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

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

PROJECT TITLE: Club Studio (DPA 2026-0001; MUP 2026-0001; MX 2026-0001; AR 2026-0002)

PROJECT LOCATION: 3207 Crow Canyon Place, San Ramon, CA 94583
Contra Costa County (APN: 213-010-057)

PROJECT APPLICANT: Federal Realty Investment TR
860 S Sepulveda Blvd., Suite 105, El Segundo, CA 90245
Phone: (951) 642-0439

PROPERTY OWNER: Federal Realty Investment TR

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Project would convert a vacant retail tenant space to an indoor fitness and health facility and includes a request for a 2.01 percent parking reduction to address a 21-space deficit. The Project consists of interior tenant improvements within the existing 33,808-square-foot building, with no expansion of the building footprint and proposed exterior improvements including updated façade treatments, an expanded patio with bench seating, and new landscaping.

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));
- **X** Categorical Exemption: **Existing Facilities (§15301)**
- ☐ Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT: On November 3, 2026, the City of San Ramon Planning Commission, as the Lead Agency, adopted Planning Commission Resolution No. 04-26, denying the appeal of Zoning Administrator Order No. 03-26, conditionally approving the proposed development project with findings that he proposed project is classified as Categorical Exemption pursuant to Section 15301 (Class 1 - Existing Facilities) of the Guidelines for California Environmental Quality Act of 1970, as amended because the City of San Ramon as Lead Agency taking into account the administrative record as a whole concluded that the proposed land use proposed consists of normal and standard operations, typical to what is found within an existing shopping center, and includes negligible expansion of the former uses. The proposed land use is allowed in the subject Zoning District with a Minor Use Permit review, is typical and appropriate in the shopping center, and will operate within an existing developed commercial shopping center. Additionally, the proposed Project involves the operation and minor alterations for interior and exterior tenant improvements to an existing private structure; results in no additional floor area and no expansion of the existing structure; the subject site has adequate public utility services; and is not within an environmentally sensitive area which further supports the de minimis impact of the proposed Project. Accordingly, the Project is found to qualify as exempt from CEQA.

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

Signature: _____ Date: November 4, 2026

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

San Ramon CALIFORNIA INCORPORATED 1983	**Development Plan Amendment (DPA 2026-0001), Minor Use Permit (2026-0002)Architectural Review (AR 2026-0002), and Minor Exception (MX 2026-0001)** **Club Studio** **3207 Crow Canyon Place** **(APN: 213-010-057)**	N **(Not to Scale)**

ATTACHMENT 1