

NOTICE OF EXEMPTION

TO: County Clerk's Office
Contra Costa County
555 Escobar Street
Martinez, CA 94553-1105

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

2025-00323

FILED

November 20, 2025
KRISTIN B. CONNELLEY
CLERK-RECORDER

FROM: City of San Ramon (Lead Agency)
Planning Services Division
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560



By *F. Shepard*
F. Shepard
Deputy Clerk

PROJECT TITLE: Annabel (BR 12) Residential Development (DP 2025-0002; MI 2025-0001; ENVR 2025-0005; AR 2025-0005; TRP 2025-0003)

PROJECT LOCATION: 2 Annabel Lane, San Ramon, CA 94583
Contra Costa County (APN: A portion of 213-131-001)

PROJECT APPLICANT: Clancy Investment Company (c/o Stephanie Hill)
2600 Camino Ramon, San Ramon, CA 94583
Phone: (925) 380-9511
Email: shill@bishopranch.com

PROPERTY OWNER: Clancy Investment Company (c/o Stephanie Hill)

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Project consists of demolition of the existing office building at 2 Annabel Ln. within Bishop 12, and the construction of sixty-four (64) for-sale multi-family townhome condominium units, nine (9) accessory dwelling units, and 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 November 18, 2025, the City of San Ramon Planning Commission, as the Lead Agency, adopted Resolution No. 15-25 conditionally approving the proposed development project with findings that the Project site (3.57 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: Lucas Haase, Assistant Planner at (925) 973-2524 or lhaase@sanramon.ca.gov

Signature: *Lucas Haase*

Date: November 20, 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 2025-0002, AR 0205-0005, MJ 2025-0001,
 TRP 2025-0003, and ENVR 2025-0005**

**Annabel (BR 12) Residential Development
 2 Annabel Ln.**

(APN: A portion of 213-131-001)



(Not to Scale)