

NOTICE OF EXEMPTION

TO: County Clerk's Office Office of Planning and Research
Contra Costa County P.O. Box 3044, Room 113
555 Escobar Street Sacramento, CA 95812-3044
Martinez, CA 94553-1105

FROM: City of San Ramon (Lead Agency)
Planning Services Division
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560



PROJECT TITLE: Orchards Development Project (MJ 2024-0004, DP 2024-0006, DP 2024-0008, AR 2024-0013, TRP 2024-0009, and ENVR 2025-0003)

PROJECT LOCATION: 6001 Bollinger Canyon Road, San Ramon, CA 94583
Contra Costa County (APN: 213-120-008)

PROJECT APPLICANT: BR6001, LLC (c/o Sunset Development Company)
2600 Camino Ramon, Suite 201, San Ramon, CA 94583
Phone: (925) 380-9511

Email: shill@bishopranch.com

PROPERTY OWNER: BR6001, LLC (c/o Sunset Development Co.)

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The proposed Project consists of demolition of 1.3m sq. ft. office buildings (formerly Chevron Office Park), subdivision of the existing 92-acre site into three Districts and 191 lots for up to 2,510 residential units, and approval of two development plans for the development of the Orchards Development Master Plan, and the Neighborhood District consisting of 230 single-family homes, 138 multi-family townhomes, and 58 optional accessory dwelling units (ADUs), along with associated site and landscape improvements within this District. The Project consists of an overall density of 46.3 dwelling units per net acre.

EXEMPT STATUS: (*check one*)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption:
- Statutory Exemptions: Projects Consistent with the General Plan - 15183
- Common Sense Exemption (Sec. 15061(b)(3))

REASONS WHY PROJECT IS EXEMPT:

The proposed Project is consistent with the City of San Ramon 2040 General Plan and Zoning designation of Downtown Mixed Use – South (DMU-S). The Project does not propose an increase in density over the existing land use designation and is consistent with the impacts evaluated in the 2040 General Plan Update (GPU) EIR. As required by CEQA, the City prepared a Final EIR, which analyzed the environmental impacts of the GPU (SCH No. 2022060549). On December 13, 2023, the City Council certified an EIR for the 2040 GPU. The Project would not result in any impacts unique to the site or that were not evaluated in the 2040 GPU EIR.

LEAD AGENCY CONTACT: Cindy Yee, Division Manager at (925) 973-2562 or cyyee@sanramon.ca.gov

Signature: _____


Date: February 5, 2026

Authority Cited Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



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CEQA Guidelines §15183 – Statement of Exemption and Findings of Consistency

Orchards Project – City of San Ramon State Clearinghouse No. 2022060549

The City of San Ramon, acting as Lead Agency under the California Environmental Quality Act (“CEQA”), has reviewed the proposed **Orchards Project** located at 6001 Bollinger Canyon Road in San Ramon, Contra Costa County, California. Consistent with **CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning)**, the City makes the following findings based on the **Orchards Project CEQA Guidelines Section 15183 Consistency Checklist** and the previously certified **San Ramon General Plan 2040 Final EIR (SCH No. 2022060549)**:

1. The Project is consistent with the development density established by the existing zoning, community plan, or general plan for which an EIR was certified.

The Orchards Project site is designated **Downtown Mixed-Use South (DMU-S)** in both the City’s General Plan and Zoning Code. The DMU-S designation permits a density range of **20–60 dwelling units per acre**. The combined Mixed-Use District, Multi-Family District, and Neighborhood District would result in a sitewide density of **47.2 dwelling units per acre**, which is **within the range analyzed** in the certified 2040 General Plan EIR.

Although the Neighborhood District seeks a waiver from the minimum FAR requirement under the **State Density Bonus Law**, CEQA Guidelines §15183(j)(2) clarifies that consistency is based on density, not FAR. The Project remains fully consistent with the development density evaluated in the certified EIR.

Finding: *Satisfied.*

2. There are no project-specific effects that are peculiar to the project or its site.

The Consistency Checklist demonstrates that the site is already fully developed with the former Chevron Park campus and contains no unique or sensitive environmental conditions that were not addressed in the 2040 General Plan EIR.

Across all topical areas (aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards, hydrology, noise, population/housing, public services, recreation, transportation, utilities, and wildfire), the analysis found **no environmental effects that are peculiar to the project or its site.**

Where applicable (e.g., nesting birds, roosting bats, paleontological resources), the Project is subject to **General Plan EIR mitigation measures already adopted by the City**, and no additional project-specific mitigation is required.

Finding: *Satisfied.*

3. There are no project-specific impacts that the prior EIR failed to analyze as significant effects.

The 2040 General Plan EIR analyzed environmental impacts associated with buildout of the General Plan, including the DMU-S designation that governs this site.

The Consistency Checklist confirms that **all impacts associated with the Orchards Project fall within the scope of impacts already evaluated** in the 2040 General Plan EIR. No impact category revealed a new or elevated significant effect. All expected construction and operational impacts—such as air emissions, noise, site preparation, grading, or public service demands—were anticipated and analyzed by the certified General Plan EIR.

Finding: *Satisfied.*

4. There are no potentially significant off-site or cumulative impacts which were not discussed in the prior EIR.

The certified 2040 General Plan EIR includes a comprehensive cumulative analysis for citywide and regional environmental conditions.

The Consistency Checklist found that the Orchards Project **would not create any new off-site or cumulative impacts** beyond those considered in the 2040 General Plan EIR. Project-generated traffic, air emissions, greenhouse gases, noise, stormwater, and public service demands were all found to be consistent with the cumulative development envelope evaluated by the prior EIR.

Finding: *Satisfied.*

5. There is no substantial new information that would result in more severe environmental impacts than those anticipated in the prior EIR.

The consistency analysis identified **no substantial new information**, which was not known at the time the 2040 General Plan EIR was certified, indicating:

- New significant impacts,
- Increased severity of previously identified impacts, or
- New feasible mitigation measures or alternatives that the prior EIR failed to analyze.

Any new technical information (e.g., updated biological surveys, updated geotechnical data, stormwater design, ESA findings) **did not alter the impact conclusions** and remains within the scope of the assumptions and analyses in the 2040 General Plan EIR.

Finding: *Satisfied.*

Conclusion and Exemption Determination

Based on the Consistency Checklist and the certified **San Ramon General Plan 2040 Final EIR**, the City of San Ramon finds that the Orchards Project meets all requirements of **CEQA Guidelines §15183**.

Accordingly, the City finds that the Orchards Project is exempt from additional CEQA review pursuant to CEQA Guidelines **§15183**. **No further environmental analysis is required.**