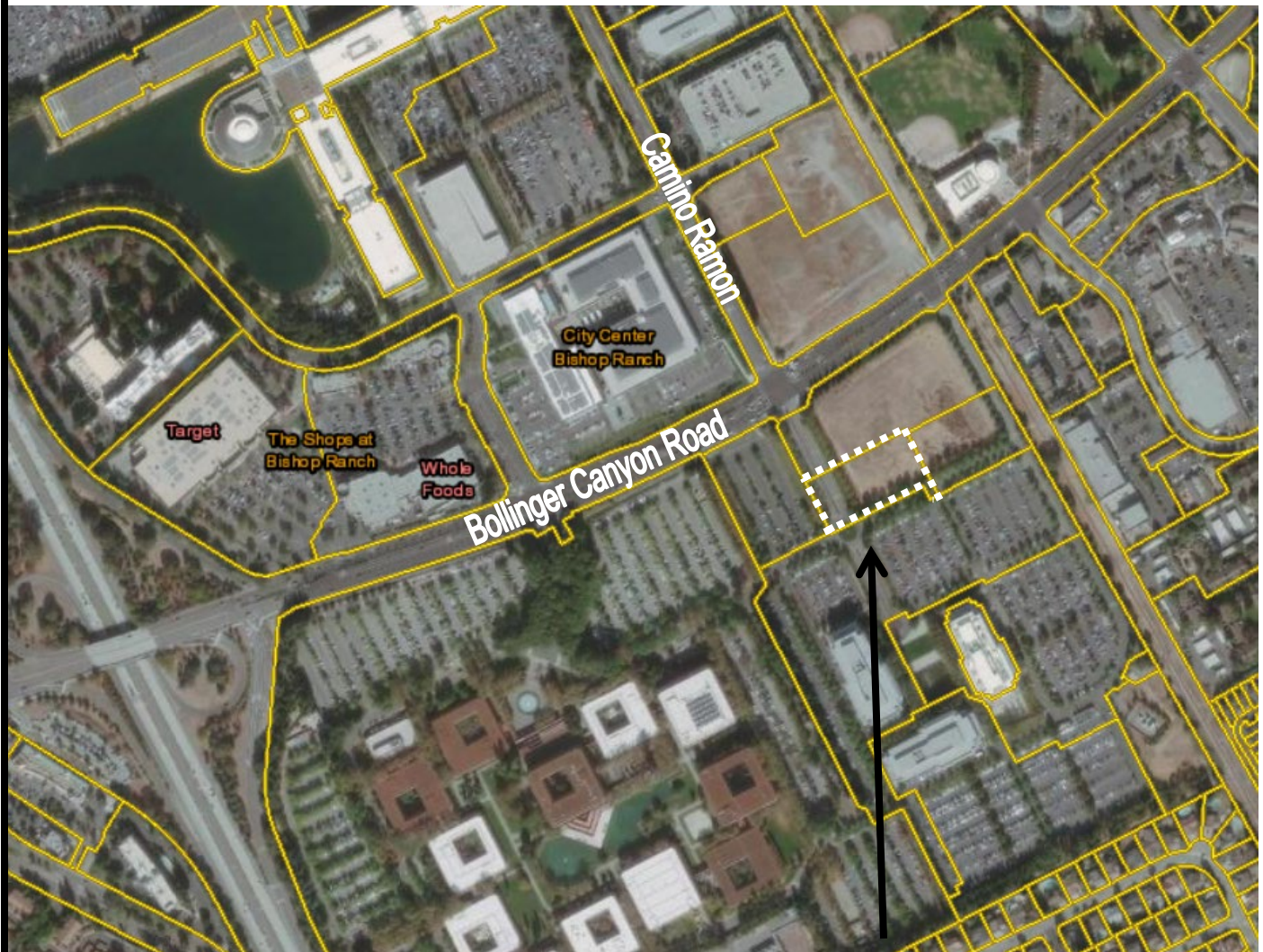
Signature (Public Agency):  Title: Planning Manager
Lauren Barr

Date: November 19, 2024

Date Received for filing: November 21, 2024

Attachments

Vicinity Map
Project Site Plan and Rendering

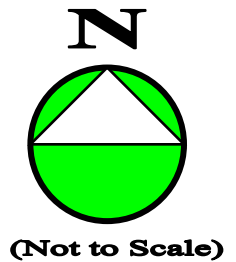


Subject Property

CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

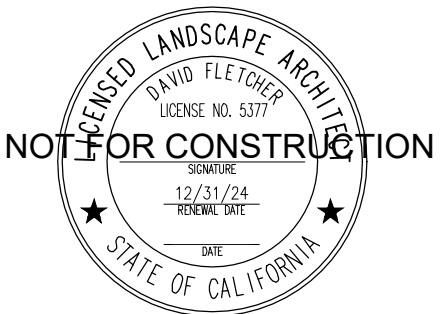


DP 2024-004, AR 2024-0010
Development Plan and Architectural Review
CityWalk Master Plan
BR-1A Park Design
6141 Bollinger Canyon Road
(APN: 213-120-038)



BR1A PARK

6141 BOLLINGER CANYON ROAD,
SAN RAMON, CA 94583



PLANNING PERMIT

REVISION	DESCRIPTION	DATE

DATE	NO.	DRAWN:	CHD:
11.04.24	21-009	Y.L., R.M.	N.M., D.F.

DRAWING TITLE:

SITE PLAN

SHEET NO:

L100

- 1 MULTI-PURPOSE LAWN
- 2 PROMENADE
- 3 PICNIC GROVE
- 4 PLAY AREA
AGE 5-12
- 5 FUTURE TRANSIT HUB
N.I.C. TO BE PART OF SEPERATE SUBMITTAL
- 6 TRANSIT PLAZA
- 7 POLLINATOR GARDEN
- 9 SEAT WALLS
- 10 STAGE / SEATING FEATURE
- 11 TERRACE
- 12 ORCHARD
- 13 BIORETENTION AREA
- 14 AERIAL FIRE APPARATUS ACCESS
- 15 PUBLIC ART
TYPE & PRECISE LOCATION TBD
- 16 SIDEWALK





1 BIRD'S-EYE-VIEW FROM SOUTHWEST



2 BIRD'S-EYE-VIEW FROM SOUTHEAST



3 TRANSIT PLAZA



4 POLLINATOR GARDEN

REVISION	DESCRIPTION	DATE

DATE	NO.	DRAWN:	CHD:
11.04.24	21-009	Y.L., R.M.	N.M., D.F.

DRAWING TITLE:

RENDERINGS

SHEET NO:

L600