

NOTICE OF EXEMPTION

2023-00083

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

FILED

March 15, 2023

**KRISTIN B. CONNELLY
CLERK-RECORDER**

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



By A. Stra
Deputy clerk

PROJECT TITLE: Marketplace Mixed Use Development Project (DP 2022-0007; MJ 2022-0005; UP 2022-0004; AR 2022-0032; TRP 2022-0009; and ENV 2022-0004)

PROJECT LOCATION: 130 Market Place, San Ramon, CA 94583
Contra Costa County (APN: 213-701-002)

PROJECT APPLICANT: Marketplace at San Ramon, LLC (c/o Mr. Scott Grady)
4695 MacArthur Ct., Suite 700, Newport Beach, CA 92660
Phone: (949) 662-2100

PROPERTY OWNER: Marketplace at San Ramon, LLC (c/o Mr. Scott Grady)

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Project consists of the demolition of approx. 55,636 sq. ft. of existing commercial tenant space (former Nob Hill Foods, etc.), construction of 40 single-family detached condominium units, 4 Junior Accessory Dwelling Units, the renovation of an existing 1,869 sq. ft. building for an existing Eating & Drinking Establishment land use, associated parking lot modifications, tree removals, and landscape improvements. The Project also includes the subdivision of the Project area into 18 new parcels with a Vesting Tentative Map for Condominium Purposes and a request to establish maximum open business hours of operation for an Eating and Drinking Establishment land use located adjacent to the proposed residential uses.

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: **In-Fill Development Projects (§15332)**
- Statutory Exemptions:

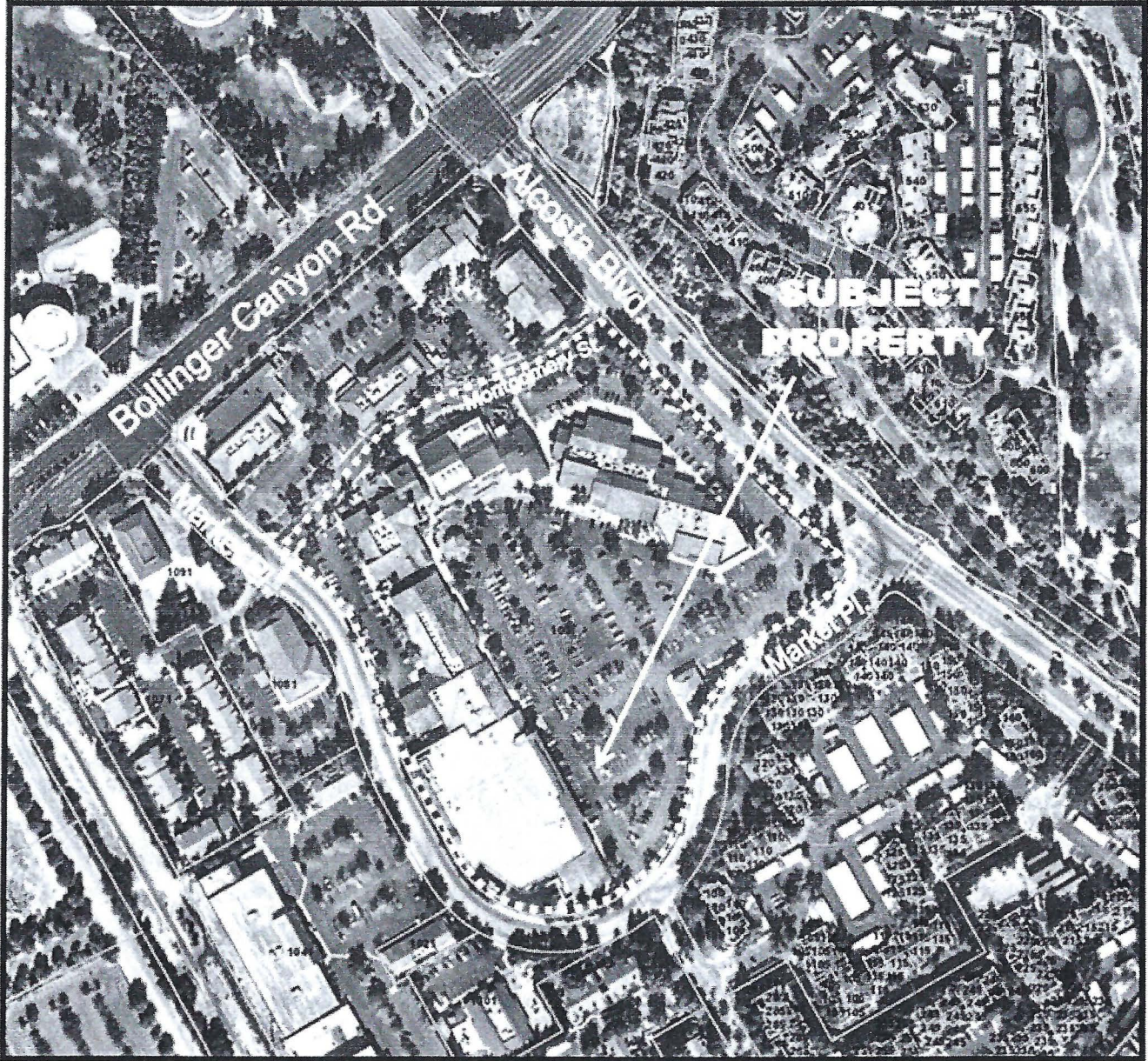
REASONS WHY PROJECT IS EXEMPT: On March 14, 2023, the City of San Ramon City Council adopted Resolution No. 2023-029 with findings that the Project site (3.91 acres) is an urbanized area of less than 5 acres, to which all required utilities and public services are available. Additionally, no habitat value for endangered, rare, or threatened species has been identified at the Project site. Furthermore, the proposed Project is consistent with applicable General Plan 2035 and zoning regulations, and would not result in significant effects to traffic, noise, air quality, or water quality as documented by the technical studies provided. Finally, none of the exceptions to the Class 32 Exemption are present. The Project site does not present unusual circumstances for a small urban site, and accordingly the Project would not cause significant environmental impacts due to any unusual circumstance.

LEAD AGENCY CONTACT: Ryan Driscoll, Associate Planner at (925) 973-2568 or rdriscoll@sanramon.ca.gov

Signature: Ryan Driscoll

Date: March 15, 2023

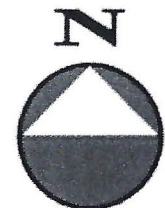
Authority Cited Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



**Development Plan; Major Subdivision; Use Permit;
Architectural Review; Tree Removal Permit; and
Environmental Review
(DP 2022-0007; MJ 2022-0005; UP 2022-0004;
AR 2022-0032; TRP 2022-0009; and
ENVR 2022-0004)**



(Not to Scale)

**Marketplace Mixed Use Development
130 Market Place (APN: 213-701-002)**