

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



**PROJECT TITLE:** Deerwood & Omega Workforce Housing Community Development (AR 2024-0002)

**PROJECT LOCATION:** 2233 San Ramon Valley Blvd., San Ramon, CA 94583  
Contra Costa County (APN: 208-260-036 & 052)

**PROJECT APPLICANT:** DEERWOOD SAN RAMON, LP (c/o Mr. Brandon Dinon)  
41610 R Street, Suite 250, Sacramento, CA 95811  
Phone: (916) 730-4143

**PROPERTY OWNER:** JAS 2233, LLC & JSA PROPERTIES, INC

**LEAD AGENCY:** City of San Ramon

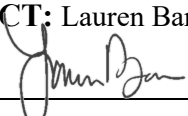
**PROJECT DESCRIPTION:** On May 17, 2024, Architectural Review application approval (AR 2024-0002) became effective for the Deerwood & Omega Workforce Housing Community Development consisting of 131-units of 100% affordable workforce rental housing (including one manager's unit) with surface parking and associated utilities, landscaping, open space, trash enclosures and other facilities on a 2.99-acre infill site located at 2233 San Ramon Valley Boulevard. The development consists of three (3) buildings with approximately 164,036 square feet. The two buildings on San Ramon Valley Boulevard and Deerwood Road/Omega Road are comprised of five (5) stories each, while the third building at the intersection of San Ramon Valley Boulevard and Deerwood Road is three (3) stories. Development Plans can be found at: [https://www.sanramon.ca.gov/our\\_city/departments\\_and\\_divisions/community\\_development/planning\\_services/pending\\_housing\\_projects](https://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services/pending_housing_projects)

**EXEMPT STATUS:** (check one)

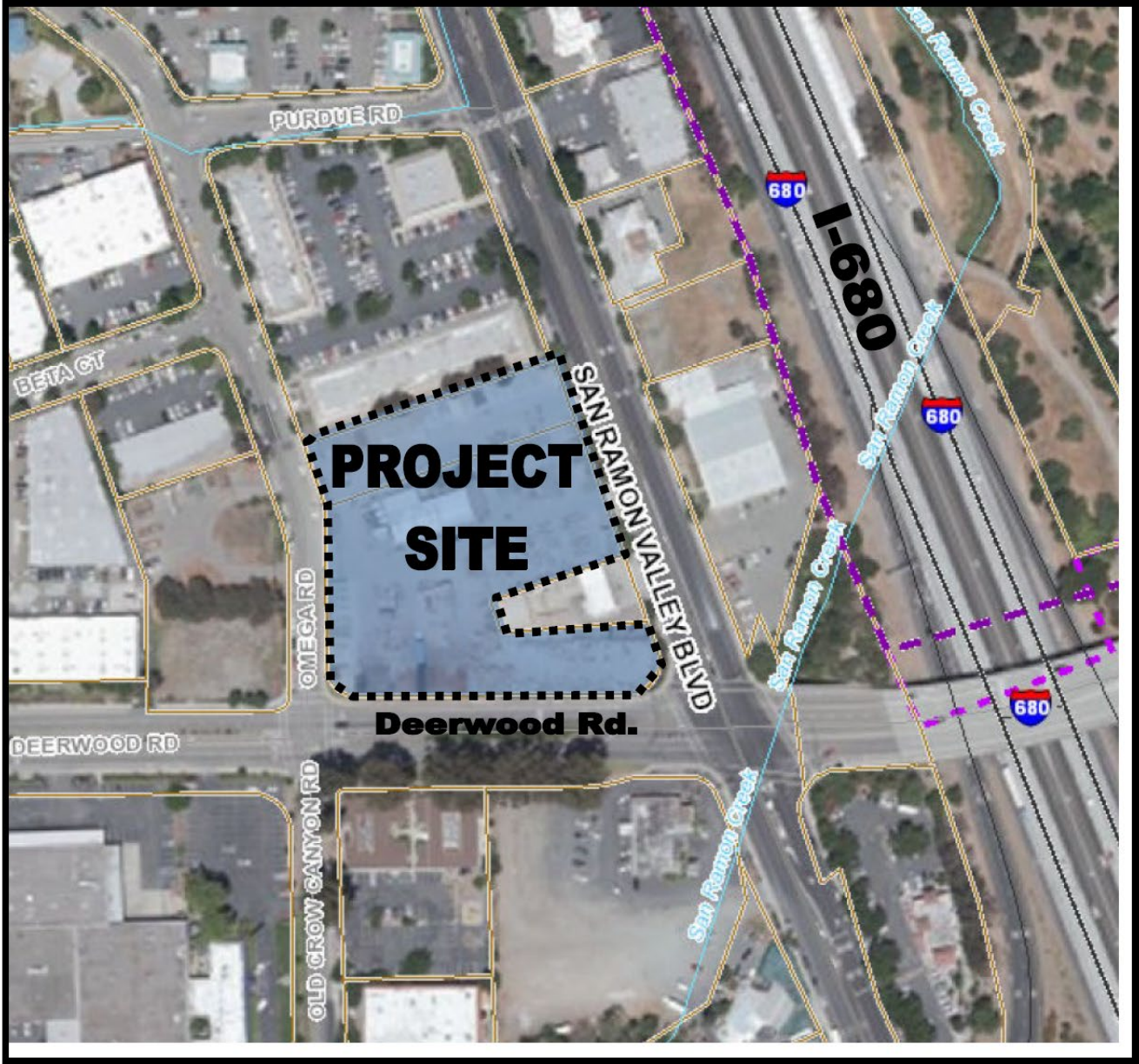
- Ministerial** (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption:
- Statutory Exemptions:** Gov Code 65583.2(i)-Use By Right, and Sec.15060(c)(1)-No Discretion.

**REASONS WHY PROJECT IS EXEMPT:** The proposed development is proposed on a site that was included in the City's site inventory in the previous two Housing Element cycles and includes more than 20% affordable units. As such, the "project" is eligible for use-by-right processing and approval as defined by Government Code 65583.2(i), which means that the local government's review of the proposed multifamily residential use "may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a project" for purposes of CEQA. Additionally, the Architectural Review application does not trigger CEQA because the review is limited to design issues. Further, CEQA does not apply if the "activity does not involve the exercise of discretionary powers by a public agency."

**LEAD AGENCY CONTACT:** Lauren Barr, Planning Manager at (925) 973-2567 or [lbarr@sanramon.ca.gov](mailto:lbarr@sanramon.ca.gov)

Signature: \_\_\_\_\_  


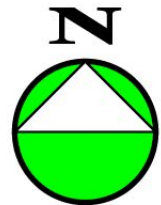
Date: \_\_\_\_\_ May 23, 2023



**CITY OF SAN RAMON PLANNING SERVICES**  
**Vicinity Map**



**131 Unit Apartment Project**  
**2233 San Ramon Valley Boulevard**  
**(APN: 208-260-036 and 052)**



**(Not to Scale)**