

NOTICE OF DETERMINATION

2025-00295

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

Office of Planning and Research
1400 10th St. #100
Sacramento, CA 95814

FILED

October 23, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

By Lg

L. Graham
Deputy Clerk

FROM: City of San Ramon (Lead Agency)
7000 Bollinger Canyon Rd.
San Ramon, CA 94583
Contact: Analisa Mirzad, Associate Planner
Phone: (925) 973-2571
Email: amirzad@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: 2022060549

Project Title: San Ramon 2040 General Plan-Bishop Ranch 11 (BR 11) Residential Development (DPA 2025-0005, MX 2025-0003)

Project Applicant: Trumark Homes (Robin Miller (925) 999-3950)
3001 Bishop Drive, Suite 100, San Ramon CA, 94583

Project Location: A 11.09-acre office complex at 2301 Camino Ramon. (APN: 213-131-003) (see vicinity map)

Project Description: The proposed revised project amends the previously approved Bishop Ranch 11 Residential Development Project by satisfying 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 10% (50 space) parking reduction on-site. All other aspects of the revised project remain consistent with the previously approved project.

The revised project results in no increase in the severity of impacts analyzed and disclosed in the San Ramon 2040 General 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 San Ramon 2040 General 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. 12-25, is relying on the previously certified Environmental Impact Report (SCH# 2022060549) 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 San Ramon 2040 General 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 San Ramon 2040 General 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):  - Analisa Mirzad, 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 Location Map



DPA 2025-0005; MX 2025-0003

BR 11 Residential Development

**2301 Camino Ramon (APN:
213-131-003)**



(Not to Scale)

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 Garcia, Assistant Planner
Phone: (925) 973-2571

2025-00068

FILED

March 7, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

By *F. Shepard*

F. Shepard
Deputy Clerk

State Clearinghouse No.: 2022060549

Project Title: San Ramon 2040 General Plan-Bishop Ranch 11 (BR 11) Residential Development (DP 2024-0005, AR 2024-0012, MJ 2024-0003, TRP 2024-0007, ENVR 2025-0002)

Project Applicant: Trumark Homes (Trevor Brown (925) 999-3984)
3001 Bishop Drive, Suite 100
San Ramon, CA 945835

Project Location: A 11.09-acre office complex at 2301 Camino Ramon. (APN: 213-131-003) See Vicinity Map,

Project Description: The project consists of the redevelopment of the existing office complex as a new residential community, including 195 new homes composed of 128 multifamily townhomes and 67 single family homes. The project provides 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 updated 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: Bishop Ranch (BR 11) Residential Development (DP 2024-0005, AR 2024-0012, MJ 2024-0003, TRP 2024-0007, and ENVR 2025-0002) Located at 2301 Camino Ramon - San Ramon, CA

This is to advise that the City of San Ramon (Lead Agency), by approval of San Ramon Planning Commission Resolution No. 02-25 on March 4, 2025, has approved the Bishop Ranch 11 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:



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map

 San Ramon CALIFORNIA	DP 2024-0005 BR 11 Residential Development 2301 Camino Ramon (APN: 213-131-003)	N  (Not to Scale)
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Kristin B. Connelly
Contra Costa
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Finalization No.: 202500021721

Cashier: fshepard

Register: WINDOW7

Date/Time: 03/07/2025 09:01 AM

Description	Fee
Environmental Impact Report - CEQA Previously Paid	
Filing Time:	09:01 AM
Filing Total:	\$50.00
Filing Fee:	\$50.00
Total Amount Due:	\$50.00
Total Paid	
Check Tendered:	\$50.00
#3450	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



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

State Clearinghouse Number (if submitted to State Clearinghouse): 2022060549

Project Title: San Ramon 2040 General Plan

Project Applicant: City of San Ramon

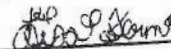
Project Location (include county): San Ramon, Contra Costa County

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.

FILED

December 14, 2023

KRISTIN B. CONNELLY
CLERK-RECORDERBy 
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):



Title: Senior Planner

Date: December 13, 2023

Date Received for filing at OPR: December 13, 2023

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

Revised 2011



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

Print:

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

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

StartOver

Save

RECEIPT NUMBER:

07-10/23/2025-296

STATE CLEARINGHOUSE NUMBER (If applicable)

2022060549

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN RAMON	LEAD AGENCY EMAIL amirzad@sanramon.ca.gov	DATE 10/23/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2025-00295	
PROJECT TITLE		

SAN RAMON 2040 GENERAL PLAN-BISHOP RANCH 11 (BR 11) RESIDENTIAL DEVELOPMENT (DPA 2025-0005, MX 2025-0003)

PROJECT APPLICANT NAME TRUMARK HOMES (ROBIN MILLER)	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 999-3950
PROJECT APPLICANT ADDRESS 3001 BISHOP DRIVE, SUITE 100	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) \$ 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 310 **TOTAL RECEIVED** \$ 50.00

SIGNATURE X <i>Lg</i>	AGENCY OF FILING PRINTED NAME AND TITLE Lyric Graham Deputy Clerk
---------------------------------	--

Rec # 108025

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

Public

Finalization No.: 202500108025

Cashier: lgraham

Register: WINDOW7

Date/Time: 10/23/2025 08:34 AM

Description	Fee
Environmental Impact Report - CEQA Previously Paid	
Filing Time:	08:34 AM
Filing Total:	\$50.00
Filing Fee:	\$50.00
Total Amount Due:	\$50.00
Total Paid	
Check Tendered:	\$50.00
#310	
Amount Due:	\$0.00

EACH TRANSACTION IS FINAL AND
NON-REFUNDABLE.



THANK YOU
PLEASE KEEP FOR REFERENCE