

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: Camino Ramon Apartments Residential Development (DP 2024-0007; AR 2024-0014; TRP 2024-0010; and ENVR 2024-0003)

PROJECT LOCATION: 2453 Camino Ramon, San Ramon, CA 94583
Contra Costa County (APN: 213-133-053)

PROJECT APPLICANT: Eden Housing (c/o Dixie Baus)
22645 Grand Street, Hayward, CA 94541
Phone: (510) 247-8166

PROPERTY OWNER: Sunset Development Co. (c/o Stephanie Hill)

LEAD AGENCY: City of San Ramon


PROJECT DESCRIPTION: The Project consists of demolition of the existing Bishop Ranch Service Center, and the construction of (1) an 80-unit, 59,008 sq. ft. 70' tall building designed for seniors, (2) a 120-unit, 111,766 sq. ft. 80' tall building designed for families/non-age restricted, and (3) associated landscape and parking improvements.

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:

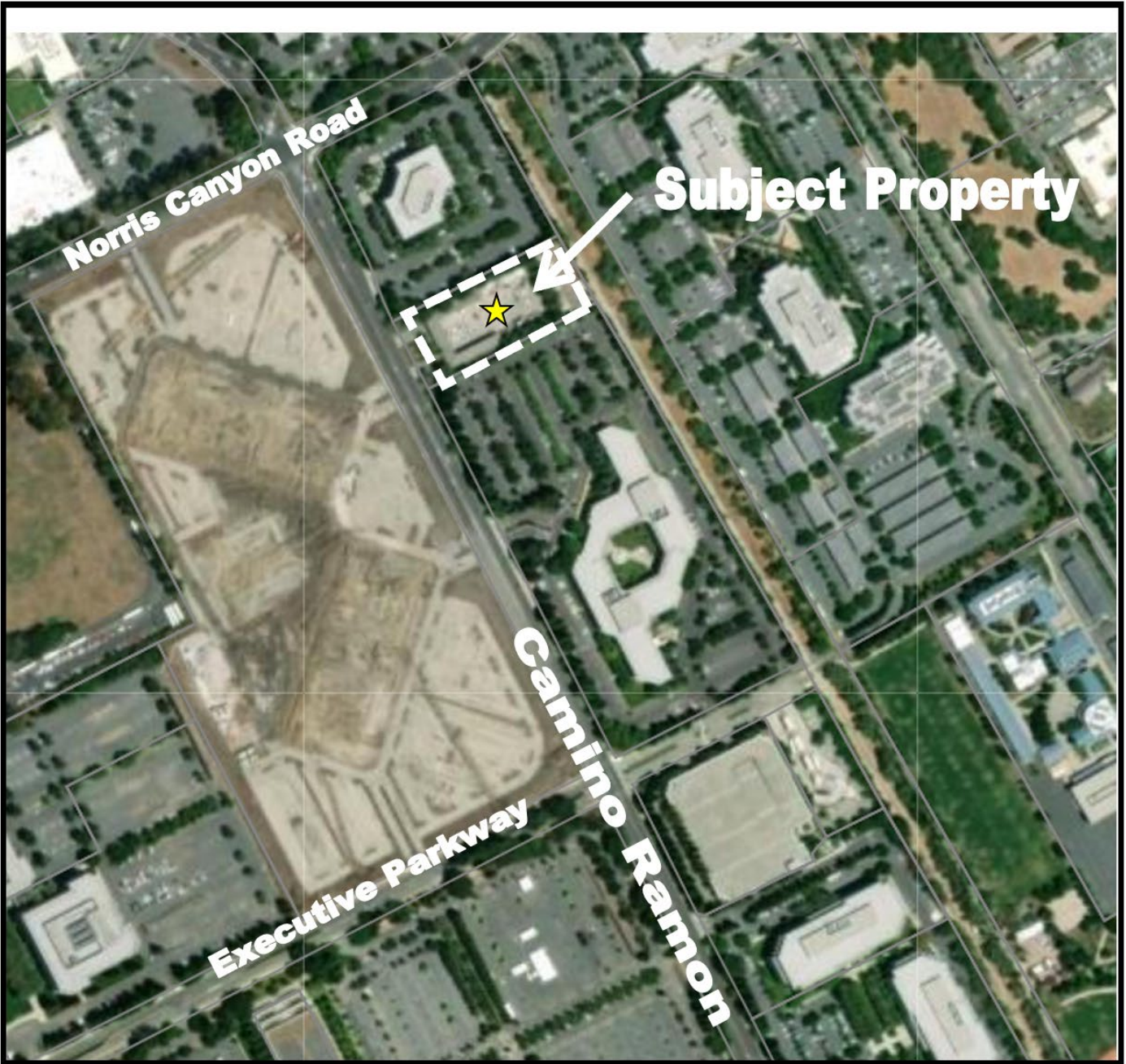
REASONS WHY PROJECT IS EXEMPT: On June 3, 2025, the City of San Ramon Planning Commission, as the Lead Agency, adopted Resolution No. 04-25 conditionally approving the proposed development project with findings that the Project site (2.24 acres) is an urbanized area of less than 5 acres, to which all 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. 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: Cindy Yee, Senior Planner at (925) 973-2562 or eyee@sanramon.ca.gov

Signature: _____


Date: June 6, 2025

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

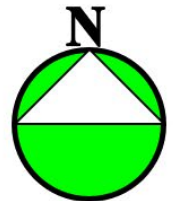


CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map



**DP 2024-0007; AR 2024-0014; TRP 2024-0010;
and ENVR 2024-0003**

**Camino Ramon Apartment Eden Housing
2453 Camino Ramon
(Assessor's Parcel Number: 213-133-053)**



(Not to Scale)