

NOTICE OF EXEMPTION

2024-00325

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: Lucas Haase, Planning Specialist
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560



FILED
September 20, 2024
KRISTIN B. CONNELLY
CLERK-RECORDER
By W. Smiglewski
W. Smiglewski
Deputy Clerk

PROJECT TITLE: Bishop Ranch 12 Minor Subdivision (MS 2024-0003)
PROJECT LOCATION: 1 Annabel Lane San Ramon, CA 94583
Contra Costa County (APN: 213-131-001)
PROJECT APPLICANT: Clancy Investment Company, LLC
(c/o Sunset Development-Stephanie Hill)
2600 Camino Ramon, Suite 201, San Ramon, CA 94583
Phone: (925) 380-9511
PROPERTY OWNER: Clancy Investment Company, LLC
LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: a Minor Subdivision application (MS 2024-0003) to request approval of a Minor Subdivision to divide an existing 7.63-acre parcel (APN: 213-131-001) into two lots: Parcel 1 at 4.06-acres, and Parcel 2 at 3.57-acres. The subject properties are Zoned DMU-N (Downtown Mixed Use – North) and have a General Plan Designation of Downtown Mixed Use – North.

EXEMPT STATUS: *(check one)*

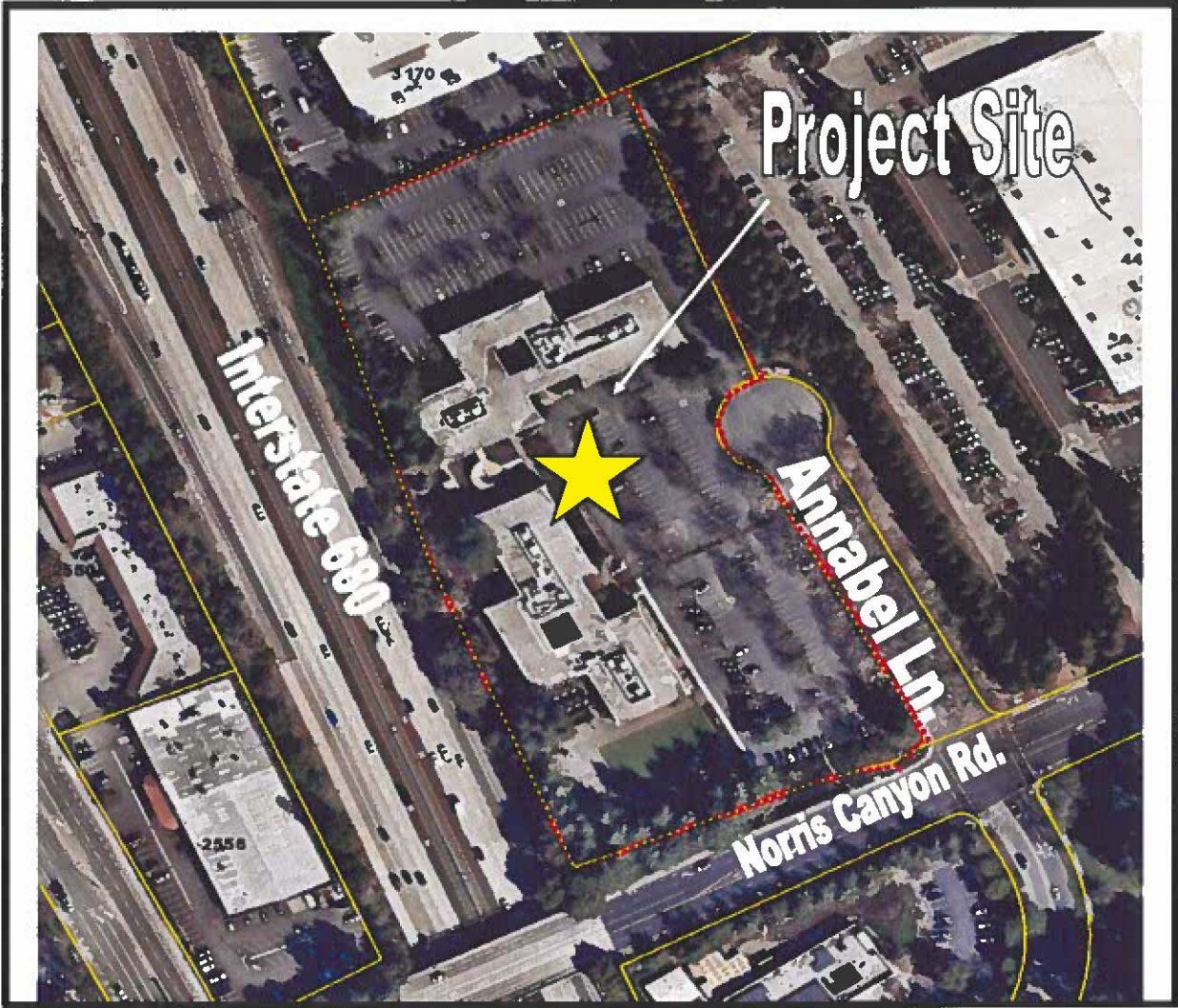
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: **Minor Land Divisions (\$15315)**
- Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT: On September 19, 2024, the City of San Ramon Zoning Administrator adopted Zoning Administrator Order No. 24-24 for the proposed Minor Subdivision and Finding that the creation of 2 parcels is exempt from environmental review pursuant to Section 15315 Minor Land Divisions of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended. Further, the proposed application is consistent with the Downtown Mixed Use–North General Plan Designation, does not include any new development on the subject property, does not require variances, or rezoning; and the proposed Minor Subdivision will not result in significant impacts to the environment.



LEAD AGENCY CONTACT: Lucas Haase, Planning Specialist at (925) 973-2524 or lhaase@sanramon.ca.gov

Signature: 

Date: September 20, 2024



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

 <p>San Ramon CALIFORNIA</p>	<p>MS 2024-0003</p> <p>Bishop Ranch 12 Minor Subdivision</p> <p>1 Annabel Lane</p> <p>(APN: 213-131-001)</p>	 <p>(Not to Scale)</p>
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TENTATIVE PARCEL MAP

MS _____

CONSISTING OF 4 SHEETS
 BEING ALL OF LOT 1 AS SHOWN ON THE AMENDED MAP OF
 SUBDIVISION 5492 FILED IN BOOK 250 OF MAPS, AT PAGE 25, IN THE
 OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY,
 CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS • SURVEYORS • PLANNERS
 SCALE: 1" = 60'
 JULY 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS OR THE MONUMENT LINE OF ANNABEL LANE. THE BEARING BEING $N20^{\circ}19'55''W$ PER THE AMENDED MAP 3 SUBDIVISION 5492 (250 OF MAPS).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE
- TOTAL
- RADIAL BEARING
- MONUMENT TO MONUMENT
- FOUND STATIONARY STREET MONUMENT
- 3" BRASS DISK PCE 8131
- SET REBAR & CAP OR NAIL & TAG, LS 7993
- SEARCHED, NOT FOUND
- PUBLIC UTILITY EASEMENT

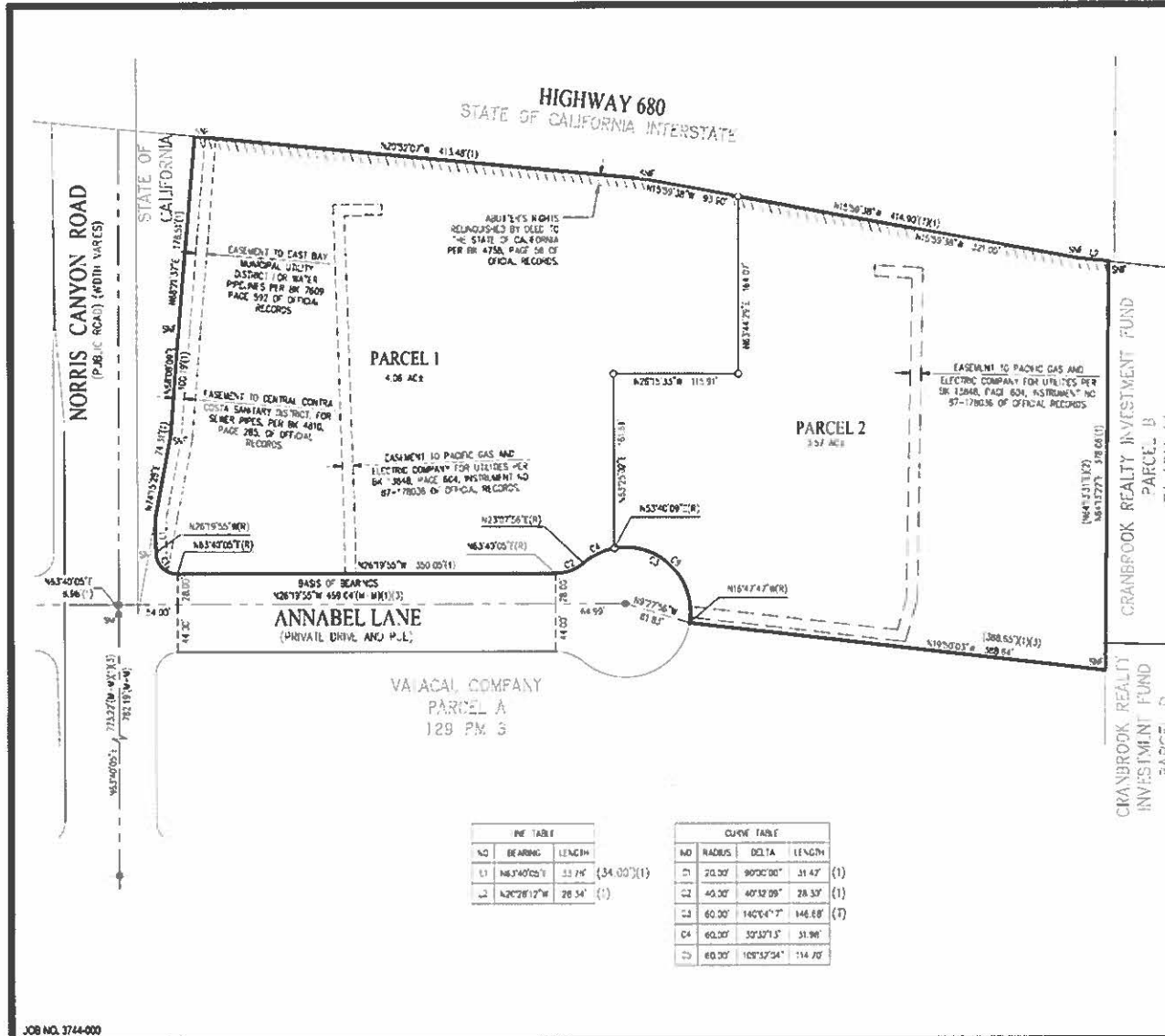
PRELIMINARY

REFERENCES:

- (1) 2024'S REFERENCE NUMBER
- (2) AMENDED MAP SUBDIVISION 5492 (250 OF MAPS)
- (3) RECORD OF SURVEY L. 49-82 (71 LSM 14)
- (4) PARCEL MAP US 48-78 (29 PM 3)

NOTE:

- 1 DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL MEASUREMENTS
- 2 TIES ARE PERPENDICULAR TO MONUMENT LINES AND PROPERTY LINES UNLESS OTHERWISE NOTED.



NO	BEARING	LENGTH
11	N63°40'25" E	33.74' (34.00')(1)
12	N20°28'12" W	28.34' (1)

NO	RADIUS	DELTA	LENGTH
11	20.00'	90°00'00"	31.42' (1)
12	40.00'	40°32'09"	28.33' (1)
13	60.00'	140°04'17"	146.68' (1)
14	60.00'	33°30'13"	31.98'
15	60.00'	108°12'24"	114.70'