

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
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560



PROJECT TITLE: Woodside Canyon Development Project (DP 2024-0002; MJ 2024-0001; TRP 2024-0008; and ENVR 2024-0001)
PROJECT LOCATION: 18 Crow Canyon Court, San Ramon, CA 94583
Contra Costa County (APN: 208-490-010)
PROJECT APPLICANT: City Ventures (c/o Mr. Kian Malek)
444 Spear Street, #200, San Francisco, CA 94105
Phone: (650) 248-8388
PROPERTY OWNER: Centerpoint SR, LLC
LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Project consists of the demolition of approx. 54,000 sq. ft. of an existing office building, existing parking lot, and existing landscape, construction of 54 for-sale, multi-family townhome condominium units, associated parking, tree removals, and landscape improvements. The Project also includes the subdivision of the Project area with a Vesting Tentative Map for Condominium Purposes.

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 January 7, 2025, the City of San Ramon Planning Commission, as the Lead Agency, adopted Resolution No. 01-25 conditionally approving the proposed development project with findings that the Project site (2.91 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 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 nor would the Project combine impacts of other projects of the same type in the same place to create a significant cumulative impact. 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: 

Date: January 8, 2025

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



**DP 2024-0002; MJ 2024-0001;
TRP 2024-0008; and ENVR 2024-0001**

**Woodside Canyon Residential Development
18 Crow Canyon Ct.**

(APN: 208-490-010)



(Not to Scale)