

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
Attn: Lauren Barr, Planning Manager
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560



PROJECT TITLE: Orchards (Chevron Park) Minor Subdivision (MS 2024-0002)

PROJECT LOCATION: 6001 Bollinger Canyon Road, San Ramon, CA 94583
Contra Costa County (APN: 213-120-008-7)

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

PROPERTY OWNER: BR6001, LLC (c/o Sunset Development- Stephanie Hill)

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: A Minor Subdivision application (MS 2024-0002) to divide an existing 91.55-acre parcel (APN: 213-120-008) into two lots: Parcel 1 at 34.23-acres, and Parcel 2 at 57.32-acres. The subject properties are Zoned DMU-S (Downtown Mixed Use –South) and have a General Plan Designation of Downtown Mixed Use – South.

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: Minor Land Divisions (§15315)**
- ☐ Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT:

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

Signature: _____

Date: September 20, 2024

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



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

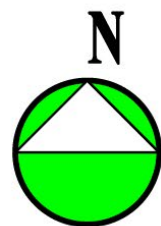


MS 2024-0002

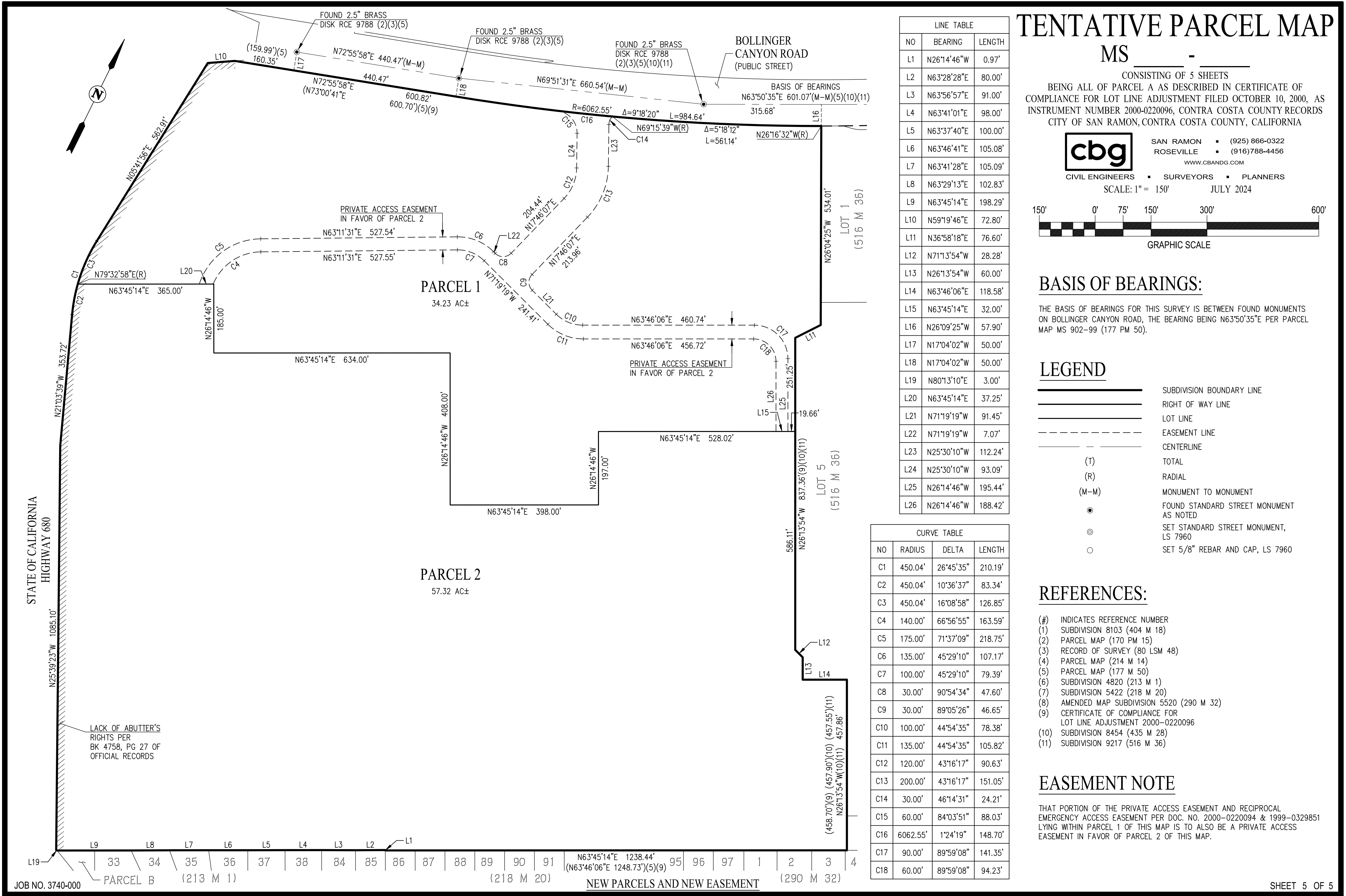
Orchards (Chevron Park) Minor Subdivision

6001 Bollinger Canyon Road

(APN: 213 120-008-7)



(Not to Scale)



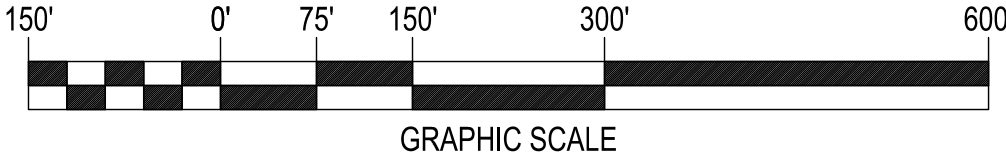
TENTATIVE PARCEL MAP MS -

CONSISTING OF 5 SHEETS
BEING ALL OF PARCEL A AS DESCRIBED IN CERTIFICATE OF
COMPLIANCE FOR LOT LINE ADJUSTMENT FILED OCTOBER 10, 2000, AS
INSTRUMENT NUMBER 2000-0220096, CONTRA COSTA COUNTY RECORDS
CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 150' JULY 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS
ON BOLLINGER CANYON ROAD, THE BEARING BEING N63°50'35"E PER PARCEL
MAP MS 902-99 (177 PM 50).

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	FOUND STANDARD STREET MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" REBAR AND CAP, LS 7960

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 8103 (404 M 18)
- (2) PARCEL MAP (170 PM 15)
- (3) RECORD OF SURVEY (80 LSM 48)
- (4) PARCEL MAP (214 M 14)
- (5) PARCEL MAP (177 M 50)
- (6) SUBDIVISION 4820 (213 M 1)
- (7) SUBDIVISION 5422 (218 M 20)
- (8) AMENDED MAP SUBDIVISION 5520 (290 M 32)
- (9) CERTIFICATE OF COMPLIANCE FOR
LOT LINE ADJUSTMENT 2000-0220096
- (10) SUBDIVISION 8454 (435 M 28)
- (11) SUBDIVISION 9217 (516 M 36)

EASEMENT NOTE

THAT PORTION OF THE PRIVATE ACCESS EASEMENT AND RECIPROCAL
EMERGENCY ACCESS EASEMENT PER DOC. NO. 2000-0220094 & 1999-0329851
LYING WITHIN PARCEL 1 OF THIS MAP IS TO ALSO BE A PRIVATE ACCESS
EASEMENT IN FAVOR OF PARCEL 2 OF THIS MAP.

LINE TABLE		
N0	BEARING	LENGTH
L1	N26°14'46"W	0.97'
L2	N63°28'28"E	80.00'
L3	N63°56'57"E	91.00'
L4	N63°41'01"E	98.00'
L5	N63°37'40"E	100.00'
L6	N63°46'41"E	105.08'
L7	N63°41'28"E	105.09'
L8	N63°29'13"E	102.83'
L9	N63°45'14"E	198.29'
L10	N59°19'46"E	72.80'
L11	N36°58'18"E	76.60'
L12	N71°13'54"W	28.28'
L13	N26°13'54"W	60.00'
L14	N63°46'06"E	118.58'
L15	N63°45'14"E	32.00'
L16	N26°09'25"W	57.90'
L17	N17°04'02"W	50.00'
L18	N17°04'02"W	50.00'
L19	N80°13'10"E	3.00'
L20	N63°45'14"E	37.25'
L21	N71°19'19"W	91.45'
L22	N71°19'19"W	7.07'
L23	N25°30'10"W	112.24'
L24	N25°30'10"W	93.09'
L25	N26°14'46"W	195.44'
L26	N26°14'46"W	188.42'

CURVE TABLE			
N0	RADIUS	DELTA	LENGTH
C1	450.04'	26°45'35"	210.19'
C2	450.04'	10°36'37"	83.34'
C3	450.04'	16°08'58"	126.85'
C4	140.00'	66°56'55"	163.59'
C5	175.00'	71°37'09"	218.75'
C6	135.00'	45°29'10"	107.17'
C7	100.00'	45°29'10"	79.39'
C8	30.00'	90°54'34"	47.60'
C9	30.00'	89°05'26"	46.65'
C10	100.00'	44°54'35"	78.38'
C11	135.00'	44°54'35"	105.82'
C12	120.00'	43°16'17"	90.63'
C13	200.00'	43°16'17"	151.05'
C14	30.00'	46°14'31"	24.21'
C15	60.00'	84°03'51"	88.03'
C16	6062.55'	1°24'19"	148.70'
C17	90.00'	89°59'08"	141.35'
C18	60.00'	89°59'08"	94.23'