

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: Analisa Mirzad, Associate Planner
Phone: (925) 973-2571

2025-00324

FILED

November 20, 2025
KRISTIN B. CONNELLY
CLERK-RECORDER

By 
F. Shepard
Deputy Clerk

☒

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

State Clearinghouse No.: 2022060549

Project Title: San Ramon 2040 General Plan-Canopy at Bishop Ranch 8 Residential Development (DA 2025-0002, DP 2025-0001, AR 2025-0006, MJ 2025-0002, TRP 2025-0004, and ENVR 2025-0004)

Project Applicant: Sunset Development Company (Stephanie Hill (925) 380-9511)
2600 Camino Ramon, Suite 201
San Ramon, CA 94583

Project Location: A 26.97-acre office complex at 3000-5000 Executive Parkway (APNs: 213-133-067; -068; -069) See Vicinity Map

Project Description: The project consists of the redevelopment of the existing office complex as a new residential community, including 416 new homes composed of 161 multifamily apartment units within a 5-story building and 255 single family detached homes. The project provides a minimum of 15% affordable units consistent with the City's Inclusionary Housing standards. The project site is identified in the General Plan 2040 as a Housing Opportunity Site and analyzed in the General Plan 2040 EIR. The project's development profile is less intense than that of the existing office complex as well as the site's redevelopment assumptions used in the EIR analysis. The General Plan Mitigation Measures are incorporated into the project conditions of approval.

The General Plan 2040 analyzed the buildout potential for the City through 2040. As part of a comprehensive planning process, the City of San Ramon adopted an update to the prior San Ramon General Plan including the eleven respective General Plan Elements including: Land Use, Housing, Traffic and Circulation, Safety, Open Space and Conservation, Parks and Recreation, Public Facilities and Utilities, Noise, Air Quality and GHG Emissions, Growth Management and Economic Development.

The project site is a Housing Opportunity Site, referenced in the adopted Housing Element and as such redevelopment was anticipated by the General Plan 2040 and analyzed by the San Ramon 2040 General Plan Environmental Impact Report (SCH#2022060549)

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

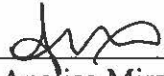
[Public Hearing: Canopy \(Bishop Ranch 8\) Residential Development \(DA 2025-0002, DP 2025-0001, AR 2025-0006, MJ 2025-0002, TRP 2025-0004, and ENVR 2025-0004\) Located at 3000-5000 Executive Parkway - San Ramon, CA](#)

This is to advise that the City of San Ramon (Lead Agency), by approval of San Ramon Planning Commission Resolution No. 16-25 and Resolution No. 17-25 on November 18, 2025, has approved the Canopy at Bishop

Ranch 8 Residential Development project and is relying on the previously certified Environmental Impact Report (SCH# 2022060549) 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: Associate Planner
Analisa Mirzad

Date: November 18, 2025 Date Received for filing: November 20, 2025

Attachments

Vicinity Map
Project Site Plan and Rendering
General Plan 2040 EIR NOD with Fish and Game Receipt



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map

 San Ramon CALIFORNIA	PHD 2025-0002; DP 2025-0001; DA 2025-0002; MJ 2025-0002; AR 2025-0006; ENVR 2025-0004; TRP 2025-0004 Canopy at BR 8 Residential Development 3000, 4000, 5000 Executive Pkwy (APNs: 213-133-067; -068; -069)	N  (Not to Scale)
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CANOPY

City of San Ramon, CA 94582

September 12, 2025

Architecture Review and Vesting Tentative Map Submittal

Address: 3000-5000 Executive Parkway, San Ramon CA

APN: 213-133-067, 213-133-068, 213-133-069

RECEIVED

October 23, 2025

CITY OF SAN RAMON
PLANNING SERVICES



Plan 4 - Elevation A
Color Scheme #2

Plan 5XR - Elevation A
Color Scheme #1

Plan 3X - Elevation C
Color Scheme #12

Plan 4R - Elevation B
Color Scheme #8

VILLAGE 1 (STREET-SIDE) STREETSCENE



Plan 2R - Elevation A
Color Scheme #2

Plan 3 - Elevation B
Color Scheme #6

Plan 1R - Elevation C
Color Scheme #10

VILLAGE 2 (STREET-SIDE) STREETSCENE



Plan 1 - Elevation B
Color Scheme #8

Plan 2 - Elevation A
Color Scheme #2

Plan 3X - Elevation C
Color Scheme #11

VILLAGE 3 (ALLEY-SIDE) STREETSCENE



Plan 2 - Elevation C
Color Scheme #10

Plan 3 - Elevation B
Color Scheme #6

Plan 1 - Elevation A
Color Scheme #4

VILLAGE 3 (STREET-SIDE) STREETSCENE

Project Team:



Applicant:
Bishop Ranch
3000 Executive Parkway, Suite 200
San Ramon, CA 94582
Contact: Stephanie Hall
925 368 9511



Architect:
WHA Architects
1191 Gateway Center Road, Suite 200
San Ramon, CA 94583
Contact: Robert Lutz
925 465 1700



Architect:
Steinberg Hart Architects
3000 Executive Parkway, Suite 200
San Ramon, CA 94582
Contact: Stephanie Hall
925 368 9511



Civil Engineer:
Carlson Barber & Gibson, Inc.
2000 Executive Parkway, Suite 200
San Ramon, CA 94582
Contact: Ryan Hansen
925 368 9511



W&A
W&A Architects
1191 Gateway Center Road, Suite 200
San Ramon, CA 94583
Contact: Robert Lutz
925 465 1700

Landscape Architect:
Van Buren Associates Landscape Architects, Inc.
311 14th Street
San Francisco, CA 94103
Contact
415 364 1881



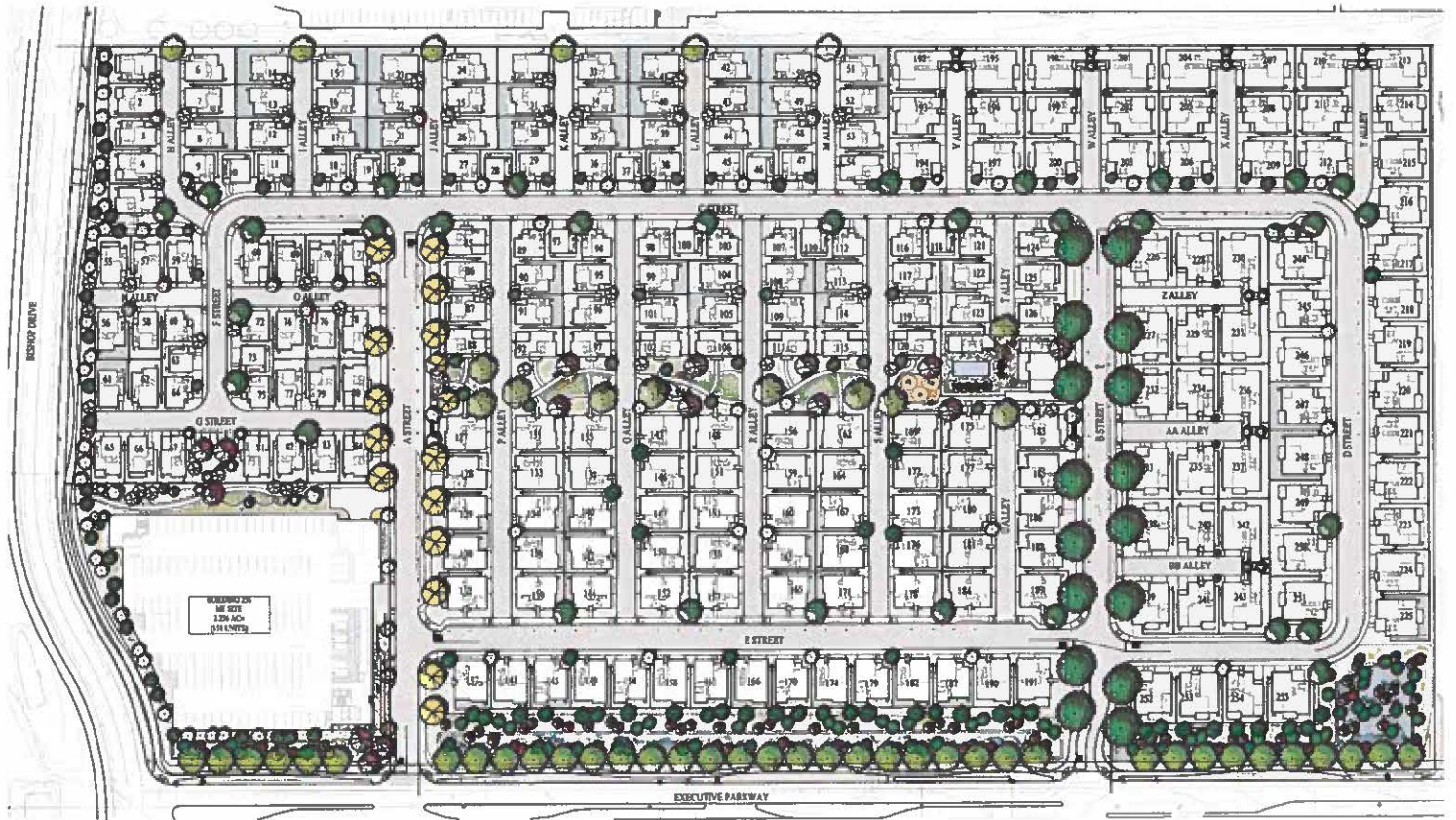
Joint Trench:
GIACALONE Design Services, Inc.
3000 Executive Parkway, Suite 200
San Ramon, CA 94582
Contact: Cheryl Crowell
925 368 9511

[illegible]

100

12. Starting Conditions for Admittance Admittance starting may be required if the temporary demand put on existing urban area use is of public interest. Public interest means any disturbance that may be associated with the use of the area as a site for general public, such as but not limited to County Commission.

	1997	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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LANDSCAPE ILLUSTRATIVE SITE PLAN

CANOPY
Bishop Ranch, San Ramon, California
2nd Planting Submittal



L1.1



PERSPECTIVE ALONG DECATUR PARKWAY AT SOUTHWEST



PERSPECTIVE ALONG BIRCH STREET AT SOUTHWEST



PERSPECTIVE ALONG BIRCH STREET AT WEST



PERSPECTIVE OF CORNER AS INTERSECTION OF EXISTING WEST 8TH STREET AT SOUTHEAST



CORNER 6 BIRCH STREET AS EAST



PERSPECTIVE OF BIRCH STREET ALONG 6TH STREET AT EAST



**steinberg
hart**

NOT FOR
CONSTRUCTION

CANOPY
2000 DECATUR PARKWAY
SARASOTA, FL 34237

MAKING CONCEPT

AL028

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: 1025 Escobar Street
Martinez, California 94553

From:

Public Agency: City of San Ramon
 Address: San Ramon Planning Services Division
7000 Bollinger Canyon Rd., San Ramon, CA 94583
 Contact: Cindy M. Yee, AICP, Senior Planner
 Phone: (925) 973-2560
 email: cyee@sanramon.ca.gov
 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.

2023-00482

FILED

December 14, 2023

KRISTIN B. CONNELLY
CLERK-RECORDERState Clearinghouse Number (if submitted to State Clearinghouse): 2022060549Project Title: San Ramon 2040 General PlanProject Applicant: City of San RamonProject Location (include county): San Ramon, Contra Costa County

Project Description:

As part of a comprehensive planning process, the City of San Ramon proposes to adopt an update to the San Ramon Plan, including eleven respective General Plan elements, amendment to the San Ramon Village Specific Plan, repeal of Camino Ramon Specific Plan, and the San Ramon Zoning Code update. The 2040 General Plan elements include: Land Use; Housing; Traffic and Circulation; Safety; Open Space and Conservation; Parks and Recreation; Public Facilities and Utilities; Noise; Air Quality and GHG Emissions, Growth Management, and Economic Development.

By [Signature]
Deputy clerk

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

described project on December 12, 2023 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:

www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services/general_plan_and_housing_element_update

Signature (Public Agency): [Signature] Title: Senior Planner

Date: December 13, 2023 Date Received for filing at OPR: December 13, 2023



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a



RECEIPT NUMBER:

07-12/14/2023-482

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN RAMON		12/14/2023
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
CONTRA COSTA COUNTY		2023-00482
PROJECT TITLE		

SAN RAMON 2040 GENERAL PLAN

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF SAN RAMON		(925) 973-2560
PROJECT APPLICANT ADDRESS	CITY	STATE
7000 BOLLINGER CANYON RD	SAN RAMON	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) \$ 3,839.25 \$ 3,839.25
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$

☐ 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 28570,28571 TOTAL RECEIVED \$ 3,889.25

SIGNATURE

X

[Handwritten Signature]

AGENCY OF FILING PRINTED NAME AND TITLE

Fern Lisa Deputy Clerk

R#113072

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

Public

Receipt No.: RPT20230000113072

Finalization No.: 202300111262

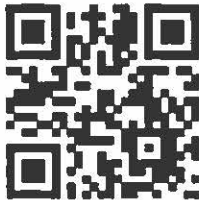
Cashier: lferm

Register: WINDOW10

Date/Time: 12/14/2023 08:53 AM

Description	Fee
Environmental Impact Report	
Filing Time:	08:53 AM
Filing Total:	\$3,889.25
Filing Fee:	\$3,889.25
Total Amount Due:	\$3,889.25
Total Paid	
Check Tendered:	\$3,839.25
#28570	
Check Tendered:	\$50.00
#28571	
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

Start Over

Save

RECEIPT NUMBER:

07-11/20/2025-325

STATE CLEARINGHOUSE NUMBER (If applicable)

2022060549

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN RAMON		11/20/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
CONTRA COSTA COUNTY	2025-00324	
PROJECT TITLE		

SAN RAMON 2040 GENERAL PLAN-CANOPY AT BISHOP RANCH 8 RESIDENTIAL DEVELOPMENT (DA 2025-2025-0002, DP 2025-0001, AR 2025-0006, MJ 2025-0002, TRP 2025-0004 AND ENVR 2025-0004)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SUNSET DEVELOPMENT COMPANY		(925) 380-9511
PROJECT APPLICANT ADDRESS	CITY	STATE
2600 CAMINO RAMON, SUITE 201	SAN RAMON	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) \$ 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 348

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

ASm

AGENCY OF FILING PRINTED NAME AND TITLE

Felicia Shepard Deputy Clerk

R# 118334

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

Public

Finalization No.: 202500118334

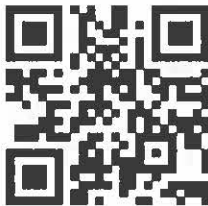
Cashier: fshepard

Register: WINDOW8

Date/Time: 11/20/2025 09:21 AM

Description	Fee
Environmental Impact Report - CEQA Previously Paid	
Filing Time:	09:21 AM
Filing Total:	\$50.00
Filing Fee:	\$50.00
Total Amount Due:	\$50.00
Total Paid	
Check Tendered:	\$50.00
#348	
Amount Due:	\$0.00

EACH TRANSACTION IS FINAL AND
NON-REFUNDABLE.



THANK YOU
PLEASE KEEP FOR REFERENCE