

NOTICE OF DETERMINATION

TO: County Clerk
Contra of Costa County
555 Escobar Street
Martinez, CA 94553-1105

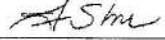
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

2025-00294

FILED

October 23, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

By 

F. Shepard
Deputy Clerk



FROM: City of San Ramon (Lead Agency)
7000 Bollinger Canyon Rd.
San Ramon, CA 94583
Contact: Ryan Driscoll, Associate Planner
Phone: (925) 973-2560
Email: rdriscoll@sanramon.ca.gov

Subject: Filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: 2019090586

Project Title: CityWalk Master Plan - Revisions to Bishop Ranch-3A Apartment Project (DPA 2025-0006, MX 2025-0004)

Project Applicant: Avalon Bay Communities Inc. (Attn: Charles Koch, 415-284-9080),
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 revised project amends the previously approved Bishop Ranch-3A Apartment Project by reducing the number of units, from 457 rental units to 456 rental units on-site and adjusts the unit mix. The revised project also satisfies the on-site affordable housing obligation through off-site land dedication, thereby facilitating the construction of the Bishop Ranch Affordable Apartments site, consistent with the approved Development Agreement (DA 2025-0001). Additionally, the revised project includes an approximate 15% (117 space) parking reduction on-site. All other aspects of the revised project remain consistent with the previously approved project, including two residential apartment buildings with the same building footprints, the 11,400 sf. of leasing and resident serving amenities, and 640 parking stalls within a parking structure plus 21 private street parking spaces on-site.

The revised project results in no increase in the severity of impacts analyzed and disclosed in the CityWalk Master Plan EIR and will not result in substantial changes in the potential project impacts that would require revisions or the need for supplemental analysis to the previously certified CityWalk Master Plan EIR or applicable Mitigation Measures, in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164.

This is to advise that the City of San Ramon, as the Lead Agency, has approved the above-described revised project on October 21, 2025 with Planning Commission Resolution No. 13-25, is relying on the previously certified Environmental Impact Report (SCH# 2019090586) for CEQA compliance; and has made the following determinations regarding the above described revised project:

1. The revised project will not result in significant environmental impacts beyond those previously examined and none of the conditions described in Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and 15164 requiring preparation of a subsequent Environmental Impact Report have occurred.
2. The revised project is consistent with the scope analyzed by the previously certified CityWalk Master Plan Environmental Impact Report (EIR), pursuant to the provisions of CEQA.
3. The revised project is consistent with the previously adopted Mitigation Measures and Mitigation Monitoring and Reporting Program (MMRP) as considered under the previously certified CityWalk Master Plan Environmental Impact Report (EIR), pursuant to the provisions of CEQA.
4. A Statement of Overriding Considerations was not adopted under the revised project.
5. Findings were 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 to the General Public at the City of San Ramon Community Development Department, 7000 Bollinger Canyon Road, San Ramon, CA 94583 and on the City's website at www.sanramon.ca.gov

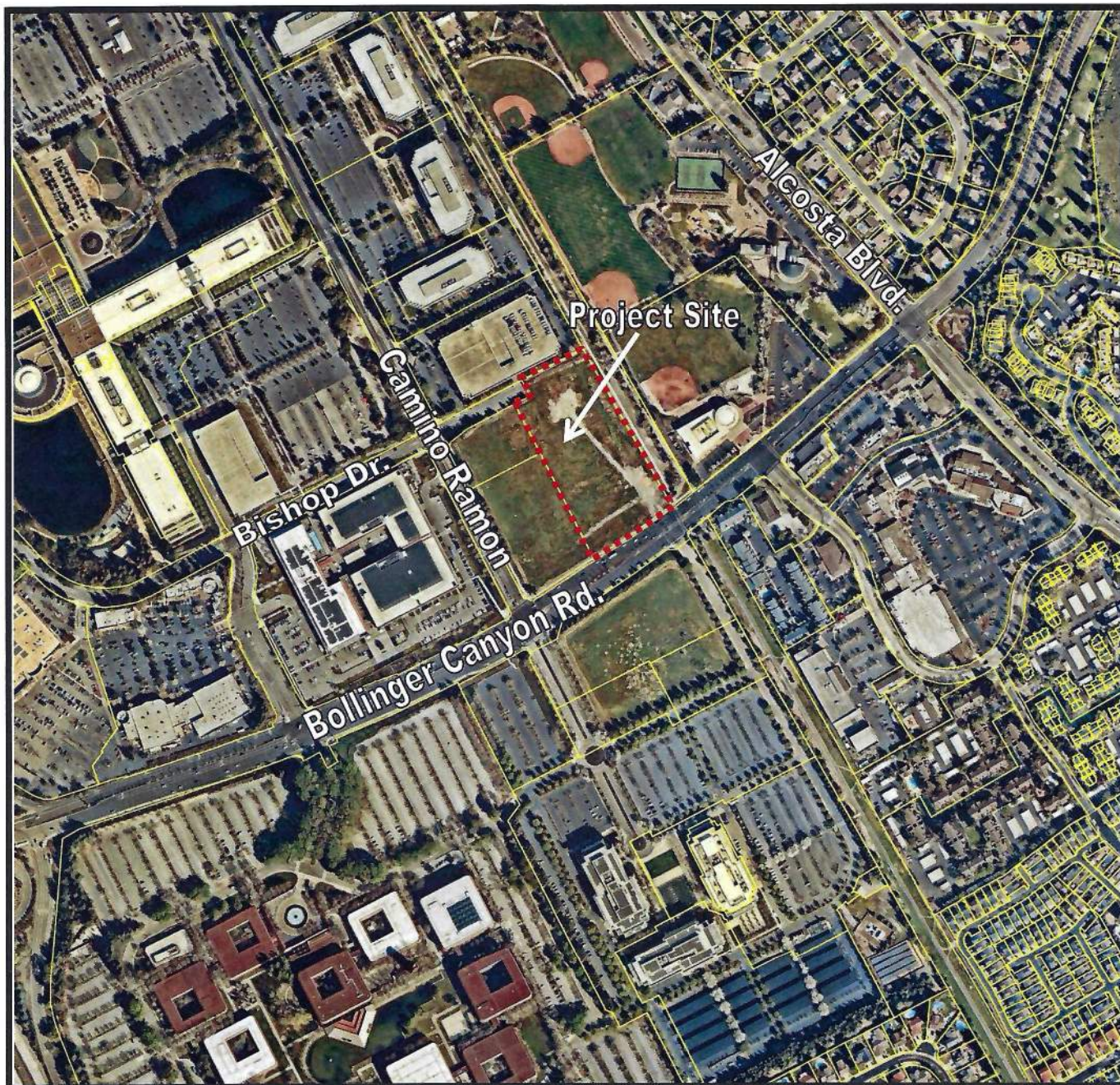
Signature (Public Agency):  - Ryan Driscoll, Associate Planner

Date: October 23, 2025 Date Received for filing: October 23, 2025

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Attachment

A: Vicinity Map



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



Development Plan Amendment (DPA 2025-0006) and Minor Exception (MX 2025-0004)

**Revisions to Avalon Bay
 Bishop Ranch-3A Apartment Project**

**6200 Bollinger Canyon Rd.
 (APN: 213-133-102)**



(Not to Scale)

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) 973.2567

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): 2019090586

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- City Council on Appeal has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on Sept. 8, 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_and_divisions/community_development/planning_services/city_walk_master_plan.asp

Signature (Public Agency): _____

Title: Planning Services Manager

Date: September 9, 2020

Date Received for filing at OPR. _____

2020-00790

FILED

September 9, 2020

DEBORAH COOPER
 CLERK-RECORDER

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

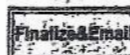
By

J. S. Spencer

Deputy clerk



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:

- | | | |
|---|-------------|-------------|
| ☒ Environmental Impact Report (EIR) | \$ 3,343.25 | \$ 3,343.25 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$ 2,406.75 | |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$ 1,136.50 | |

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)

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

- | | | |
|---|-----------|----------|
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | \$ 850.00 | \$ |
| ☒ County documentary handling fee | \$ 50.00 | \$ 50.00 |
| ☐ Other | \$ | |

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☒ Check ☐ Other 197/198

TOTAL RECEIVED \$ 3,393.25

SIGNATURE X <i>J. Graff</i>	AGENCY OF FILING PRINTED NAME AND TITLE igraff Deputy Clerk
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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:

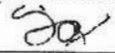
City of San Ramon (Lead Agency)
7000 Bollinger Canyon Rd.
San Ramon, CA 94583
Contact: Lauren Barr, Planning Manager
Phone: (925) 973-2567

2024-00217

FILED

June 24, 2024

KRISTIN B. CONNELLY
CLERK-RECORDER

By 

W. Smiglewski
Deputy Clerk

☒ 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)

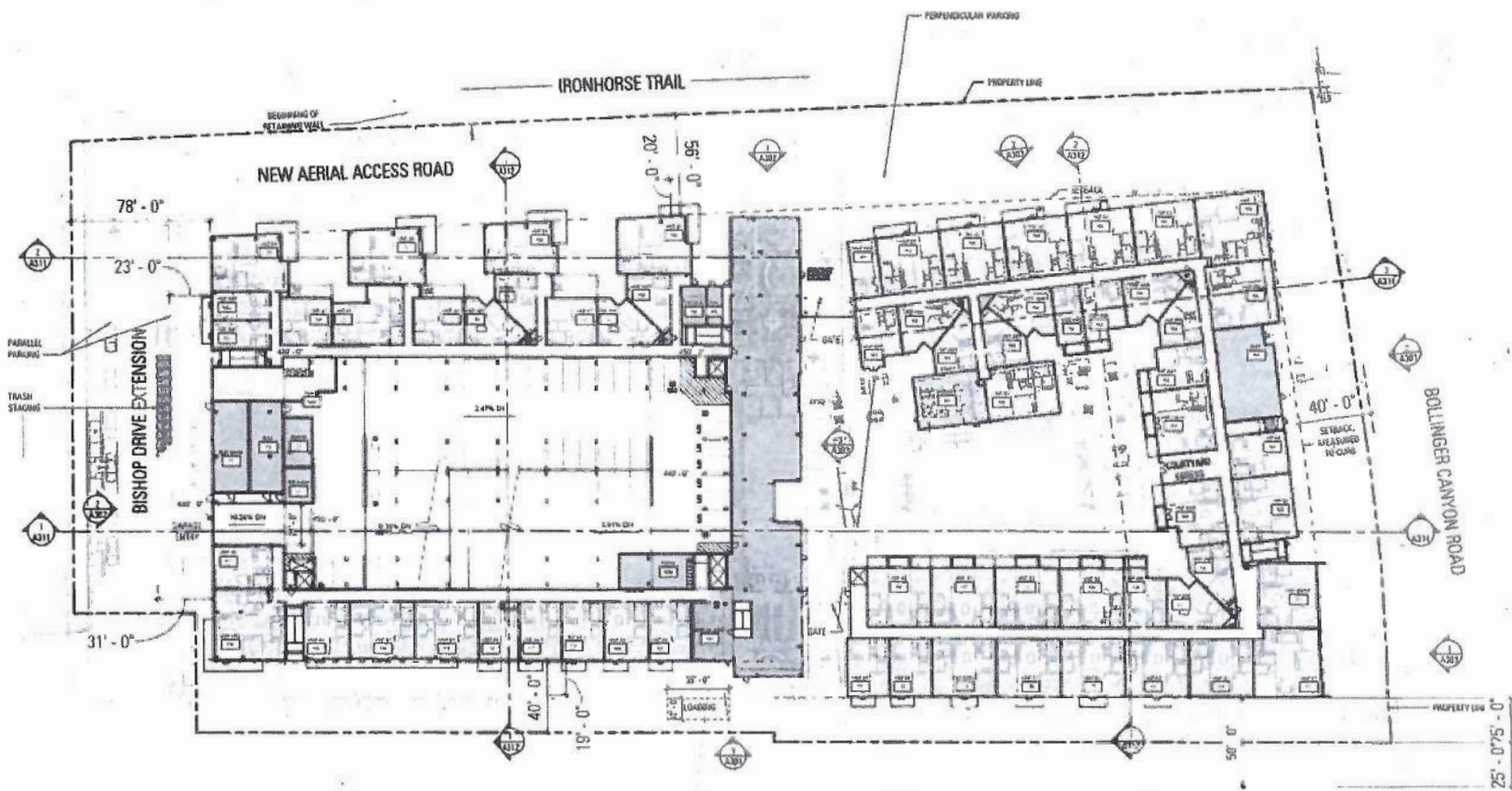
Project Description: The proposed project consists of two residential apartment buildings totaling 457 units which are connected by breezeways. The northern building is proposed as a 7-story multifamily residential "wrap" building, which in addition to residential units, includes 11,400 sf. of leasing 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.igam2.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.



BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay

05.29.2024

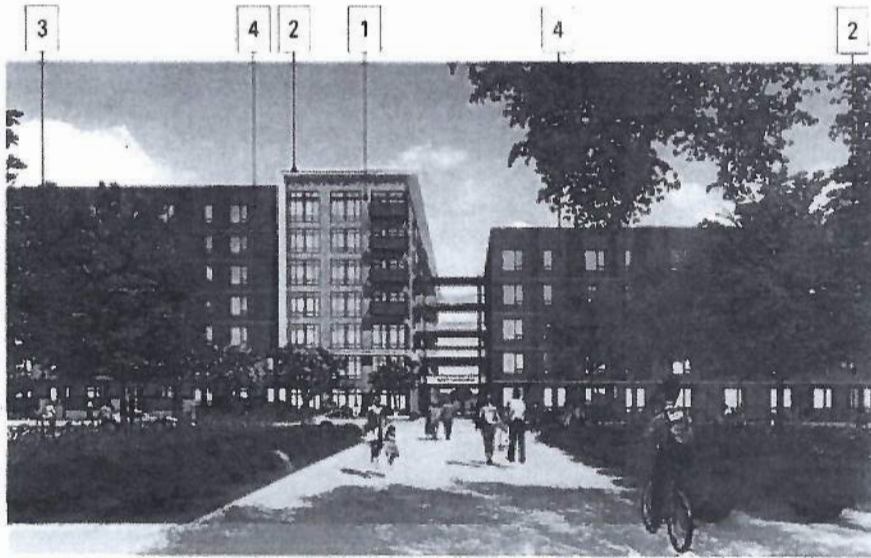
2022019

BAR architects
& interiors

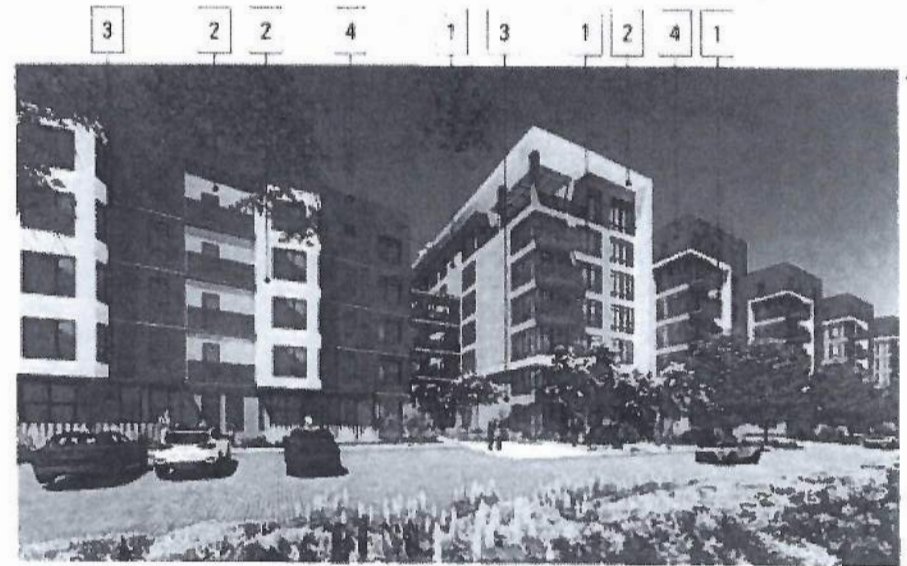


LEVEL 1

A201



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)



"ANCESTREAL WATER"
KELLY-MOORE KM4885-1

4) DARK GREEN HARDIE PANEL



"ROSEMARY"
SHERMAN WILLIAMS SW6187



Source: Google Earth Pro Aerial Imagery.

**FIRSTCARBON
SOLUTIONS™**



1,000 500 0 1,000
Feet

**Exhibit 2-2
Local Vicinity Map
Aerial Base**

24910031 • 04/2020 | 2-2_local_aerial.mxd

CITY OF SAN RAMÓN • CITYWALK MASTER PLAN
ENVIRONMENTAL IMPACT REPORT

Daborah 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
Total Amount Due:	\$3,393.25
Total Paid	
Check Tendered:	\$50.00
#197	
Check Tendered:	\$3,343.25
#198	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE





State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753 5a

Print	Start Over	Save
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RECEIPT NUMBER:
07-06/24/2024-217
STATE CLEARINGHOUSE NUMBER (If applicable)
2019090586

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN RAMON	LEAD AGENCY EMAIL	DATE 06/24/2024
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2024-00217	
PROJECT TITLE		

CITY WALK MASTER PLAN-BISHOP RANCH-3A APARTMENT PROJECT (DP 2024-0001, AR 2024-0001, TRP 2024-0001)

PROJECT APPLICANT NAME AVALON BAY COMMUNITIES (ATTN: NORA COLLINS)	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 546-4138
PROJECT APPLICANT ADDRESS 455 MARKET STREET, SUITE 1650	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94105

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,051.25 \$
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$
☒ County documentary handling fee \$ 50.00 \$ 50.00
☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 1069 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE William Smiglewski Deputy Clerk
----------------	--

R#56197

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

Public

Finalization No.: 202400056997

Cashier: wsmiglewski

Register: WINDOW6

Date/Time: 06/24/2024 03:45 PM

Description	Fee
Environmental Impact Report - CEQA Previously Paid	
Filing Time:	03:45 PM
Filing Total:	\$50.00
Filing Fee:	\$50.00
Total Amount Due:	\$50.00
Total Paid	
Check Tendered:	\$50.00
#1069	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE





State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

07-10/23/2025-295

STATE CLEARINGHOUSE NUMBER (If applicable)

2019090586

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN RAMON	LEAD AGENCY EMAIL rdriscoll@sanramon.ca.gov	DATE 10/23/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2025-00294	
PROJECT TITLE		

CITY WALK MASTER PLAN - REVISIONS TO BISHOP RANCH-3A APARTMENT PROJECT (DPA 2025-0006, MX 2025-0004)

PROJECT APPLICANT NAME AVALON BAY COMMUNITIES INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 284-9080
PROJECT APPLICANT ADDRESS 455 MARKET STREET, SUITE 1650	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94105

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 50.00 \$ 50.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 309 TOTAL RECEIVED \$ 50.00

SIGNATURE

X

ASm

AGENCY OF FILING PRINTED NAME AND TITLE

Felicia Shepard Deputy Clerk

R# 108023

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

Public

Finalization No.: 202500108023

Cashier: fshepard

Register: WINDOW6

Date/Time: 10/23/2025 08:33 AM

Description	Fee
Environmental Impact Report - CEQA Previously Paid	
Filing Time:	08:33 AM
Filing Total:	\$50.00
Filing Fee:	\$50.00
Total Amount Due:	\$50.00
Total Paid	
Check Tendered:	\$50.00
#309	
Amount Due:	\$0.00

EACH TRANSACTION IS FINAL AND
NON-REFUNDABLE.



THANK YOU
PLEASE KEEP FOR REFERENCE