

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

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

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:

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: Assistant Planner
Analisa Garcia

Date: March 4, 2025



Date Received for filing: March 7, 2025

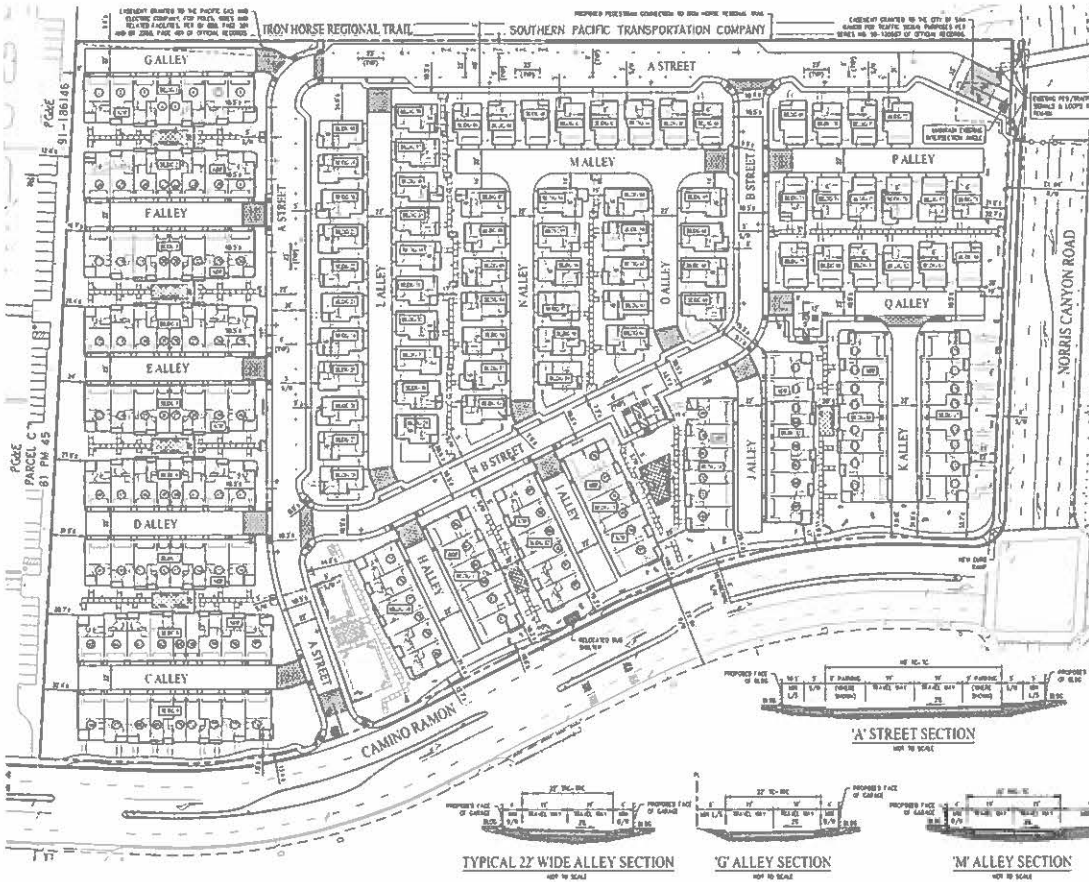
Attachments

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

 <p>San Ramon CALIFORNIA</p>	<p>DP 2024-0005</p> <p>BR 11 Residential Development</p> <p>2301 Camino Ramon (APN: 213-131-003)</p>	<p>N</p>  <p>(Not to Scale)</p>
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- NEW WALL
- STOP SIGN
- ACCESSIBLE PARKING STALL
- NEW ACCESS SIGN
- EXISTING ACCESS SIGN
- NEW SIGN
- EXISTING SIGN
- NEW SIGN LOCATION
- EXISTING SIGN LOCATION
- NEW SIGN LOCATION
- EXISTING SIGN LOCATION

GUEST PARKING SUMMARY	
	STALL COUNT
STANDARD PARKING	17 (21 OF TOTAL AVAILABLE) = 21
15' CAPABLE PARK OF STANDARD PARKING PROVISIONS	5
TOTAL	22

ABBREVIATIONS	
B.S.C.	BASELINE
L.S.	LANDSCAPING
P.S.	PARKING SIGN AND REFLECTOR
R.	RAILROAD
S.	SETBACK
T.S.	TOTAL SIGN
U.P.	TOP OF UNDERPASS
W.P.A.	WATER



NORRIS CANYON ROAD FRONTAGE SECTION



CAMINO RAMON FRONTAGE SECTION



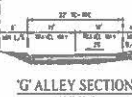
'A' STREET SECTION



'B' STREET SECTION



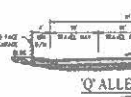
TYPICAL 22' WIDE ALLEY SECTION



'G' ALLEY SECTION



'M' ALLEY SECTION



'Q' ALLEY SECTION

Bishop Ranch 11
San Ramon, CA
October 29, 2024

Trumark
3075 Bishop Drive, Suite 100, San Ramon, CA 94583
925.988.2954

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1261 Walnut Street, Suite 100
Berkeley, CA 94603
726.647.0000 | info@sdgarchitects.com



cbg CIVIL ENGINEERS SURVIVORS PLANNERS
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PRELIMINARY SITE PLAN
TM-3