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: Olive + Oak Residential Development Project (AR 2026-0003; TRP 2026-0001)

PROJECT LOCATION: 3150 – 3180 Crow Canyon Pl., San Ramon, CA 94583
Contra Costa County (APN: 213-010-046, -047, -059, -060)

PROJECT APPLICANT: Brookfield Residential (c/o Emily Boyd)
12657 Alcosta Blvd., San Ramon, CA 94583
Phone: (925) 314-4030
Email: Emily.Boyd@brookfieldrp.com

PROPERTY OWNER: Cranbrook Realty Investment Fund, L.P.

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: On October 30, 2026, the Zoning Administrator approved the Olive + Oak Residential Development Project ("Project") consisting of the demolition of the four (4) existing office buildings, and the construction of 119 for-sale multi-family townhome condominium units with sixteen (16) optional accessory dwelling units, forty-five (45) Below Market Rate (BMR) rental apartment units (including one manager's unit), 284 parking spaces, onsite indoor and outdoor amenities, and associated landscape and roadway improvements. A Vesting Tentative Map (MJ 2026-0001) for condominium purposes is being processed under a separate discretionary review pathway and is subject to the review of the Planning Commission, at a date to be determined.

EXEMPT STATUS: (*check one*)

- [X] 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:
- [X] Statutory Exemptions: California Government Code § 65583.2(i) (Use By-Right)

REASONS WHY PROJECT IS EXEMPT: The Project is statutorily exempt pursuant to CEQA Guidelines § 15268 (Ministerial Projects) because the proposed housing development is subject to a streamlined ministerial review process and a "use by-right" housing entitlement defined in California Government Code § 65583.2(i) and allowed by the San Ramon Municipal Code § D2-3.B, which prohibits any discretionary local government review or approval for owner occupied and rental multi-family residential developments that have 20% of the units reserved for lower-income households. The Project site is designated as a Housing Opportunity Site in the adopted San Ramon 2023-2031 Housing Element, and the Project proposes 44 BMR rental apartment units for extremely low, very low, and low-income households, totaling 27% of the proposed overall unit count.

LEAD AGENCY CONTACT: Katelyn Snodgrass, Associate Planner at (925) 973-2566 or ksnodgrass@sanramon.ca.gov

Signature: Katelyn Snodgrass Date: November 4, 2026



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

San Ramon CALIFORNIA	**AR 2026-0003, and TRP 2026-0001** **Olive + Oak Housing Development Project** **3150 – 3180 Crow Canyon Place** **(APNs: 213-010-046, -047, -059, -060)**	N (Not to Scale)