

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

2023-00053

FILED

February 17, 2023

KRISTIN B. CONNELLY
CLERK-RECORDER

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



By *[Signature]*
Deputy clerk

PROJECT TITLE: Marketplace Mixed Use Development Project (DP 2022-0007; MJ 2022-0005; UP 2022-0004; AR 2022-0032; TRP 2022-0009; and ENVR 2022-0004)

PROJECT LOCATION: 130 Market Place, San Ramon, CA 94583
Contra Costa County (APN: 213-701-002)

PROJECT APPLICANT: Marketplace at San Ramon, LLC (c/o Mr. Scott Grady)
4695 MacArthur Ct., Suite 700, Newport Beach, CA 92660
Phone: (949) 662-2100

PROPERTY OWNER: Marketplace at San Ramon, LLC (c/o Mr. Scott Grady)

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Project consists of the demolition of approx. 55,636 sq. ft. of existing commercial tenant space (former Nob Hill Foods, etc.), construction of 40 single-family detached condominium units, 4 Junior Accessory Dwelling Units, the renovation of an existing 1,869 sq. ft. building for an existing Eating & Drinking Establishment, the associated parking lot modifications, tree removals, and landscape improvements. The Project also includes the subdivision of the Project area into 18 new parcels with a Vesting Tentative Map for Condominium Purposes and a request to establish maximum open business hours of operation for an Eating and Drinking Establishment land use located adjacent to the proposed residential uses.

EXEMPT STATUS: (check one)

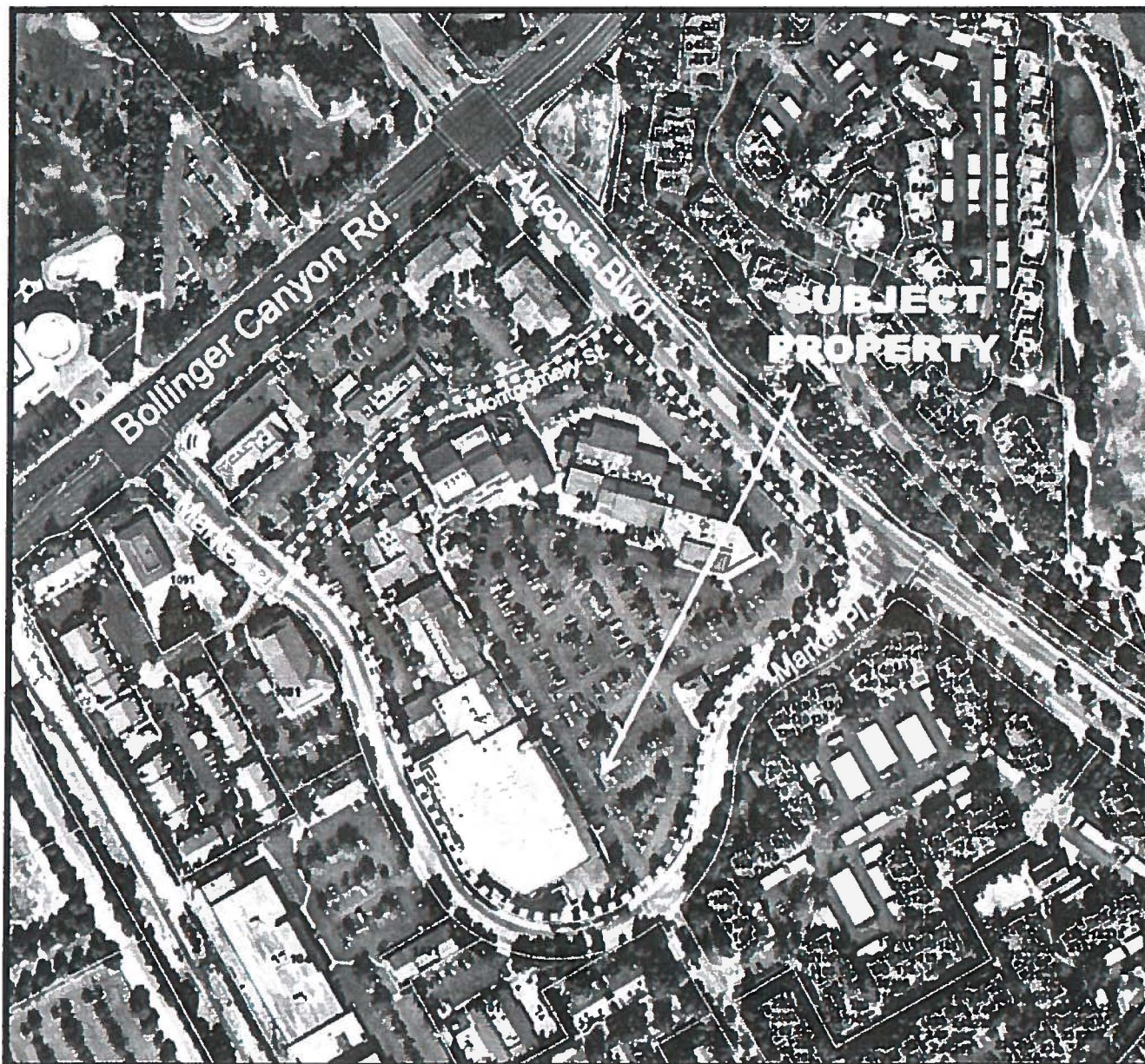
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: **In-Fill Development Projects (§15332)**
- ☐ Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT: The Project site (3.91 acres) is an urbanized area of less than 5 acres, to which all required utilities and public services are available, the Project site does not present unusual circumstances for a small urban site, and would not cause significant environmental impacts due to any unusual circumstance. Additionally, no habitat value for endangered, rare, or threatened species has been identified at the Project site, and the City Staff letter dated October 17, 2022, states "there are no identified inconsistencies with objective standards or criteria" for the Project. The Project would not result in significant effects to traffic, noise, air quality, or water quality as documented by the technical studies provided.

LEAD AGENCY CONTACT: Ryan Driscoll, Associate Planner at (925) 973-2568 or rdriscoll@sanramon.ca.gov

Signature: *[Signature]*

Date: February 17, 2023



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



**Development Plan; Major Subdivision; Use Permit;
Architectural Review; Tree Removal Permit; and
Environmental Review**
**(DP 2022-0007; MJ 2022-0005; UP 2022-0004;
AR 2022-0032; TRP 2022-0009; and
ENVR 2022-0004)**

**Marketplace Mixed Use Development
130 Market Place (APN: 213-701-002)**



(Not to Scale)