



Gary Alpert, Chair
Betty Avila, Vice Chair
Santhosh Kanjula, Commissioner
Jean Kuznik, Commissioner
Max Zhang, Commissioner

City of San Ramon Planning Commission Agenda

**San Ramon City Hall
Council Chamber
7000 Bollinger Canyon Road**

**March 3, 2026
6:00 PM
Regular Meeting**

Agenda Questions: Please Call the Planning Services Division at
(925) 973-2560 or planning@sanramon.ca.gov

This agenda is posted in accordance with Government Code Section 54954.2(a).

Planning Commission Public Hearing Guidelines

Welcome to the Planning Commission meeting.

No new items will start after 11:00 p.m. and meetings will be adjourned at 12:00 a.m. unless the Commission votes to extend the meetings for 30-minute increments.

At any item designated as a Public Hearing, any audience member may request to speak; the Chair will recognize you during the proceedings and set a time limit based on how many people wish to comment and the time available. Hearings proceed in this order: staff presentation, applicant presentation, public testimony, applicant rebuttal, and then the hearing closes for Commission discussion and action. Once the hearing is closed, no further audience comments are permitted unless the Commission expressly invites them.

Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item; no additional notification will be provided unless there is a change in the meeting date, time or location.

If the applicant or representative fails to attend the Public Hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

If you challenge in Court any zoning or planning actions taken by the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Planning Commission at or prior to the public hearing. Decisions of the Planning Commission may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk's office.

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Members of the audience are encouraged to address the Planning Commission on any non-agenda item relating to the business of the Planning Commission. Comments are limited to 3 minutes per speaker, and time cannot be transferred. All remarks shall be addressed to the Planning Commission. You can also submit written comments by email to PlanningCommission@sanramon.ca.gov. Emails will not be read aloud; however, they will be forwarded to the Planning Commission for their consideration. No action can be taken on issues raised during public comment period. During public comment, members of the public are permitted to address the Planning Commission on:

- Items that are on the **Consent Calendar**, including requests to pull an item from the consent calendar **and the reason why** you wish to pull the item or items. Please note that the decision to remove the item from the Consent Calendar is strictly at the discretion of the Planning Commission.
- Items that are **not** on the agenda and are within the Planning Commission's jurisdiction.

5. Consent Calendar

5.1. Minutes of the Planning Commission Meeting - February 3, 2026

Recommendation: Accept Minutes

5.2. 2025 General Plan Annual Report

Recommendation: The Planning Commission receive the staff report and forward the final report to the City Council for their acceptance.

6. Unfinished Business

7. New Business

7.1. Major Subdivision (MJ 2025-0004) for a Vesting Tentative Map for Condominium Purposes located at 200 & 210 Porter Drive

Recommendation: Receive the staff report and presentation, open the public hearing, take public comment, close the public hearing and adopt the Resolution approving the Minor Subdivision subject to the Conditions of Approval.

CEQA: Categorical exemption for the Project pursuant to Section 15301(k) (Existing Facilities) of the Guidelines for the California Environmental Quality Act

(CEQA) of 1970, as amended

Location: 200 & 210 Porter Dr. (APN: 208-500-005)

Staff Report by: Lucas Haase, Assistant Planner

8. Commissioner Reports and Staff Updates

8.1. Overview of 2026 California Housing Legislation

Recommendation: Staff recommends that the Planning Commission receive the staff report.

Location: Citywide

Staff Report by: Analisa Mirzad, Associate Planner

9. Adjournment

How to View or Participate in the Meeting

The public is invited to participate in the meeting using any of the following methods:

In Person:

Members of the public can provide in-person comments at the meeting. To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting.

Written Communication by Email:

Public comments may be submitted via [e-mail to planningcommission@sanramon.ca.gov](mailto:planningcommission@sanramon.ca.gov) at least two (2) hours prior to the start time of the meeting. Please include "Public Comment" in the subject line. In the body of the email please include your name and the item you wish to comment on. Written public comment will not be read aloud during the meeting.

To View or Listen Only:

As a courtesy and technology permitting, the public will have the opportunity to view the meeting via one-way feed by the options below. However, the City cannot guarantee that the public's remote access to any meeting will be uninterrupted, and technical difficulties may occur from time to time. In those instances, so long as the public may still attend the meeting in person, the meeting will continue. Members of the public desiring to provide comments as a part of the meeting are encouraged to either submit written comments prior to the meeting or to attend the meeting in person.

[Join Zoom: https://cityofsanramon.zoom.us/j/91594627549](https://cityofsanramon.zoom.us/j/91594627549) ID: 915 9462 7549

Zoom Phone Number: +1 (669) 900-6833

View on YouTube: www.sanramon.ca.gov/YouTube

Attendee Conduct:

There will be zero tolerance for any person addressing the Commission making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Commission unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Commission or the specific agenda item in which you are speaking.

While the City of San Ramon ensures the First Amendment rights of its citizens, we do not accept nor endorse any offensive or hateful comments made during our meetings. The City of San Ramon celebrates the diversity of our community, and we strive to be a welcoming and open community for all.

**MINUTES OF THE
CITY OF SAN RAMON PLANNING COMMISSION
February 3, 2026**

1. CALL TO ORDER

Chair Alpert called the meeting to order at 6:02p.m.

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Gary Alpert	Chair	Present	6:00 PM
Jean Kuznik	Commissioner	Present	6:00 PM
Betty Avila	Vice Chair	Present	6:00 PM
Santhosh Kanjula	Commissioner	Present	6:00 PM
Max Zhang	Commissioner	Present	6:00 PM

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS OR WRITTEN COMMUNICATION

No public comments were received.

5. ADDITIONS AND REVISIONS

6. CONSENT CALENDAR

6.1 Planning Commission - Regular Meeting - Jan 20, 2026 6:00 PM

Commissioner Kanjula moved to approve the January 20, 2026 meeting minutes, and was seconded by Commissioner Kuznik, (5-0-0).

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Santhosh Kanjula, Commissioner
SECONDER:	Jean Kuznik, Commissioner
AYES:	Alpert, Kuznik, Avila, Kanjula, Zhang

7. CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING

8. CONTINUED ITEMS - OPEN PUBLIC HEARING

8.1 Public Hearing: Orchards Development Project (MJ 2024-0004, DP 2024-0006, DP 2024-0008, DA 2024-0001, AR 2024-0013, TRP 2024-0009, and ENVR 2025-0003); Located at 6001 Bollinger Canyon Road (APN: 213-120-008)

Recommendation: Receive the Staff Report and Presentation by the Applicant, Open the Public Hearing, Take Public Testimony, Close the Public Hearing, Discuss and Deliberate, and If Appropriate, Adopt Resolution No. 02-26.

Cindy Yee, Division Manager, presented the item.

The Planning Commission asked staff and the Applicant clarifying questions.

The Planning Commission discussed the item, and provided feedback to staff and the Applicant.

Chair Alpert opened Public Comment at 6:40p.

Written public comment was received from Lucy Beyhan and Brian Swanson.

Adam Musters, Brian Swanson, Greg Carr, and Jim Blickenstaff spoke on the item.

Chair Alpert closed Public Comment at 6:59p.

The Planning Commission asked staff clarifying questions and discussed the item.

Commissioner Kuznik moved to approve Resolution 02-26, as amended at the dais, and was seconded by Commissioner Zhang, (5-0-0).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jean Kuznik, Commissioner
SECONDER:	Max Zhang, Commissioner
AYES:	Alpert, Kuznik, Avila, Kanjula, Zhang

9. PUBLIC HEARING - NEW ITEMS

10. NON-PUBLIC HEARING ACTION ITEMS

11. STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF REPORTS

The Planning Commission discussed committee meetings that the Commissioners attended.

Ms. Yee provided updated on future meetings.

12. ADJOURNMENT

Chair Alpert adjourned the meeting at 8:06p.m.



**Planning Commission Staff Report
Item No. 5.2.**

Date: March 3, 2026

To: San Ramon Planning Commission

**From: Lauren Barr, Department Director
Analisa Mirzad, Associate Planner**

Subject: 2025 General Plan Annual Report

Executive Summary:

State Government Code and the City General Plan require an annual report be provided to the City Council and to the State by April 1, 2026 to document the City's efforts in implementing the General Plan. The 2025 General Plan Annual Report includes the implementation status of the General Plan policies and a summary of the State required Housing Element Annual Progress Report (APR).

The purpose of this agenda item is to provide information to the Planning Commission regarding the 2025 General Plan Annual Report prior to forwarding the final report to the City Council for their acceptance and to the State by the April 1, 2026 deadline.

Recommendation:

The Planning Commission receive the staff report and forward the final report to the City Council for their acceptance.

Project Information:

Project Location: Citywide

Background:

Government Code §65400 (a2) and the General Plan requires that an annual report be submitted to the State to document the City's efforts in implementing the General Plan. The 2025 General Plan Annual Report includes the implementation status of the General Plan policies (Attachment A - Appendix A) and a summary of the State required Housing Element Annual Progress Report (APR).

This agenda item provides information to the Planning Commission prior to forwarding the final report to the City Council for their review. Upon acceptance by the City Council, this document will be forwarded to the State Office of Land Use and Climate Innovation (LCI)

and the California Department of Housing and Community Development (HCD) by the April 1, 2026 deadline as required by the General Plan and in accordance with State law.

Discussion/Analysis:

General Plan Implementation Status Report

City staff has been actively implementing policies of the General Plan 2040 since its adoption on December 12, 2023. The fiscal year 2025-2026 City budget incorporates work plan items associated with implementing policies of the General Plan. The 2025 General Plan Annual Report is structured to identify the City’s General Plan implementation strategies and thus serves as the work-plan document for City staff in the on-going implementation of the General Plan. The Report lists specific actions for implementing each General Plan guiding policy, the status of each task and the Department/Division responsible for carrying out those actions. In an effort to facilitate managing and tracking Citywide implementation efforts, Attachment A - Appendix A has been updated with a summary implementation report which highlights City activities and accomplishments in 2025.

Summary Housing Element Annual Progress Report (APR)

State law requires each jurisdiction to report on their annual housing production progress to implement the Housing Element. The Housing Element Annual Progress Report (APR) must be submitted to the California Department of Housing and Community Development (HCD) and the State Office of Land Use and Climate Innovation (LCI) by April of each year (covering the previous calendar year). The APR is prepared according to the standard format recently modified by HCD to incorporate new data requirements pursuant to recent State law changes. A summary draft APR response for the City of San Ramon for the 2025 calendar year is included in the 2025 General Plan Annual Report.

Fiscal Impact:

There is no fiscal impact from completion of the General Plan Annual Report.

Alternative Option(s):

Discuss the item.

Next Steps:

Forward the final report to the City Council for their acceptance. The City Council will review the 2025 General Plan Annual Report prior to forwarding the final report to the State by the April 1, 2026 deadline to demonstrate the City of San Ramon General Plan implementation efforts are in accordance with the California Government Code.

Attachment(s):

- A. 2025 General Plan Annual Report

2025 General Plan Annual Report Summary

California Government Code §65400 (a2) and the San Ramon General Plan requires that the City submit a report on the status of carrying out the implementation of its General Plan from January 1, 2025 to December 31, 2025. The General Plan Policy Implementation Status Report is included as Appendix A.

The Community Development Department has prepared the 2025 General Plan Policy Implementation Status Report in accordance with guidance provided by the State Office of Land Use and Climate Innovation (LCI). The information included in this Report has been provided by various City Departments. Each element of the General Plan includes brief background information to establish the context for policies in the Element. This background information is followed by two sets of policies:

- *Guiding Policies* are the City's statements of its goals and philosophy.
- *Implementing Policies* represent commitments to specific actions.

Each Guiding policy has been listed in the report, with City departments identified under the implementation responsibility column, and the implementation effort in 2025 of each policy is provided in the implementation status update column.

Key efforts that were initiated, continued, or completed in 2025 include:

- Capital Improvement Program (CIP) projects
- May 2025: City Council adopted an amendment to the City's General Plan 2040 and Zoning Ordinance to reduce the DMU-N minimum sitewide Floor Area Ratio (FAR) standard from 1.25 minimum to 0.5 minimum.
- June 2025: City Council adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission and City Council. As the City's primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with the State GHG reduction targets for 2030 and 2045.
- October 2025: City Council adopted the Zoning Ordinance Text Amendments developed by Staff in response to the General Plan 2040 and Housing Element Update, including an increase in the baseline density in the RS and RM zones and a reduction in parking requirements for residential units. The adopted Text Amendments also eliminated the maximum percentage of non-retail uses that applied to commercial centers.
- Approved development entitlements for five housing projects:
 - Woodside Canyon (18 Crow Canyon Ct.): 54 multi-family ownership units, including 3 very low, 1 low and 4 moderate-income units
 - Bishop Ranch 11 (2301 Camino Ramon): 128 single-family ownership units and 67 multi-family units
 - Camino Ramon Apartments (2453 Camino Ramon): 200 multi-family rental units, including 153 very low and 45 low-income units
 - Canopy BR 8 (3000-5000 Executive Parkway): 255 single-family units and 161 multi-family rental units, including 15 extremely low, 55 very low, and 90 low-income units
 - Bishop Ranch 12 (2 Annabel Ln.): 64 multi-family units including 3 very-low, 2 low and 5 moderate-income units
- 76 building permits were issued, including 1 Below Market Rate units for the City Village development project.

(See Appendix A for the General Plan Policy Implementation Status Report – 2025 Reporting Year)

2025 Summary of the Housing Element Annual Progress Report (APR)

State law requires each jurisdiction to report on their annual housing production progress to implement the Housing Element. The Housing Element Annual Progress Report (APR) must be submitted to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Land Use and Climate Innovation (LCI) by April of each year (covering the previous calendar year). The APR is prepared according to the standard format recently modified by HCD to incorporate new data requirements pursuant to recent State law changes. A summary draft APR response for the City of San Ramon for the 2025 calendar year is included below:

Relevant APR Table Information:

Annual (2025) Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units

- **Entitled:**
 - 929 units were entitled (approved) as part of various formal housing development applications
- **76 (Units) Building Permits ISSUED, including:**
 - 3 Accessory Dwelling Unit (ADU) building permits issued
 - City Village:
 - 38 Single-Family detached unit building permits issued
 - 28 Multi-Family 5+ structure housing unit building permits issued, including 1 Moderate-income unit
 - Trumark Townhomes:
 - 7 Multi-Family 5+ structure housing unit building permits issued
- **62 (Units) Building Permits FINALED, including:**
 - 1 Accessory Dwelling Unit (ADU) building permits completed with final inspection
 - Twin Oaks:
 - 7 Multi-Family 5+ structure housing units
 - City Village
 - 27 Single-Family detached unit building permits completed with final inspection
 - 27 Multi-Family 5+ structure housing unit building permits completed with final inspection (2 Low and 1 Moderate housing units)

Regional Housing Needs Allocation (RHNA) Progress, Units by Affordability

- In the 2025 calendar reporting year, San Ramon had a grand total of 138 housing units issued and finalized, including 1 Very-Low, 2 Low and 1 Moderate-income housing units and 134 Above Moderate housing units.

Housing Program Implementation Status Pursuant to Govt. Code Section 65583

- San Ramon continues to implement the 25 Housing Programs identified within the Housing Element which address five (5) areas:

ATTACHMENT A

- Below Market Rate (BMR) Home Ownership;
- Housing Production;
- Provision of Adequate Housing Sites;
- Removal of Governmental Constraints; and
- Affirmatively Furthering Fair Housing

CITY OF SAN RAMON ANNUAL HOUSING ELEMENT PROGRESS
Housing Element Implementation

Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/23 - 01/31/2031

Table B														
Regional Housing Need Allocation Progress														
Permitted and Finaled Units by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted													
	Non-Deed Restricted													
Extremely Low	Deed Restricted	748	13	-	2	-	-	-	-	-	-	-	16	732
	Non-Deed Restricted		-	-	1	-	-	-	-	-	-	-		
Very Low	Deed Restricted	749	26	2	2	-	-	-	-	-	-	-	43	706
	Non-Deed Restricted		-	7	5	1	-	-	-	-	-	-		
Low	Deed Restricted	862	96	2	4	-	-	-	-	-	-	-	105	757
	Non-Deed Restricted		-	-	1	2	-	-	-	-	-	-		
Moderate	Deed Restricted	767	-	3	5	1	-	-	-	-	-	-	14	753
	Non-Deed Restricted		-	2	3	-	-	-	-	-	-	-		
Above Moderate		1,985	61*	181**	104	72	-	-	-	-	-	-	418	1,576
Total RHNA		5,111												
Total Units			196	197	127	76	-	-	-	-	-	-	596	4,524

* Per the HCD Memo on Housing Element Site Inventory Guidebook dated June 10, 2020, Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development.

**In 2023, 71 units were finaled (certificate of occupancy) in the Faria (Twin Oaks) Development

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
Chapter 2: Economic Development Element				
2.3-G-1	Foster a climate in which businesses can prosper.	2.3-I-1 through 2.3-I-10	<p><i>Economic Development Planning Services</i> <i>Building & Safety Services</i> <i>Engineering Services</i> <i>Transportation Services</i> <i>Park & Community Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Outreach to new San Ramon businesses (non-Bishop Ranch) to promote the City’s TDM Programs and 511 Contra Costa Commuter Incentives.</i> • <i>Increased public private partnerships to provide recreation classes & programs.</i> • <i>The General Plan 2040 Update was adopted in December 2023, which includes amended Economic Element policies and a Market Analysis for Retail, Office, and Industrial development throughout the City.</i> • <i>Launched GoSanRamon, a local Uber/Lyft subsidy program for reduced cost trips originating from targeted origins in San Ramon, such as City Center, to regional transit hubs.</i> • <i>Developed a fee and application process for small business pushcart food vendors to apply and to sell food in Community Parks.</i> • <i>In November 2024, the City Council adopted a Zoning Ordinance Text Amendment to allow Commercial Recreation Facility-Outdoor land use within the City Center Mixed Use and Downtown Mixed Use-South zones.</i> • <i>In October 2025, City Council adopted a Zoning Ordinance Text Amendment updating allowable land uses within commercial zones, and eliminating the maximum percentage of non-retail uses that applied to commercial</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<p><i>shopping centers. The amendment allows the flexibility to respond to market demand, fill vacancies and help maintain the vibrancy of the centers</i></p>
2.3-G-2	<p>Provide adequate land use designations to accommodate planned development, with business and commercial areas complementing residential and public development in location/access, mix of uses, attractiveness, and environmental quality.</p>	2.3-I-11 through 2.3-I-20	<p><i>Planning Services Transportation Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including updates to the Economic Development Element in consideration of the 2022 Retail Analysis Report.</i> • <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i> • <i>In October 2025, City Council adopted a Zoning Ordinance Text Amendment updating allowable land uses within commercial zones, and eliminating the maximum percentage of non-retail uses that applied to commercial shopping centers. The amendment allows the flexibility to respond to market demand, fill vacancies and help maintain the vibrancy of the centers.</i>
2.3-G-3	<p>Ensure the fiscal and financial health of the City.</p>	2.3-I-21 through 2.3-I-25	<p><i>Finance Department Planning Services Economic Development</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Community Facilities Districts (CFD), established in 2014. In 2024, three new residential development</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<p><i>projects were annexed into CFD 2014-1 to address the fiscal impact to city services associated with the new residential development.</i></p> <ul style="list-style-type: none"> • <i>2023 Redesigned the City budget and received the City’s first Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA).</i> • <i>Received the Certificate of Achievement for Excellence in Financial Reporting from the GFOA for the fiscal year ended June 30, 2023.</i> • <i>San Ramon Traffic Impact Fee Update study adopted in 2024.</i> • <i>A Citywide User Fee Study (Matrix Study) was completed in 2024.</i> • <i>A Planning Services Impact Fee Nexus Study was initiated in 2024 and is anticipated to be complete in 2026</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including updates to the Economic Development Element in consideration of the 2022 Retail Analysis Report.</i> • <i>Increased Corporate sponsorship of Community Events to offset rising costs and added a donation button to the registration page for Recreation Classes and Camps to provide additional funding for the Scholarship Program which provides financial assistance for economically disadvantaged families.</i>
2.3-G-4	Work with the private sector and educational institutions to assure an adequate supply of skilled	2.3-I-26 through 2.3-I-29	<i>Economic Development Engineering Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
	workers and capital improvements needed to attract and maintain business in San Ramon.		<i>Parks & Community Services</i>	<ul style="list-style-type: none"> • <i>Work with educational institutions, Small Business Development Center, and Chamber of Commerce on business education.</i> • <i>Partnered with local businesses to offer a Teen Job Fair.</i>
2.3-G-5	Strengthen the retail sector in San Ramon in order to expand retail and restaurant options for residents and employees and to increase the tax base	2.3-I-30 through 2.3-I-33	<i>Economic Development Planning Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>The adopted General Plan 2040 Update establishes new infill Mixed Use within the City Core and additional Retail Shopping land uses to promote new and preserve existing retail land uses.</i> • <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
Chapter 3: Growth Management Element				
3.1-G-1	Manage the City’s growth in a way that balances existing and planned transportation facilities, protection of open space, creeks and ridgelines, provision of diverse housing options, and the preservation of high-quality community facilities and services.	3.1-I-1 through 3.1-I-7	<p><i>Planning Services</i> <i>Engineering Services</i> <i>Parks & Community Services</i> <i>Transportation Services</i></p>	<ul style="list-style-type: none"> • <i>On-going</i> • <i>Fiscal impact analysis conducted with each proposed residential development.</i> • <i>GME continues to include performance guidelines and are reviewed as part of the Development Review process. Annual updates provided to Contra Costa Transportation Authority as part of Growth Management Program Compliance Checklist.</i> • <i>Ongoing implementation of the CityWalk Master Plan continues with the approval of a Belmont Village Senior Care Facility, the Related Apartment, and Avalon Bay Apartments development projects.</i> • <i>The 2023-2031 Housing Element was adopted in January 2023 and certified by the California State Department of Housing and Community Development in February 2023.</i> • <i>In October 2023, an amendment to the City’s Inclusionary Housing Ordinance was adopted, adding a must-build requirement for certain housing projects, and increasing the affordability term from 30 years to 55 years.</i> • <i>Adopted the General Plan 2040 Project in December 2023.</i> • <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan Area as part of the General Plan 2040 Update and replaced with focused land use policies for the City core.</i> • <i>In December 2023, amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and include the addition of the Housing</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<p><i>Opportunity Residential land use designation, expansion of Multiple Family Residential area, and realignment of the Business Mixed Use area.</i></p> <ul style="list-style-type: none"><i>In December 2024 begin the process of creating a trails master plan for San Ramon that will detail trail system, identify new and potential trail segments and prioritize with estimated costs trails that need to be completed in the future to increase connectivity around and throughout the City. Trails Master Plan adoption anticipated in 2026.</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
3.2-G-1	Ensure the attainment of public facility and service standards through the City’s development review process, Capital Improvement Program (CIP), and a variety of funding mechanisms such as special assessment districts to maintain existing facilities, help fund expansions, including future retrofits and upgrades, to meet new regulatory requirements	3.2-I-1 through 3.2-I-7	Engineering Services Parks & Community Services Transportation Services	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Fiscal impact analysis conducted with each proposed residential development.</i> • <i>GME continues to include performance guidelines for public facilities and services which are reviewed as part of the Development Review process. Annual updates are provided to Contra Costa Transportation Authority as part of Growth Management Program Compliance Checklist.</i> • <i>Adopted in 2020 an updated Parks, Trails, Open Space and Recreation Master Plan to guide delivery of recreation services and development and renovation of parks and facilities for the next 10 years.</i> • <i>San Ramon Traffic Impact Fee Update study to be adopted in 2024.</i> • <i>Tri-Valley Transportation Development Fee Nexus Study completed in 2022.</i> • <i>The City obtained funding through a Certificate of Participation Debt Service Financing to fund various facility renovations and upgrades to the Alcosta Senior & Community Center, San Ramon Community Center, Dougherty Station Community Center and the San Ramon Olympic Pool.</i> • <i>Annual review/adjustment of Community Facilities District (CFD) Tax Rates and Levy. In 2024, three new residential development projects were annexed into CFD 2014-1.</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
3.3-G-1	Maintain acceptable traffic Level-of-Service on City streets and roadways through implementation of Transportation Demand Management (TDM), Growth Management, the Capital Improvement Program, and traffic engineering operational measures.	3.3-I-1 through 3.3-I-6	Engineering Services Transportation Services	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Through the development review process, projects must comply with the City’s traffic and circulation standards.</i> • <i>The City, as part of the Countywide 511 Contra Costa TDM Program which promotes commute alternative programs and provides financial incentives to participants that bike, walk, telecommute, carpool, transit and/or vanpool to work. Given the changing environment due to COVID-19, adjustments to the incentive programs are inevitable, and ongoing.</i> • <i>Implemented the Countywide 511 Contra Costa program for students, called Pass2Class, which provides students with “free” rides provided by County Connection.</i> • <i>Implemented a Citywide employer transportation survey in October 2018. Final report completed in 2019. Overall, the City maintains a 73 percent drive alone rate, with 27 percent of commuters using a commute alternative. A new survey will be conducted when funding is identified to track changes post-pandemic.</i> • <i>Reviewed annually as part of 5-year CIP budget process.</i> • <i>Bicycle Master Plan projects to be reviewed each year as part of the annual Capital Improvement Program (CIP) process. Bicycle facility improvements are being completed Citywide with projects such as the annual Pavement Management Program and the Citywide Bicycle Network Improvements and Enhancements CIP, including installation of Buffered Bike Lanes, Bike Conflicts Zones and new Bike Lanes.</i>

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Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<ul style="list-style-type: none"> • <i>Adopted the Bicycle Master Plan in April 2018, Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>Perform annual Dougherty Valley traffic mitigation LOS intersection counts. Completed for 2025.</i> • <i>Completed design and construction for the Crow Canyon Road Widening Project (Alcosta Blvd to St George Road) with City Council acceptance in 2025.</i> • <i>Intelligent Transportation System (ITS) Master Plan adopted in October 2018. First fiber optic cable installation project completed in 2022. Second installation project completed in 2025.</i> • <i>Innovative Deployments to Enhance Arterials (IDEA) Grant for implementation of Automated Traffic Signal Performance Measures (ATSPM) at 43 intersections in 2020. Ten additional intersections added in 2021.</i> • <i>Bicycle/vehicle detection camera systems installed at 31 intersections completed to date.</i>

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Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
3.4-G-1	Utilize Transportation Demand Management (TDM) strategies as an integral component of the City’s transportation program to reduce total vehicle trips and VMT on San Ramon roadways and reduce the corresponding GHG emissions that promote regional air quality improvements.	3.4-I-1 through 3.4-I-7	Transportation Services Engineering Services	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Measure J Traffic Congestion Relief Agency (TRAFFIX) provides school bus service to eleven school sites in San Ramon. Completed 2023 Level of Service Study (LOS) working with TJKM to identify congested intersections and school sites and identify projected enrollment trends to prioritize service improvements and adjustments.</i> • <i>Hired new TRAFFIX Program Coordinator in 2021 and part time assistant in 2022. New routes and runs implemented this school year guided by the LOS analysis and by combining underperforming runs.</i> • <i>The City, Contra Costa County, and Tri-Valley public and private agencies, sponsor annual events with local schools and employer sites, such as commuter fairs and Bike to Work Day. Bay Area Bike to Work Day is held on the third Thursday of May with a popular Energizer Station provided in San Ramon. Bike to Wherever Days is promoted throughout the month of May.</i> • <i>Implemented the 511 Contra Costa Countywide Summer Bike Challenge from 2022 through 2026.</i> • <i>Through the City’s CIP and development review program, future transit design, bus shelter locations and improvements are identified.</i> • <i>Full integration of marketing plan utilizing Marquee at San Ramon Transit Center completed in 2023 and updated in 2025.</i> • <i>Began coordination with CCTA and Sunset Development for construction of a new multimodal transit center at BR3. Relocating Regional Park and Ride Express Bus</i>

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Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<p><i>operations from Bollinger Park and Ride to Multimodal Transit Center at Bishop Ranch 3. The CityWalk Master Plan provides an increased level of convenience to promote transit use through the establishment of Shared Mobility Hubs to accommodate multiple public and shared transit options.</i></p> <ul style="list-style-type: none"> • <i>As part of the CityWalk development, residents will be offered free bus passes.</i> • <i>Ongoing efforts are being made to seek new transit shelter funding partnering with County Connection and Outdoor</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>In 2023 local bus service on the 35 Bus was rerouted through City Center to improve on time performance and a new stop constructed at Bishop and Camino Ramon.</i> • <i>Shared Mobility Hubs established by the CityWalk Master Plan will be constructed as units are built to serve the new and existing population.</i> • <i>The 2019 Strategic Plan for 511CC will be updated in 2026 with attention to new trip verification requirements from regional funding partners.</i> • <i>GoSan Ramon on-demand continues to be a popular option for West San Ramon. The on-demand Service was expanded to new audiences and funding sources by separating out commute service to BART from the point-to-point service within San Ramon. This enabled the use of Measure J funding to subsidize BART trips.</i> • <i>Increased the Senior Van Transportation program to include a stop at the San Ramon Transit center to bring</i>

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Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<p><i>seniors who live outside of San Ramon to and from the Senior Center. Currently, the Senior Van service runs four days a week, both in the morning and afternoon.</i></p>
3.5-G-1	<p>Participate in regional cooperative and multi-jurisdictional transportation planning for the maintenance of regional mobility and air quality standards as required by the Measure J Growth Management Program and the Contra Costa Congestion Management Plan (CMP).</p>	3.5-I-1 through 3.5-I-6	<p><i>Transportation Services Engineering Services</i></p>	<ul style="list-style-type: none"> • <i>GME continues to include performance guidelines reviewed as part of the Development Review process. Annual updates provided to Contra Costa Transportation Authority as part of Growth Management Program Compliance Checklist.</i> • <i>City submits the Growth Management Program (GMP) Compliance Checklist biannually.</i> • <i>Member of the Association for Commuter Transportation (ACT)</i> • <i>Administrator of Southwest Transportation Planning Committee (SWAT).</i> • <i>Administrator of SWAT funded 511 CC regional TDM programs including Vanpooling for the region among other programs.</i> • <i>Member of the Tri Valley Transportation Council Technical Advisory Committee (TVTC TAC).</i> • <i>Member and Vice Chair of the Countywide Bicycle Pedestrian Advisory Committee (CBPAC).</i> • <i>Chair of the Contra Costa County Transportation Authority Technical Coordinating Committee (TCC).</i> • <i>Member of Regional Broadband Advisory Group.</i> • <i>Administrator of TRAFFIX JPA and member of Technical Advisory Group (TAG).</i> • <i>Participate in Innovate 680 PAC TAC ConOps.</i>

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Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<ul style="list-style-type: none"> • Collaborated with Contra Costa County Paratransit to offer San Ramon residents two opportunities to apply for and complete an assessment to receive para transit services in San Ramon rather than requiring the process be completed in Martinez. • Worked collaboratively with County Connection to expand the service area for on demand rides for seniors through the GoSanRamon program.
3.6-G-1	Promote the opportunity to both work and live in San Ramon through implementation of the Housing Element.	3.6-I-1 through 3.6-I-4	<p>Planning Services Economic Development Transportation Services Engineering Services</p>	<ul style="list-style-type: none"> • On-going. • Development of Workforce Housing on-going. • Pradera Apartment development (restricted to moderate households), providing an additional 185 multi-family units is under construction and is completed in 2025. The project was originally designated for seniors, however, the City worked to remove the age restriction to provide opportunities to more households. • As part of each development application review, comments and conditions are provided to address implementation of Housing Element policies. • In September 2022, 383-unit apartment development was approved at Bishop Ranch 1A, 6131 Bollinger Canyon Rd. as part of the CityWalk Master Plan. • In March 2023, the Marketplace Mixed Use project was approved with 40 single-family housing units, 4 Junior Accessory Dwelling Units, and an existing approximately 1,800 sq. ft. of commercial land use. • In April 2023, the Trumark Townhomes at 2481 Deerwood Rd. was approved with 52 townhome units,

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				<p><i>including 3 very-low, 2 low- and 4 moderate-income housing units.</i></p> <ul style="list-style-type: none"> • <i>In December 2023, the Iron Horse Village project was approved with 117 single-family and multi-family units, including 1 very low, 3 low, and 2 moderate-income units.</i> • <i>In May 2024, the Deerwood & Omega Workforce Housing Community project was approved with 131 rental units, including 46 extremely low, 42 very low and 43 low-income units.</i> • <i>In June 2024, the Avalon Bay apartment project was approved consisting of 457 residential units, including 35 very low and 34 low-income units. The project site is one of three parcels that comprise the “BR 3A” neighborhood within the CityWalk Master Plan.</i> • <i>In December 2024, the Bartlett BR 7 Residential Development Project was approved with 118 multifamily and 72 single-family units, including 10 very low, 5 low and 14 moderate-income units.</i> • <i>The 2023-2031 Housing Element was adopted in January 2023 and certified by the California Department of Housing and Community Development.</i> • <i>In October 2023, an amendment to the City’s Inclusionary Housing Ordinance was adopted, adding a must-build requirement for certain housing projects, and increasing the affordability term from 30 years to 55 years.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i>

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				<ul style="list-style-type: none"> • <i>Repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i> • <i>Amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and includes the addition of the Housing Opportunity Residential land use designation, expansion of Multiple Family Residential area, and realignment of the Business Mixed Use area.</i> • <i>In November 2024, the City Council approved Objective Design and Development Standards for qualifying multi-family and residential mixed-use developments, consistent with the adopted Housing Element policies and programs.</i> • <i>In January 2025, the Woodside Canyon Project at 18 Crow Canyon Ct. was approved with 54 units, including 3 very low, 1 low and 4 moderate-income units.</i> • <i>In March 2025, the Bishop Ranch 11 Residential Development at 2301 Camino Ramon was approved with 128 single-family units and 67 multifamily units.</i> • <i>In June 2025, the 100% affordable Eden Camino Ramon Apartments at 2453 Camino Ramon was approved with 200 units, including 120 multifamily units and 80 units reserved for seniors</i> • <i>In August of 2025, the City Council approved the CityWalk Development Agreement Amendment, allowing for the transfer of affordable units from the previously</i>

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				<p><i>approved BR 1A and BR 3A portions of CityWalk, to the Eden affordable Camino Ramon Apartments receiver site</i></p> <ul style="list-style-type: none"> • <i>In September 2025, the City Council approved the Bishop Ranch Affordable Housing Site Development Agreement, allowing for the dedication of land and transfer of affordable housing requirements from the previously approved BR 7, BR 11 and portions of the CityWalk Projects (BR 1A and BR 3A) to facilitate the development of the affordable Eden Camino Ramon Apartments, resulting in higher affordability and an increased number of affordable units, and payment of fees to the City’s Affordable Housing Fund and improvements to the Iron Horse Trail.</i> • <i>In October 2025, the City Council adopted Zoning Ordinance Text Amendments, including an increase in the baseline density to at least 15 dwelling units per acre in the RS and RM zones to address Missing Middle Housing and updates to parking standards for residential uses, consistent with the adopted Housing Element</i> • <i>In November 2025, the Canopy at Bishop Ranch 8 residential development project was approved with 416 units, including 255 single-family units and 161 multi-family affordable units</i> • <i>In November 2025, the Bishop Ranch 12 residential development project was approved with 73 units, including 64 multifamily units and 9 Accessory Dwelling Units</i>

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Chapter 4: Land Use Element				
4.6-G-1	Foster a pattern of development and encourage a compatible mix of land uses that enhances the character of the City and the community.	4.6-I-1 through 4.6-I-30	Planning Services Economic Development	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Reviewed in conjunction with Development applications.</i> • <i>The 2023-2031 Housing Element was adopted in January 2023 and certified by the California Department of Housing and Community Development.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i> • <i>As part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i> • <i>In November 2024, the City Council adopted a Zoning Ordinance Text Amendment to allow Commercial Recreation Facility-Outdoor land use within the City Center Mixed Use and Downtown Mixed Use-South zones.</i>
4.7-G-1	Consider the use of Specific Plans, and other area plans to develop land use programs that reflect specific area conditions and land use needs.	4.7-I-1 through 4.7-I-5	Planning Services	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>In 2022, the Specific Plan Amendment and development entitlement applications for an amendment to the Westside Specific Plan to allow a 72-bed senior assisted living</i>

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				<p><i>facility (El Nido Senior Assisted Living Project) located 19251 San Ramon Valley Blvd was approved.</i></p> <ul style="list-style-type: none"> <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i> <i>Amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and include the addition of the Housing Opportunity Residential land use designation, expansion of Multiple Family Residential area, and realignment of the Business Mixed Use area.</i>
4.8-G-1	Maintain and enhance San Ramon’s identity.	4.8-I-1 through 4.8-I-22, and 4.9-I-1 through 4.9-I-4	<i>Planning Services Engineering Services Parks & Community Services Public Services Building & Safety Services Transportation Services</i>	<ul style="list-style-type: none"> <i>On-going. Architectural Review Board staff reports incorporate analysis of projects in relation to San Ramon’s architectural standards.</i> <i>In 2023, began construction of the Iron Horse Trail Bollinger Canyon Rd. Overcrossing Project and was completed in 2025.</i> <i>In 2023, secured \$2M in Federal Funds for design of the Iron Horse Trail Bicycle/Pedestrian Overcrossing at Crow Canyon Road and approved conceptual design, and moving forward in 2026,, with selecting a consultant to begin design.</i> <i>Implemented a Civic Building Multi-Cultural Lighting Policy and Program.</i>

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				<ul style="list-style-type: none"> • <i>Implementation of Phase 1 and Phase 2 of the Utility Box Art Program.</i> • <i>Generated partnerships with cultural groups to increase cultural events in San Ramon (Diwali, Durga Puja, Lunar New Year, and Maya Bazaar.)</i> • <i>Update to City’s Annual CIP to maintain and enhance San Ramon.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>Expanded the Culture in the Community Event to include additional organizations, cultural booths, and an expanded outdoor stage to accommodate more multi-cultural performances.</i> • <i>Participated in a regional temporary Public Art project titled “Picture This” that utilized local artists to create large picture frames that were placed throughout the city for residents to take pictures in iconic locations.</i> • <i>The 2023-2031 Housing Element was adopted in January 2023 and certified by the California Department of Housing and Community Development.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i> • <i>Partnered with the San Ramon Valley Diversity Coalition to offer community gatherings for Gay Pride and Martin Luther King Day.</i> • <i>Celebrated the 40th Anniversary of the incorporation of the City with a gala, parade and series of events and</i>

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				<p><i>exhibits that focused on celebrating the milestones of the past that helped shape and create San Ramon.</i></p> <ul style="list-style-type: none"> • <i>Installed and dedicated a new Public Art Piece titled “Inspire” on the plaza in front of the San Ramon Library</i> • <i>Installed and dedicated a bronze Eagle Public Art Piece titled “Liberty” at Memorial Park.</i>
Chapter 5: Traffic and Circulation Element				
5.1-G-1	Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.	5.1-I-1 through 5.1-I-9	Engineering Services Transportation Services	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Monitor key intersections on an annual basis. Review traffic studies for private development projects.</i> • <i>Monitor signalized corridors and adjust signal timing for traffic conditions.</i> • <i>Completed construction of the Bollinger Canyon Road Widening Project from Alcosta Boulevard to the I-680 Freeway.</i> • <i>Completed construction in 2025 for the Crow Canyon Road Widening Project (Alcosta Blvd to St George Road).</i> • <i>Incorporate offsite circulation improvements into the 5-year CIP budget process.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>Bicycle facility improvements are being completed with projects such as the annual Pavement Management Program and the Citywide Bicycle Network Improvements and Enhancements CIP, including installation of Buffered Bike Lanes, Bike Conflict Zones and new Bike Lanes.</i>

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				<ul style="list-style-type: none"> • Construction of a traffic signal on Fostoria Way required as mitigation for the Costco fueling center is in operation and was accepted by the City in 2023. • Intelligent Transportation System (ITS) to be updated in 2026. • Construction and installation of fiber optic cable trunk line on Bollinger Canyon Road from Talavera Drive to Dougherty Road (N) and Dougherty Road from Crow Canyon Road to Bollinger Canyon Road (N) completed in 2022. Bollinger Canyon Road from Dougherty Road (N) to Albion Road completed in 2025. • Continue to collect both local and regional traffic impact fees and develop mitigation measures to offset traffic congestion related to future growth. • Research and apply for grant opportunities that help further the city's circulation goals, enhancing safety and connectivity for all roadway users. • Awarded an SS4A grant to create a Vision Zero Action Plan for the City of San Ramon in 2023 with plan targeted for completion in 2026.
5.2-G-1	Actively participate in local and regional transportation planning.	5.2-I-1 through 5.2-I-7	Engineering Services Transportation Services	<ul style="list-style-type: none"> • On-going. • Participate on Contra Costa Transportation Authority's Innovate 680 Policy Committee and Technical Committees, and the Countywide Smart Signals Project. • Member of Tri-Valley Transportation Council, Southwest Area Transportation and Southern Contra Costa Fee Program, 511 Contra Costa, Tri-Valley San Joaquin Regional Rail Authority, Innovate 680, Association for

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				<p><i>Commuter Transportation (ACT), and Local Northern CA ACT Chapter.</i></p> <ul style="list-style-type: none"> • <i>City submits the Growth Management Program (GMP) Compliance Checklist biannually.</i> • <i>Parks and Community Services represents San Ramon and Danville on a regional committee to address senior transit issues.</i> • <i>Member of the Contra Costa County Transportation Authority Technical Coordinating Committee (TCC), Countywide Bicycle and Pedestrian Advisory Committee (CBPAC).</i>
5.3-G-1	Encourage transportation facilities that consider the users' safety and allow for all modes of travel based on local conditions and needs of the community.	5.3-I-1 through 5.3-I-5	<i>Engineering Services Transportation Services</i>	<ul style="list-style-type: none"> • <i>On-going coordination with local jurisdictions and Fire Districts.</i> • <i>City administers Street Smarts/Safe Routes to School Programs (SRTS) and provides monthly RTC update to Transportation Advisory Committee.</i> • <i>As part of the Safe Routes to School Program, continue to implement the three E's, Education, Engineering and Enforcement to encourage students to walk and bike to school. Continue to develop suggested walking maps and distribute them through all school sites.</i> • <i>Bicycle Master Plan Update targeted for completion in 2026.</i> • <i>Bicycle facility improvements are being completed with projects such as the annual Pavement Management Program and the Citywide Bicycle Network Improvements and Enhancements CIP, including installation of Buffered Bike Lanes, Bike Conflict Zones and new Bike Lanes.</i>

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Guiding Policy Number	Guiding Policy	Implementation Policies	Implementation Responsibility	Implementation Status Update
				<ul style="list-style-type: none"> • <i>On-going implementation of Complete Streets Design Guidelines in CIP and private land development projects.</i> • <i>Applied for and awarded grant to install Rectangular Rapid Flashing Beason (RRFB) System at Bollinger Canyon Road / Marsh Drive and Bollinger Canyon Road / Dos Rios Drive. Construction completed in 2023.</i> • <i>Applied for and awarded grant to upgrade existing in-pavement flasher systems to Rectangular Rapid Flashing Beason (RRFB) System at four crosswalks. Construction completed in 2024.</i> • <i>Bicycle/vehicle detection camera systems installed at 29 intersections to date.</i> • <i>Began coordination with CCTA for construction of a new multimodal transit center.</i> • <i>Applied for and awarded TDA grant funding for Accessible Pedestrian Signals (APS) at 9 key intersections to be installed in 2026.</i>
5.4-G-1	Design arterial roadways to efficiently move inter-city traffic, thereby minimizing through-traffic in residential areas of the City.	5.4-I-1 through 5.4-I-9	Engineering Services Transportation Services Public Services	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>The City requires all new development to pay traffic mitigation fees (when warranted) at the time of building permit issuance.</i> • <i>Conditioned as part of project conditions of approval and/or City permits.</i> • <i>Completed construction in 2025 for the Crow Canyon Road Widening Project from Alcosta Boulevard to St. George Road.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i>

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				<ul style="list-style-type: none"> • Applied for and was awarded grant to install Rectangular Rapid Flashing Beason (RRFB) System at Bollinger Canyon Road / Marsh Drive and Bollinger Canyon Road / Dos Rios Drive. Construction completed in 2023. • Applied for and awarded grant to upgrade existing in-pavement flasher systems to Rectangular Rapid Flashing Beason (RRFB) System at four crosswalks. Construction completed in 2024.
5.5-G-1	Design collector and local roadways to improve circulation and to connect residential and commercial areas of the City while incorporating Complete Streets concepts pursuant to Policy 5.3-I-2 where appropriate.	5.5-I-1 through 5.5-I-6	Engineering Services Transportation Services	<ul style="list-style-type: none"> • On-going. • Continued implementation of the City’s Residential Traffic Calming (RTC) Program. Bike Master Plan Update in process, targeted for completion in 2026. • On-going implementation of Complete Streets Design Guidelines in CIP and private land development projects. • Applied for and was awarded grant to install Rectangular Rapid Flashing Beason (RRFB) System at Bollinger Canyon Road / Marsh Drive and Bollinger Canyon Road / Dos Rios Drive. Construction completed in 2023. • Applied for and awarded grant to upgrade existing in-pavement flasher systems to Rectangular Rapid Flashing Beason (RRFB) System at four crosswalks. Construction completed in 2024. • Applied for and awarded TDA grant funding for Accessible Pedestrian Signals (APS) at 9 key intersections to be installed in 2026.
5.6-G-1	Utilize Transportation Demand Management (TDM) strategies	5.6-I-1 through	Engineering Services	<ul style="list-style-type: none"> • On-going.

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	<p>as an integral component of the City’s transportation program to reduce total vehicle trips on San Ramon roadways and reduce the corresponding vehicle emissions that promote regional air quality improvements.</p>	<p>5.6-I-16</p>	<p><i>Transportation Services</i></p>	<ul style="list-style-type: none"> • <i>The City’s TDM Programs and services are available to all San Ramon employers. The City encourages businesses to promote the 511 Contra Costa Commuter Programs at employment sites.</i> • <i>The 511 Contra Costa Countywide Incentive Programs have been incorporated into private sector TDM Programs.</i> • <i>On-going implementation of Traffic Safety Programs, including Safe Routes to School.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>On-going. Transportation Demand Management (TDM) Advisory Committee bi-monthly meetings.</i> • <i>Installed new Electronic Bike Lockers at San Ramon Transit Center January 2022 and EV Charging in 2025.</i> • <i>Applied for and received SS4A grant to develop a Vision Zero Action Plan for the City of San Ramon, targeted for completion in 2026.</i>
<p>5.7-G-1</p>	<p>Encourage bicycling and walking as alternatives to driving, consistent with Complete Streets concepts.</p>	<p>5.7-I-1 through 5.7-I-13</p>	<p><i>Engineering Services Transportation Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>Bay Area Bike to Work Day is held on the third Tuesday of May and Bike to Wherever Days are promoted throughout the month of May.</i> • <i>Implemented the 511 Contra Costa Countywide Summer Bike Challenge in 2022 and each year since.</i> • <i>On-going implementation of Complete Streets Design Guidelines in CIP and private land development projects.</i>

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				<ul style="list-style-type: none"> • <i>The City, as part of the 511 Contra Costa TDM Program, provides funding to install bike racks and/or bike lockers.</i> • <i>Applied for and was awarded grant to install Rectangular Rapid Flashing Beason (RRFB) System at Bollinger Canyon Road / Marsh Drive and Bollinger Canyon Road / Dos Rios Drive. Construction completed in 2023.</i> • <i>Applied for and awarded grant to upgrade existing in-pavement flasher systems to Rectangular Rapid Flashing Beason (RRFB) System at four crosswalks. Construction completed in 2024.</i> • <i>Conducting ongoing educational campaign for all roadway users through Street Smarts program, Safe Routes to School program, Citywide Newsletter and citywide social media channels.</i> • <i>Installed new Bike Link shared use eLockers at San Ramon Transit Center.</i> • <i>Bicycle/vehicle detection camera systems have been installed at 31 intersections to date.</i> • <i>Adoption of the San Ramon Walking District Plan in 2022.</i> • <i>Launched Micromobility pilot program in 2022 providing fleet of shared use ebikes and e-scooters. Suspended the program in 2023 when vendor entered bankruptcy. Looking to form a new partnership with Danville and Dublin using a new regional vendor.</i> • <i>Began construction of the Bollinger Canyon Road Iron Horse Trail Pedestrian and Bicycle Overcrossing; construction began in 2024 and completed in 2025.</i>

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				<ul style="list-style-type: none">• Secured \$2M in Federal Funds for design of the Iron Horse Trail Bicycle/Pedestrian Overcrossing at Crow Canyon Road and approved conceptual design; consultant to be selected in 2025 to begin design.• In December 2024 begin the process of creating a trails masterplan for San Ramon that will connect with both the Bike Master Plan and Walking District Vision document and detail our current trail system, identify new and potential trail segments/connections and prioritize with estimated costs trails that need to be completed in the future.• Applied for and awarded TDA grant funding for Accessible Pedestrian Signals (APS) at 9 key intersections to be installed in 2026.

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Chapter 6: Parks and Recreation Element

<p>6.5-G-1</p>	<p>Create and maintain a high-quality publicly accessible park and trail system for San Ramon.</p>	<p>6.5-I-1 through 6.5-I-19</p>	<p><i>Parks & Community Services Public Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Developed site specific recommendations for renovation of Crow Canyon Gardens and completed a Park Masterplan that includes the preservation of a portion of the Mudd’s Building as an option.</i> • <i>Developed a volunteer Gardening program for the Demonstration Gardens at Crow Canyon Gardens that utilizes individuals, businesses and youth groups to offset maintenance costs and improve the quality of the park.</i> • <i>Phase 2 of Rancho San Ramon Community Park and Critter Crossroads Park presently under construction.</i> • <i>Implemented an updated annual park maintenance plan and sports field management program.</i> • <i>Continued operation of community gardens at Crow Canyon Gardens and the Alcosta Senior and Community Center.</i> • <i>Approved plans for Bartlett Pear Park, construction began in 2025 and anticipated completion in 2026.</i> • <i>Approved plans for Heritage Park, construction began in 2025; anticipated completion in 2026. Heritage Park will be the first privately owned and maintained but publicly accessible park in San Ramon. Approved a conceptual plan in 2023 for Crow Canyon Gardens to revitalize and renew the park; demolition of the Mudd’s building to begin in 2026.</i> • <i>Completed construction of Ramona Park playground replacement.</i> • <i>Converted one Tennis court at San Ramon Central Park into four Pickleball courts.</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<ul style="list-style-type: none"> Completed installation of cricket pitch at Quail Run Elementary School. Accepted Acre Sunrise Ridge Park and Rose Garden in 2024. Opened Sunrise Ridge Park in November 2024.
Chapter 7: Public Facilities and Utilities Element				
7.1-G-1	Provide public and cultural facilities that contribute to the City’s positive image and enhance community identity.	7.1-I-1	Parks & Community Services	<ul style="list-style-type: none"> On-going. Generated partnerships with cultural groups to increase cultural events in San Ramon (Diwali, Durga Puja, Lunar New Year, and Maya Bazaar). Expanded the Culture in the Community Event to include additional organizations, cultural booths, and an expanded outdoor stage to accommodate more multi-cultural performances. CIP Implementation updated annually. Updated the online Interactive Public Art Map, which allows users to see images of all the public art pieces throughout San Ramon. Implemented a temporary Public Art Installation using recycled signs “Signs of Hope” at Central Park and the Dougherty Station Community Center. Improved the gym floor at Iron Horse Middle School to include pickle ball and badminton striping and sleeves to allow for more community play. Collaborated with the Diablo Valley Community College District to ensure that the new College library on the Dougherty Valley Campus would be open to the general public. Approved the Library Public Art Project with installation completed in 2025.

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				<ul style="list-style-type: none">• <i>Approved two public art pieces for installation at Bartlett Pear Park in City Village development.</i>• <i>Approved a new location for the Bronze Eagle public art project at Memorial Park with final installation completed in 2025 and opening ceremony held in 2025.</i>• <i>Renovated and rebranded the Dougherty Station Community Center into the Dougherty Station Community Arts Center with expanded art gallery space, addition of indivial art and sound studios, green room, expanded dance room and improved flooring, paint and surfaces throughout the building.</i>• <i>Installed and dedicated a new Public Art Piece titled “Inspire” on the plaza in front of the San Ramon Library.</i>• <i>Commissioned two artists to create murals inside the Dougherty Station Community Arts Center Stairwells</i>• <i>Relocated the Culture in the Community Event to the Dougherty Station Community Arts Center.</i>• <i>Replastered the lap pool at San Ramon Olympic Pool in 2025.</i>• <i>Completed two public art mural projects in the Dougherty Station Community Arts Center stairwells.</i>• <i>Parks and Community Services Commission approved a non-phased approach for the Boone House Renovation project to be forwarded to the City Council for consideration.</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

<p>7.2-G-1</p>	<p>Collaborate with the San Ramon Valley Unified School District in their efforts to ensure that all school age children have equal access to equitable facilities.</p>	<p>7.2-I-1 through 7.2-I-4</p>	<p><i>Parks & Community Services Planning Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Repurposed office space at the Iron Horse Middle School Gym to create additional dedicated Teen Center space.</i> • <i>Collaborated with SRVUSD to complete the Cal High Pool lighting update.</i> • <i>Partnered with SRVUSD to complete refinishing and renovation of the Iron Horse Middle School Gym Floor.</i> • <i>Collaborated with SRVUSD to expand, replace, and relocate the Pine Valley Middle School Teen Center completion anticipated in 2026.</i> • <i>Collaborated with SRVUSD to identify a fencing plan for the Iron Horse Middle school campus to provide security for the students while maintaining as much Community access as possible in Central Park.</i> • <i>Partnered with SRVUSD to offer disadvantaged 6th grade ELO-P students' free registration at the Teen Centers utilizing funds that were provided to the school district by the state department of Education.</i> • <i>Completed the San Ramon Olympic Pool Renovation project which included bathrooms, showers, air conditioning and flooring throughout the building.</i> • <i>Completed installation of a joint use Cricket Pitch on the Quail Run Elementary School campus.</i>
<p>7.3-G-1</p>	<p>Encourage development of private educational, cultural, childcare, and medical facilities in San Ramon.</p>	<p>7.3-I-1 through 7.3-I-9</p>	<p><i>Parks & Community Services Planning Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Reviewed in conjunction with Development applications.</i> • <i>In February 2022, the Planning Commission approved the Primrose Day Care located at 18080 Bollinger Canyon Rd. for a 13,545 square foot day care facility that will serve 224 children. The project has since been resubmitted for approval with construction completed in 2025.</i>

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				<ul style="list-style-type: none"> • Continue to provide a long-term rental agreement to Gracies’s Place to provide drop-in childcare at the Dougherty Station Community Arts Center. • Partner with Independent Contractors to provide preschool programs and preschool enrichment programs. • In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment. • In December 2023, as part of the General Plan 2040 Project, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment. • In April of 2024, the Planning Commission approved an umbrella Use Permit that established the ability for Medical Services – Clinic, Lab, Urgent Care land uses within two buildings at Bishop Ranch 15, consisting of approximately 396,064 square feet.
7.4-G-1	Ensure the provision of adequate utility systems and communication for existing and future residents and the business community.	7.4-I-1 through 7.4-I-12	Planning Services Engineering Services	<ul style="list-style-type: none"> • On-going. • Reviewed in conjunction with Development applications. • City’s Subdivision Ordinance requires utilities for new development projects along project frontage to be undergrounded. • Develop a Citywide Fiber Optic Master Plan to be completed in 2026.
7.5-G-1	Manage solid waste so that State goals are exceeded, and the best possible service is provided to	7.5-I-1 through 7.5-I-11	Engineering Services	<ul style="list-style-type: none"> • On-going.

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<p>the citizens and businesses of San Ramon.</p>			<ul style="list-style-type: none"> • <i>The solid waste Franchise Agreement requires the contractor to divert 90% of San Ramon’s solid waste from landfill disposal by 2029.</i> • <i>The City will partner with the contractor to achieve the 90% diversion goal and will adopt a Zero Waste implementation plan outlining how to achieve it.</i> • <i>The City Council has implemented a Trash Free San Ramon, a program designed to reduce single-use foodware generation and litter by promoting the use of reusable dishware and reusable take-out programs.</i> • <i>The City provides outreach education, monitoring and reporting in support of the State commercial recycling and composting mandates. Under the Franchise Agreement, ACI of San Ramon provides two full-time equivalent contractor employees and funding for one full-time equivalent City employee to implement solid waste diversion programs and to provide outreach and technical assistance to San Ramon businesses and multi-family dwellings and ensure that they comply with the State recycling mandates.</i> • <i>The City is in compliance with State diversion and recycling requirements.</i> • <i>The City has implemented new State organics recycling regulations (SB 1383). The new regulations require the City to recover organic materials (edible food, food scraps, food-soiled paper products, yard trimmings, wood, etc.) from all generators (single-family and multi-family residential, commercial, government) in San Ramon. The Franchise Agreement includes programs designed to meet these organics recycling requirements.</i> • <i>Provided additional waste sorting receptacles in Community Center Kitchens and launched an educational</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>campaign for rental clients to make them aware of current rules regarding the sorting of food waste from events.</i></p> <ul style="list-style-type: none"> <i>Partnered with Contra Costa Health Services in 2024 to secure an Environmental Services infrastructure grant to fund a commercial dishwasher at the Senior Center to reduce waste and increase composting efforts.</i> <i>April 2024, adopted Ordinance 525 to repeal and replace Chapter III of Division B6 of the Municipal Code to amend the 1989 Ordinance prohibiting the use of chlorofluorocarbon-processed food packaging (Ordinance No. 166) to clarify that polystyrene foam food packaging is prohibited.</i> <i>City updated the Solid Waste Fee in 2025 to be current with latest State and Federal Regulations.</i>
<p>7.6-G-1</p>	<p>Collaborate with the San Ramon Valley Fire Protection District to deliver a high level of public protection services that protect life, property, and the environment.</p>	<p>7.6-I-1 through 7.6-I-2</p>	<p><i>Building & Safety Services</i> <i>Police Services</i></p>	<ul style="list-style-type: none"> <i>On-going.</i> <i>Currently conducting an audit to fully analyze and update (if needed) the Police Department’s beat structure and patrol schedules to ensure staffing levels and efficiency is maximized. Completed, but due to the data collection and increased call volume, this analysis is already outdated. The Police Department will be participating in another analysis in 2025, which will be conducted by an outside party recommended by the City Manager</i> <i>In January 2023, began “Phase 2” of the Behavioral Health Response Program. Phase 2 of this project involves the initial triage of behavioral health-related calls by Dispatchers within the San Ramon Valley 911 Communications Center. Completed and the Behavioral Health Response Program is now fully operational. Multiple updates were provided to the City Council during public meetings in 2024.</i>

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				<ul style="list-style-type: none"> • <i>Completed construction on the Emergency Operations Center (EOC) and Dispatch Center at 2401 Crow Canyon Rd. as part of the Joint Public Safety Complex for the City Police Department and the San Ramon Valley Fire Protection District. Operational in 2023.</i> • <i>In partnership with City police and the Fire District, completed and opened a Fire and Police facility with state of the art 911 dispatch center in January of 2024.</i> • <i>Conduct annually a joint training drill with Parks and Community Services Aquatic Staff and San Ramon Valley Fire Protection District staff to ensure a smooth transition of care for medical emergencies at the Aquatic Centers.</i>
<p>7.7-G-1</p>	<p>Maintain a high level of public safety for all people who live or work in San Ramon.</p>	<p>7.7-I-1 through 7.7-I-3</p>	<p><i>Police Services Planning Services Engineering Services Parks & Community Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Fiscal impact assessment for CFD participation conducted with each proposed residential development.</i> • <i>Work collaboratively with the community regarding crime prevention education and information sharing utilizing a variety of methods. Ongoing</i> • <i>Construct improvements through the City’s Capital Improvement Program (CIP).</i> • <i>Adopted Local Roadway Safety Plan through a local Highway Safety Improvement Project (HSIP) grant in April 2022.</i> • <i>Completed a DFR (Drone as First Responder) Program to include additional drones and certified drone operators.</i> • <i>City and Fire District partnership to create joint fire and police facility and state of the art 911 dispatch center.</i> • <i>Developed and update annually Emergency Action Plans for the City’s Large Community Events.</i>

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				<ul style="list-style-type: none">• <i>Train and employ 120 lifeguards for San Ramon's Aquatic Centers to ensure safety of the public using the pools.</i>
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Chapter 8: Open Space and Conservation Element				
8.1-G-1	Protect and maintain the quality of biological resources in the San Ramon City limits, while also balancing the needs of growth and development.	8.1-I-1 through 8.1-I-5	<i>Planning Services Engineering Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Continue to implement C.3 requirements. Participated in Municipal Regional Permit implementation and subsequent updates.</i> • <i>Reviewed in conjunction with Development applications.</i> • <i>Contracted for biological review services prior to maintenance work in City flood control channels and creek repair projects and contracted for on-call biological consultation services.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i>
8.3-G-1	Acquire, preserve, and maintain open space and its natural resources for future generations.	8.3-I-1 through 8.3-I-17	<i>Planning Services Engineering Services Parks & Community Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Coordinate with regulatory agencies.</i> • <i>Collect the Open Space Development Impact Fee as part of the building permit issuance process.</i> • <i>Reviewed in conjunction with Development applications and in coordination with the Open Space Advisory Committee, as appropriate.</i> • <i>Continued development and implementation of an Open Space Walk series to educate the community on Open Space issues.</i> • <i>Partnered with Smart Outdoors to replace and improve trail signage and markers throughout the City.</i> • <i>The OSAC developed a vision for preserving contiguous open space in San Ramon.</i>

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8.3-G-2	Strengthen the City’s partnership with East Bay Regional Parks District, Contra Costa County, other jurisdictions and private organizations to expand the ridgeline and hillside open space system in the city.	8.3-I-1 through 8.3-I-17	<i>Planning Services Engineering Services Parks & Community Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Coordinate with regulatory agencies on development applications.</i> • <i>Reviewed in conjunction with Development applications and in coordination with the Open Space Advisory Committee, as appropriate.</i> • <i>Incorporate as conditions of project approval.</i>
8.4-G-1	Support regional efforts to expand the ridgeline and hillside open space system through joint efforts with East Bay Regional Parks District, Contra Costa County and nonprofit trustee agencies.	8.4-I-1 through 8.4-I-14	<i>Planning Services Engineering Services Parks & Community Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Coordinate with regulatory agencies.</i> • <i>Reviewed in conjunction with Development applications and in coordination with the Open Space Advisory Committee, as appropriate.</i> • <i>Incorporate as conditions of project approval.</i> • <i>Staff evaluates options and opportunities as they arise.</i>
8.5-G-1	Encourage the continuation of appropriate agricultural activities within the City’s Planning Area, while being cognizant that such uses may transition to non-agricultural uses in the future.	8.5-I-1 through 8.5-I-5	<i>Planning Services Engineering Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Continued grazing in open space areas.</i> • <i>While parcels are outside of the City limits, they have a General Plan 2040 land use designation of Rural Conservation.</i>
8.6-G-1	Promote the implementation of water quality and conservation programs and measures by San Ramon employers, residents, and public agencies.	8.6-I-1 through 8.6-I-8	<i>Planning Services Engineering Services Public Services Building & Safety Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Apply Model Water Efficiency and Landscape Ordinance (MWELO) to all private and public projects that meet State’s criteria, where applicable.</i> • <i>Implemented as part of development review application process.</i> • <i>Recycled Water Projects</i>

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				<ul style="list-style-type: none"> • <i>Promote water conservation and landscape sustainability by continuing to convert roadside and median turf to drought-tolerant landscaping.</i>
8.7-G-1	Identify, evaluate, and preserve the archaeological, paleontological, and historic resources that are found within the San Ramon Planning Area.	8.7-I-1 through 8.7-I-8	<i>Planning Services Engineering Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Conditioned as part of project conditions of approval and/or City permits.</i> • <i>In 2022, the Specific Plan Amendment and development entitlement applications to allow an 84-bed senior assisted living facility (El Nido Senior Assisted Living Project) located 19251 San Ramon Valley Blvd. was approved. The project includes the relocation and preservation of the historic Harlan House on-site.</i> • <i>Completed renovation and expansion of the FHF organic garden, renovation and reconstruction of the Grotto and removal and reconstruction of the Sheep Barn floor.</i> • <i>Completed a masterplan and phasing plan for Crow Canyon Gardens that includes restoration of one room of the Mudd’s Restaurant Building which will be used to interpret the history of the site. Master plan approved and construction to begin in 2026.</i>
Chapter 9: Safety Element				
9.1-G-1	Maintain and update the emergency mitigation, preparedness, response, and recovery components of the emergency management procedures in San Ramon.	9.1-I-1 through 9.1-I-8	<i>Police Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Provided relevant and up-to-date public safety-related messaging to community members.</i> • <i>Conducted proactive community messaging on personal and family preparedness through joint efforts by the San Ramon Valley Citizen Corps Council.</i> • <i>In 2024, prepared an update to the Local Hazard Mitigation Plan with adoption anticipated in 2025.</i>

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				<ul style="list-style-type: none"> Continued work with Contra Costa County Office of Emergency Services on County-wide Local Hazards Mitigation Plan. Enhanced communication with Contra Costa County Community Warning System (CWS) to ensure community-wide notification capabilities remain in place. Joint project with San Ramon Valley Fire Protection District on the implementation of a comprehensive training program for City Staff related to the emergency response and management within an Emergency Operations Center (EOC). Completed on an Emergency Operations Center (EOC) at 2401 Crow Canyon Rd. as part of a Joint Public Safety Building between the City Police Department and the San Ramon Valley Fire Protection District. Operational in 2024.
9.2-G-1	Minimize risks of personal injury and property damage posed by geologic and seismic hazards.	9.2-I-1 through 9.2-I-13	Engineering Services Building & Safety Services Planning Services	<ul style="list-style-type: none"> On-going. Review during Development Review Process and issuance of grading permits. California Geological Survey (CGS) contacted periodically for updated mapping. CGS data provided as appropriate. Review Local Hazard Mitigation Plan actions and implement where feasible. Annually complete monitoring, maintenance, and repairs in the Dougherty Valley GHAD and Northwest San Ramon GHAD.

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<p>9.3-G-1</p>	<p>Minimize the risk of property damage and personal injury resulting from the production, use, storage, disposal, or transportation of hazardous materials.</p>	<p>9.3-I-1 through 9.3-I-6</p>	<p><i>Building & Safety Services Engineering Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Coordination of clean-up with San Ramon Valley Fire Protection District and County Health Department.</i> • <i>San Ramon residents can have household hazardous wastes and electronic waste collected from their doorsteps, on-call, at no direct charge.</i> • <i>Residents recycle household batteries and used motor oil via the weekly curbside recycling program.</i>
<p>9.4-G-1</p>	<p>Protect the community from risks to lives and property posed by flooding and stormwater runoff.</p>	<p>9.4-I-1 through 9.4-I-9</p>	<p><i>Engineering Services Building & Safety Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Review during Development Review Process.</i> • <i>Community Rating System 5-year review completed in 2022 which resulted in Class 6 Rating.</i> • <i>Conduct annual recertification.</i> • <i>In 2024, prepared an update to the Local Hazard Mitigation Plan with adoption anticipated in 2025.</i>
<p>9.5-G-1</p>	<p>Minimize the risks to lives, property, and natural environment due to fire hazards.</p>	<p>9.5-I-1 through 9.5-I-5</p>	<p><i>Engineering Services Building & Safety Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Review during Development Review Process.</i> • <i>Coordination and cooperative work with the San Ramon Valley Fire Protection District.</i> • <i>In 2024, prepared an update to the Local Hazard Mitigation Plan with adoption anticipated in 2025.</i> • <i>Review Local Hazard Mitigation Plan actions and implement where feasible.</i> • <i>Conduct fuel abatement to SRVFPD standards.</i> • <i>Continued grazing program on selected GHAD properties to reduce potential for wildfire.</i>

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9.6-G-1	Build a community that is resilient against the effects of climate change and protects all City residents, including the most vulnerable residents.	9.6-I-1 through 9.6.I-9	<i>Engineering Services Building & Safety Planning Services</i>	<ul style="list-style-type: none"> • <i>In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council. As the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045.</i> • <i>Updated the City Web Page with information on the City’s Cooling Centers and what to do during heat emergencies</i>
Chapter 10: Noise Element				
10.1-G-1	Achieve an acceptable noise environment for the present and future residents of San Ramon.	10.1-I-1 through 10.1-I-19	<i>Planning Services Engineering Services Building & Safety Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Review during Development Review Process.</i> • <i>Noise standards applied to all Capital Improvement Program projects.</i> • <i>Incorporated as part of project Conditions of Approval</i> • <i>Provide reference to the ordinances and requirements during plan check process.</i>
Chapter 11: Housing Element				
GP 11.5.1-1	Provide a diversity of housing types and affordability levels within San Ramon to meet the needs of community residents.	IP 11.5.1-1 through IP 11.5.1-26	<i>Planning Services</i>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Reviewed as part of San Ramon’s 2015-2023 Housing Element Update.</i> • <i>Review during Development Review Process.</i> • <i>Development Fee Study completed in 2017.</i> • <i>On-going implementation through the City’s Inclusionary Housing and Commercial Linkage Ordinance.</i>

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				<ul style="list-style-type: none"> • <i>Aspen Wood Apartments. In May 2022, the Council authorized an \$11.2 million loan from the City Affordable Housing Trust Fund, to support construction of the March 2022 approved development applications to replace the approved 95-unit senior apartment development with 122 Below Market Rate (BMR) senior apartment units and 1 manager unit. On March 8, 2022, the City Council approved the 122 BMR senior apartment units, consisting of thirteen (13) “Extremely Low-Income Units”, thirteen (13) “Very Low-Income Units”, and ninety-six (96) “Low Income Units”.</i> • <i>Pradera Apartment development (restricted to moderate households), providing an additional 185 multi-family units was completed in 2025.</i> • <i>In 2020, the City was awarded grant funding from the SB 2 Planning Grants Program to develop and implement standard, pre-approved detached Accessory Dwelling Unit (ADU) architectural and building permit plan sets. Building permit plan sets were completed in 2025 and is being amended in 2026 due to changes in the Building Code.</i> • <i>October 11, 2022: Council adopted an Affordable Rental Housing Fee Waiver Policy.</i> • <i>In March 2023, the Marketplace Mixed Use project was approved with 40 single-family housing units, 4 Junior Accessory Dwelling Units, and an existing approximately 1,800 sq. ft. of commercial land use.</i> • <i>In April 2023, the Trumark Townhomes at 2481 Deerwood Rd. was approved with 52 townhome units, including 3 very-low, 2 low- and 4 moderate-income housing units.</i>
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				<ul style="list-style-type: none">• <i>In December 2023, the Iron Horse Village project was approved with 117 single-family and multi-family units, including 1 very low, 3 low, and 2 moderate-income units.</i>• <i>The 2023-2031 Housing Element of the General Plan 2040 was adopted in January 2023 and certified by the California Department of Housing and Community Development in February 2023.</i>• <i>In October 2023, an amendment to the City’s Inclusionary Housing Ordinance was adopted, adding a must-build requirement for certain housing projects, and increasing the affordability term from 30 years to 55 years.</i>• <i>In November 2023, the City Council adopted the San Ramon Local Priority Access System Guidelines for City-funded housing projects.</i>• <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i>• <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i>• <i>Amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and include the addition of the Housing Opportunity Residential land use designation, expansion of Multiple Family Residential area, and realignment of the Business Mixed Use area.</i>
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				<ul style="list-style-type: none">• <i>In May 2024, the Deerwood & Omega Workforce Housing Community project was approved with 131 rental units, including 46 extremely low, 42 very low and 43 low-income units.</i>• <i>In June 2024, the Avalon Bay apartment project was approved consisting of 457 residential units, including 35 very low and 34 low-income units. The project site is one of three parcels that comprise the “BR 3A” neighborhood within the CityWalk Master Plan.</i>• <i>In November 2024, the City Council approved Objective Design and Development Standards for qualifying multi-family and residential mixed-use developments, consistent with the adopted Housing Element policies and programs.</i>• <i>In December 2024, the Bartlett BR 7 Residential Development Project was approved with 118 multifamily and 72 single-family units, including 10 very low, 5 low and 14 moderate-income units.</i>• <i>In December 2024, a study session before the Planning Commission was held to review a Zoning Text Amendment to reduce parking requirements for residential development projects in compliance with Program 19 of the adopted Housing Element. The Text Amendment was adopted in 2025.</i>• <i>In January 2025, the Woodside Canyon Project at 18 Crow Canyon Ct. was approved with 54 units, including 3 very low, 1 low and 4 moderate-income units.</i>• <i>In March 2025, the Bishop Ranch 11 Residential Development at 2301 Camino Ramon was approved with 128 single-family units and 67 multifamily units.</i>
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				<ul style="list-style-type: none"> • <i>In June 2025, the 100% affordable Eden Camino Ramon Apartments at 2453 Camino Ramon was approved with 200 units, including 120 multifamily units and 80 units reserved for seniors</i> • <i>In August of 2025, the City Council approved the Development Agreement Amendment, allowing for the transfer of affordable units from the previously approved BR 1A and BR 3A portions of CityWalk, to the Eden affordable Camino Ramon Apartments receiver site</i> • <i>In September 2025, the City Council approved the Bishop Ranch Affordable Housing Site Development Agreement, allowing for the dedication of land and transfer of affordable housing requirements from the previously approved BR 7, BR 11 and portions of the CityWalk Projects (BR 1A and BR 3A) to facilitate the development of the affordable Eden Camino Ramon Apartments, resulting in higher affordability and an increased number of affordable units, and payment of fees to the City's Affordable Housing Fund and improvements to the Iron Horse Trail.</i> • <i>In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 11 Project at 2301 Camino Ramon to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i> • <i>In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 7 Project at 2527 Camino Ramon to the affordable Eden Camino Ramon Apartments, consistent with the</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>Bishop Ranch Affordable Housing Site Development Agreement</i></p> <ul style="list-style-type: none"> • <i>In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 3-A Project at 6200 Bollinger Canyon Rd. to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i> • <i>In October 2025, the City Council adopted Zoning Ordinance Text Amendments, including an increase in the baseline density to at least 15 dwelling units per acre in the RS and RM zones to address Missing Middle Housing and updates to parking standards for residential uses, consistent with the adopted Housing Element</i> • <i>In November 2025, the Canopy at Bishop Ranch 8 residential development project was approved with 416 units, including 255 single-family units and 161 multi-family affordable units</i> • <i>In November 2025, the Bishop Ranch 12 project was approved with 73 units, including 64 multifamily units and 9 Accessory Dwelling Units</i>
GP 11.5.2-1	Create safe and aesthetically pleasing neighborhoods, and provide adequate housing to meet the needs of all household types and income groups.	IP 11.5.2-1 through IP 11.5.2-7	Planning Services	<ul style="list-style-type: none"> • <i>Conduct annual compliance monitoring program.</i> • <i>Housing Rehabilitation Grant Program assists income qualified households with home property maintenance.</i> • <i>Implementation of BMR Homeownership Program to facilitate the sale of BMR units to income-qualified households.</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<ul style="list-style-type: none">• <i>The 2023-2031 Housing Element of the General Plan 2040 was adopted in January 2023 and certified by the California Department of Housing and Community Development in February 2023.</i>• <i>In October 2023, an amendment to the City’s Inclusionary Housing Ordinance was adopted, adding a must-build requirement for certain housing projects, and increasing the affordability term from 30 years to 55 years.</i>• <i>In March 2023, the Marketplace Mixed Use project was approved with 40 single-family housing units, 4 Junior Accessory Dwelling Units, and an existing approximately 1,800 sq. ft. of commercial land use.</i>• <i>In April 2023, the Trumark Townhomes at 2481 Deerwood Rd. was approved with 52 townhome units, including 3 very-low, 2 low- and 4 moderate-income housing units.</i>• <i>In November 2023, the City Council adopted the San Ramon Local Priority Access System Guidelines for City-funded housing projects.</i>• <i>In December 2023, the Iron Horse Village project was approved with 117 single-family and multi-family units, including 1 very low, 3 low, and 2 moderate-income units.</i>• <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i>• <i>Amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and include the addition of the Housing Opportunity Residential land use designation, expansion of Multiple</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>Family Residential area, and realignment of the Business Mixed Use area.</i></p> <ul style="list-style-type: none"> • <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i> • <i>In May 2024, the Deerwood & Omega Workforce Housing Community project was approved with 131 rental units, including 46 extremely low, 42 very low and 43 low-income units.</i> • <i>In June 2024, the Avalon Bay apartment project was approved consisting of 457 residential units, including 35 very low and 34 low-income units. The project site is one of three parcels that comprise the “BR 3A” neighborhood within the CityWalk Master Plan.</i> • <i>In November 2024, the City Council approved Objective Design and Development Standards for qualifying multi-family and residential mixed-use developments, consistent with the adopted Housing Element policies and programs.</i> • <i>In December 2024, the Bartlett BR 7 Residential Development Project was approved with 118 multifamily and 72 single-family units, including 10 very low, 5 low and 14 moderate-income units.</i> • <i>In December 2024, a study session before the Planning Commission was held to review a Zoning Text Amendment to reduce parking requirements for residential development projects in compliance with Program 19 of</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>the adopted Housing Element. The Text Amendment was adopted in 2025.</i></p> <ul style="list-style-type: none"> • <i>In January 2025, the Woodside Canyon Project at 18 Crow Canyon Ct. was approved with 54 units, including 3 very low, 1 low and 4 moderate-income units.</i> • <i>In March 2025, the Bishop Ranch 11 Residential Development at 2301 Camino Ramon was approved with 128 single-family units and 67 multifamily units.</i> • <i>In June 2025, the 100% affordable Eden Camino Ramon Apartments at 2453 Camino Ramon was approved with 200 units, including 120 multifamily units and 80 units reserved for seniors</i> • <i>In August of 2025, the City Council approved the Development Agreement Amendment, allowing for the transfer of affordable units from the previously approved BR 1A and BR 3A portions of CityWalk, to the Eden affordable Camino Ramon Apartments receiver site</i> • <i>In September 2025, the City Council approved the Bishop Ranch Affordable Housing Site Development Agreement, allowing for the dedication of land and transfer of affordable housing requirements from the previously approved BR 7, BR 11 and portions of the CityWalk Projects (BR 1A and BR 3A) to facilitate the development of the affordable Eden Camino Ramon Apartments, resulting in higher affordability and an increased number of affordable units, and payment of fees to the City’s Affordable Housing Fund and improvements to the Iron Horse Trail.</i> • <i>In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 11 Project at 2301 Camino Ramon to the</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i></p> <ul style="list-style-type: none"><i>• In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 7 Project at 2527 Camino Ramon to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i><i>• In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 3-A Project at 6200 Bollinger Canyon Rd. to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i><i>• In October 2025, the City Council adopted Zoning Ordinance Text Amendments, including an increase in the baseline density to at least 15 dwelling units per acre in the RS and RM zones to address Missing Middle Housing and updates to parking standards for residential uses, consistent with the adopted Housing Element</i><i>• In November 2025, the Canopy at Bishop Ranch 8 residential development project was approved with 416 units, including 255 single-family units and 161 multi-family affordable units</i><i>• In November 2025, the Bishop Ranch 12 project was approved with 73 units, including 64 multifamily units and 9 Accessory Dwelling Units</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

<p>GP 11.5.3-1</p>	<p>Ensure all persons and household types have equal access to housing in San Ramon.</p>	<p>IP 11.5.3-1 through IP 11.5.3-7</p>	<p>Planning Services</p>	<ul style="list-style-type: none"> • <i>On-going</i> • <i>On-going implementation of the Inclusionary Housing and Commercial Linkage Ordinance.</i> • <i>Review during Development Review Process.</i> • <i>October 11, 2022: Council adopted an Affordable Rental Housing Fee Waiver Policy.</i> • <i>The 2023-2031 Housing Element of the General Plan 2040 was adopted in January 2023 and certified by the California Department of Housing and Community Development in February 2023.</i> • <i>In October 2023, an amendment to the City’s Inclusionary Housing Ordinance was adopted, adding a must-build requirement for certain housing projects, and increasing the affordability term from 30 years to 55 years.</i> • <i>In April 2023, the Trumark Townhomes at 2481 Deerwood Rd. was approved with 52 townhome units, including 3 very-low, 2 low- and 4 moderate-income housing units.</i> • <i>In November 2023, the City Council adopted the San Ramon Local Priority Access System Guidelines for City-funded housing projects.</i> • <i>In December 2023, the Iron Horse Village project was approved with 117 single-family and multi-family units, including 1 very low, 3 low, and 2 moderate-income units.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i> • <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i></p> <ul style="list-style-type: none"><i>• Amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and include the addition of the Housing Opportunity Residential land use designation, expansion of Multiple Family Residential area, and realignment of the Business Mixed Use area.</i><i>• In May 2024, the Deerwood & Omega Workforce Housing Community project was approved with 131 rental units, including 46 extremely low, 42 very low and 43 low-income units.</i><i>• In June 2024, the Avalon Bay apartment project was approved consisting of 457 residential units, including 35 very low and 34 low-income units. The project site is one of three parcels that comprise the “BR 3A” neighborhood within the CityWalk Master Plan.</i><i>• In November 2024, the City Council approved Objective Design and Development Standards for qualifying multi-family and residential mixed-use developments, consistent with the adopted Housing Element policies and programs.</i><i>• In December 2024, the Bartlett BR 7 Residential Development Project was approved with 118 multifamily and 72 single-family units, including 10 very low, 5 low and 14 moderate-income units.</i><i>• In December 2024, a study session before the Planning Commission was held to review a Zoning Text Amendment to reduce parking requirements for residential</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>development projects in compliance with Program 19 of the adopted Housing Element. The Text Amendment was adopted in 2025. In January 2025, the Woodside Canyon Project at 18 Crow Canyon Ct. was approved with 54 units, including 3 very low, 1 low and 4 moderate-income units.</i></p> <ul style="list-style-type: none"><i>• In March 2025, the Bishop Ranch 11 Residential Development at 2301 Camino Ramon was approved with 128 single-family units and 67 multifamily units.</i><i>• In June 2025, the 100% affordable Eden Camino Ramon Apartments at 2453 Camino Ramon was approved with 200 units, including 120 multifamily units and 80 units reserved for seniors</i><i>• In August of 2025, the City Council approved the Development Agreement Amendment, allowing for the transfer of affordable units from the previously approved BR 1A and BR 3A portions of CityWalk, to the Eden affordable Camino Ramon Apartments receiver site</i><i>• In September 2025, the City Council approved the Bishop Ranch Affordable Housing Site Development Agreement, allowing for the dedication of land and transfer of affordable housing requirements from the previously approved BR 7, BR 11 and portions of the CityWalk Projects (BR 1A and BR 3A) to facilitate the development of the affordable Eden Camino Ramon Apartments, resulting in higher affordability and an increased number of affordable units, and payment of fees to the City's Affordable Housing Fund and improvements to the Iron Horse Trail.</i><i>• In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>Ranch 11 Project at 2301 Camino Ramon to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i></p> <ul style="list-style-type: none"> • <i>In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 7 Project at 2527 Camino Ramon to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i> • <i>In October 2025, the Planning Commission approved a Development Plan Amendment, allowing for the transfer of affordable units from the previously approved Bishop Ranch 3-A Project at 6200 Bollinger Canyon Rd. to the affordable Eden Camino Ramon Apartments, consistent with the Bishop Ranch Affordable Housing Site Development Agreement</i> • <i>In October 2025, the City Council adopted Zoning Ordinance Text Amendments, including an increase in the baseline density to at least 15 dwelling units per acre in the RS and RM zones to address Missing Middle Housing and updates to parking standards for residential uses, consistent with the adopted Housing Element</i> • <i>In November 2025, the Canopy at Bishop Ranch 8 residential development project was approved with 416 units, including 255 single-family units and 161 multi-family affordable units</i> • <i>In November 2025, the Bishop Ranch 12 project was approved with 73 units, including 64 multifamily units and 9 Accessory Dwelling Units</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

<p>GP 11.5.4-1</p>	<p>Promote climate change goals through energy conserving practices in the location, construction, renovation, and maintenance of San Ramon’s housing units.</p>	<p>IP 11.5.4-1 through IP 11.5.4-6</p>	<p>Planning Services Building & Safety Services</p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Housing Rehabilitation Grant Program assists income qualified households with home property maintenance.</i> • <i>The Building & Safety Division has adopted and is enforcing the California Building Code that establishes standards for accessibility.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i> • <i>In December 2023, as part of the General Plan 2040 adoption, repealed the North Camino Ramon Specific Plan, creating new opportunities to establish Mixed Use “villages” in the City Core and providing infill development opportunities with updated development standards to incentivize redevelopment.</i> • <i>Amendments to the San Ramon Village Specific Plan were adopted as part of the General Plan 2040 Project and include the addition of the Housing Opportunity Residential land use designation, expansion of Multiple Family Residential area, and realignment of the Business Mixed Use area.</i> • <i>In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council. As the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045.</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

Chapter 12: Air Quality and Greenhouse Gas Element			
12.4-G-1	Work with the California Air Resources Board and the Bay Area Quality Management District to improve air quality in the region and San Ramon to meet State and federal ambient air quality standards.	12.4-I-1 through 12.4-I-6	<p><i>Transportation Services</i> <i>Engineering Services</i> <i>Planning Services</i></p> <ul style="list-style-type: none"> • <i>On-going.</i> • <i>Review during Development Review Process & CEQA process.</i> • <i>Member of the Association for Commuter Transportation (ACT)</i> • <i>Established a City Staff Working Group to assess city facilities, fleet, and public need for EV infrastructure to assist with the development of citywide EV policy.</i> • <i>DC Fast Chargers were installed at City hall and San Ramon Sports Park in 2025.</i> • <i>New Level 2 chargers were installed at the San Ramon Transit Center in 2025.</i> • <i>In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council. As the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045.</i> •
12.5-G-1	Reduce greenhouse gas emissions and improve air quality by encouraging development that integrates land use and transportation planning principles through the creation of compact, mixed-use neighborhoods that are bike and pedestrian-friendly.	12.5-I-1 through 12.5-I-4	<p><i>Transportation Services</i> <i>Planning Services</i> <i>Engineering Services</i></p> <ul style="list-style-type: none"> • <i>On-going.</i> • <i>Review during Development Review Process & CEQA process.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>Subsequently, bicycle facility improvements are being completed Citywide with projects such as the annual Pavement Management Program and the Citywide Bicycle Network Improvements and Enhancements CIP,</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>including installation of Buffered Bike Lanes, Bike Conflict Zones and new Bike Lanes</i></p> <ul style="list-style-type: none"> • <i>Adopted in 2020 an updated Parks, Trails, Open Space and Recreation Master Plan that includes a focus on connectivity and trails including proposed improvements to the Iron Horse Trail and the development of a walking district in the City core.</i> • <i>Adoption of the San Ramon Walking District Plan in 2022.</i> • <i>In September 2020, the City Council approved the CityWalk Master Plan Project within the Bishop Ranch development to develop, over a 25-year period, a mix of infill uses near an existing job-center and transportation networks for up to 4,500 multi-family units that encourages a walkable community and increases access to transit.</i> • <i>Ongoing implementation of the CityWalk Master Plan continues with the approval of a the Belmont Village Senior Care Facility and the 383-Unit Related Apartment (BR1A) development projects.</i> • <i>The 2023-2031 Housing Element of the General Plan 2040 was adopted in January 2023 and certified by the California Department of Housing and Community Development in February 2023.</i> • <i>In December 2023 the City Council adopted the General Plan 2040 Project, including approval of a General Plan Amendment, Rezone, Prezone, and Specific Plan Amendment.</i> • <i>In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council. As</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<p><i>the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045.</i></p>
12.6-G-1	<p>Utilize CEQA review and conditions of approval at the plan and project level to implement the Bay Area Air Quality Management District toxic air quality contaminant exposure criteria to minimize public exposure to hazardous air pollutants that impact public health.</p>	12.6-I-1 through 12.6-I-5	<p><i>Transportation Services Engineering Services Planning Services Parks and Community Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>Review during Development Review Process & CEQA process.</i> • <i>Continue to provide air quality education to the community through Spare the Air alerts.</i> • <i>Countywide 511 Contra Costa TDM Program promotes commute alternative programs to help reduce traffic congestion and reduce air pollution. The program provides financial incentives to participants that bike, walk, telecommute, carpool, transit and/or vanpool to work including Win Big on Transit for the first time in 2025</i>
12.7-G-1	<p>Reduce greenhouse gas emissions by shifting to multi-modal transportation systems, and zero-emission and low-emission vehicles and car-sharing programs by enhancing existing infrastructure and improving multi-modal infrastructure options.</p>	12.7-I-1 through 12.7-I-6	<p><i>Public Services Building & Safety Services Engineering Services Transportation Services</i></p>	<ul style="list-style-type: none"> • <i>On-going.</i> • <i>In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council. As the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045.</i> • <i>Public Services fleet includes biodiesel and hybrid vehicles.</i>

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<ul style="list-style-type: none"> • <i>Implemented the 511 Contra Costa Countywide E-Bike Rebate program providing rebates of \$150 and \$300 to low-income residents.</i> • <i>Bike Master Plan Update in process, targeted for completion in 2026.</i> • <i>Subsequently, bicycle facility improvements are being completed with projects such as the annual Pavement Management Program and the Citywide Bicycle Network Improvements and Enhancements CIP, including installation of Buffered Bike Lanes, Bike Conflict Zones and new Bike Lanes.</i> • <i>Installed bicycle e-lockers at City Center Bishop Ranch and San Ramon Transit Center.</i> • <i>Launched Micromobility pilot program in 2022 providing fleet of shared use ebikes and escooters. Paused program in 2023 due to vendor bankruptcy. Forming new partnership with Danville and Dublin as a next step to develop a regional program. Working with CCTA on regional micromobility options for their forthcoming app.</i> • <i>Installed 3 EV charging stations at the San Ramon Sports Park and 1 station at the City Hall in 2024.</i> • <i>Over 270 Electric Vehicle (EV) public or private charging parking spaces throughout the City.</i> • <i>Fleet Electrification Study in progress (adopted in FY 22/23 CIP) to complete research and planning to transition City's vehicle fleet to zero emission vehicles by 2025.</i> • <i>Continue to research and procure alternative fuel vehicle and equipment replacements Citywide where applicable.</i>
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Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<ul style="list-style-type: none"> • Purchased 6 electric trucks in 2022 for city inspection staff partially funded by grant. Now have 13 electric vehicles in service in 2025.
12.8-G-1	Minimize emissions and potential climate change impacts related to energy consumption in government operations and the built environment.	12.8-I-1 through 12.8-I-10	<p>Engineering Services Building & Safety Services Public Services</p>	<ul style="list-style-type: none"> • On-going. • Implemented CALGreen building standards code. • Continued to implement compliance measures for SB 1383, which includes edible food recovery measures, residential and commercial outreach, procurement and application of compost/mulch, and recycled content paper procurement (CIP 400010). • In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council As the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045. •
12.9-G-1	Reduce the City’s proportionate contribution of greenhouse gas emissions derived from municipal operations.	12.9-I-1 through 12.9-I-5	<p>Planning Services Public Works</p>	<ul style="list-style-type: none"> • On-going. • • In June 2025, the City adopted an updated Climate Action Plan (CAP) that incorporated public review by the CAP Task Force, Planning Commission, and City Council., As the City’s primary implementation strategy establishing a long-term greenhouse gas (GHG) emission reduction plan, the CAP is consistent with State GHG reduction targets for 2030 and 2045.

Appendix A: General Plan Policy Implementation Status (2025 Reporting Year)

				<ul style="list-style-type: none"><i>In June 2025, the City adopted as part of the updated CAP, locally applicable CEQA greenhouse gas (GHG) significance thresholds for evaluation of future project-level development.</i>
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**Planning Commission Staff Report
Item No. 7.1.**

Date: March 3, 2026

To: San Ramon Planning Commission

**From: Lauren Barr, Department Director
Lucas Haase, Assistant Planner**

**Subject: Major Subdivision (MJ 2025-0004) for a Vesting Tentative Map for
Condominium Purposes located at 200 & 210 Porter Drive**

Executive Summary:

A request by the Applicant for a Major Subdivision application including a Vesting Tentative Map for Condominium Purposes to subdivide an existing property to allow up to 53 individual airspace commercial office condominium units within existing commercial buildings located on a 3.72-acre parcel at 200 & 210 Porter Drive.

Recommendation:

Open the public hearing, take public testimony, close the public hearing, and adopt Planning Commission Resolution No. 01-26 (Attachment B) approving the proposed Project application subject to the recommended Conditions of Approval.

Project Information:

Applicant:
Ware Malcomb, Inc.
C/O Michael Morgan
4683 Chabot Drive
Pleasanton, CA 94588

Property Owner:
Deerwood Investors
210 Porter Drive, Suite 220
San Ramon, CA 94583

Project Location: 200 & 210 Porter Drive (APN: 208-500-005) See Vicinity Map — Attachment A

General Plan Designation: Office

Zoning Designation: Limited Office (OL)

Environmental Review/California Environmental Quality Act (CEQA): The proposed Major Subdivision application is exempt from environmental review pursuant to Section 15301(k) Existing Facilities of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended. The proposed application is to subdivide the existing commercial property for the purpose of commercial condominiums, with no physical changes to the existing development floor area, consistent with the Office General Plan Designation and Limited Office zoning designation.

Public Outreach/Notification: On February 20, 2026, a notice of the March 3, 2026, Public Hearing was mailed to property owners in the project vicinity which met the minimum 300-ft. mailing radius established by Zoning Ordinance Section D7-24-Notice of Hearing and Sections C5-6- Public Hearings-Procedures.

Background:

In 1980 the San Ramon Valley Planning Commission approved a Development Plan for the construction of two (2) existing administrative office buildings (200 & 210 Porter Dr.) totaling approximately 64,000 sq. ft.

In 1997, the San Ramon Planning Commission approved the construction of a third 9,931 sq. ft. office building (220 Porter Dr.).

On October 27, 2015, the San Ramon City Council approved a Minor Subdivision Application subdividing the existing 5-acre parcel containing 200, 210, and 220 Porter Dr. into two parcels: Parcel A, 1.28-acres containing 220 Porter Dr. and Parcel B, 3.72-acres containing 200 and 210 Porter Dr.

On December 3, 2025, Ware Malcomb, Inc. (Applicant) submitted the proposed Major Subdivision application (MJ 2025-0004) for the subject property. On January 3, 2026, the project application was deemed complete by the City.

On February 10, 2026, the Applicant submitted revised application materials requesting an increase of proposed condominiums from thirty (30) units to fifty-three (53) units.

Discussion/Analysis:

Proposed Vesting Tentative Map

The project includes a Vesting Tentative Map for Condominium Purposes to subdivide the existing property to allow up to 53 individual airspace commercial office condominium units within the existing commercial buildings on the subject property (Attachment C). The project does not involve any additional floor area to the existing development or modifications to the existing site plan, parking, or site circulation.

The project maintains various existing easements for the joint benefit of the Subject Parcel (200 & 210 Porter Dr.), and the abutting Parcel to the North (220 Porter Dr.) for improvements that affect both parcels. These easements include private access, private parking, and private storm drain and are necessary for continuous operation of existing site circulation, parking, and infrastructure maintenance. Additionally, separate sanitary sewer easements, where appropriate, are provided for access to either Parcel or the Central Contra Costa Sanitary District. The project also maintains an existing 5- foot wide Public Utility Easement (PUE) that has been dedicated to the public for public utility purposes located adjacent to Crow Canyon Road. Additionally, the project maintains existing Emergency Vehicle Access Easements dedicated to the public for emergency access purposes.

The Applicant intends to establish new CC&Rs and Maintenance Agreements for the purpose of ongoing management of the common areas, parking lots, and building maintenance. These CC&Rs will be provided to Planning Services for review prior to Final Map Approval.

The Applicant has specified that existing leases shall remain in place until they expire, at which point the owners may decide to extend the lease or sell the condo to new buyers who would then occupy the suite. The applicant anticipates this process may take years before all the condos are vacated and sold.

Subdivision Development Standards

The Zoning Ordinance establishes development standards (i.e. Lot Size, Setbacks, Lot Coverage, FAR, Height Limit, etc.) for the subject property Limited Office (OL) zoning district (Table 2-9). As there is no new floor area to the existing development, the proposed project is consistent with the OL development standards.

Parking Standards

The subject property is proposing no new construction or square footage with this application. Therefore, the site remains in compliance with existing parking standards.

Fiscal Impact:

This application will have no Fiscal Impact on the City of San Ramon.

Alternative Option(s):

The Applicant may elect to forego this application to remain as nonsubdivided commercial office buildings offering for rent tenant spaces. Additionally, the Applicant may choose to continue forward with this application, but is under no obligation to record or proceed forward with the Condominium Map if approved.

Next Steps:

If approved, the Applicant will take the Final Parcel Map for recording with the County and


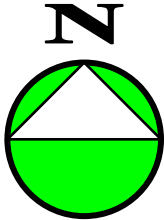
make the necessary filings with the Department of Real Estate.

Attachment(s):

- A. Vicinity Map
- B. Planning Commission Resolution 01-26
- C. Applicant's Project Description and Proposed Tentative Parcel Map, date-stamped February 10, 2026



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

 <p>San Ramon CALIFORNIA</p>	<p>MJ 2025-0004</p> <p>Porter Dr. Condominium Subdivision 200 & 210 Porter Dr.</p> <p>(APN: 208-500-005)</p>	<p>N</p>  <p>(Not to Scale)</p>
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RESOLUTION NO. 01-26

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN RAMON APPROVING A MAJOR SUBDIVISION
APPLICATION (MJ 2025-0004) FOR A VESTING TENTATIVE MAP FOR
CONDOMINIUM PURPOSES LOCATED AT 200 & 210 PORTER DRIVE
(APN: 208-500-005)

APPLICANT: WARE MALCOMB, INC (C/O MICHAEL MURPHY) PROPERTY

OWNER: DEERWOOD INVESTORS

WHEREAS, on December 3, 2025, the Applicant submitted a Major Subdivision application (MJ 2025-0004) requesting approval of a Vesting Tentative Map for Condominium Purposes to subdivide an existing 3.72-acre parcel to allow up to 30 individual airspace commercial office condominium units located at 200 & 210 Porter Dr. (APN: 208-500-005); and

WHEREAS, the proposed Major Subdivision application does not propose any new development, physical changes, or changes to the existing land uses on the subject property; and

WHEREAS, the property is zoned OL (Limited Office) and has a General Plan Designation of Office; and

WHEREAS, on January 3, 2026, the subject application was deemed to be complete by the Planning Services Division; and

WHEREAS, on February 10, 2026, the Applicant submitted revised materials updated the proposed number of future condominiums from 30 to 53 units; and

WHEREAS, the proposed Major Subdivision application is exempt from environmental review pursuant to Section 15301(k) Existing Facilities of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended because the proposed project is for creation of commercial condominiums, consistent with the Office General Plan Designation and OL (Limited Office) Zoning District, and includes no physical changes to the existing development floor area or modifications to the existing site plan, parking, or site circulation on the subject property; and

WHEREAS, pursuant to Sections C5-6, and D7-24 of the Municipal Code of the City of San Ramon, the Planning Commission public hearing was duly noticed on February 20, 2026; and

WHEREAS, on March 3, 2026, the Planning Commission held a duly noticed Public Hearing for the purpose of receiving public testimony and to consider all the evidence in the record associated with the proposed application; and

WHEREAS, the proposed Major Subdivision application is consistent with the requirements of Sections C5-42 of the Municipal Code of the City of San Ramon; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings based on all the evidence in the record (including but not limited to all application materials and written comments received by the City):

1. Regarding the Major Subdivision:

- a. The recitals above are true and correct and are incorporated herein by reference; and
- b. The proposed Major Subdivision, as conditioned, is consistent with the Office General Plan land use designation and the Limited Office (OL) zoning district for the subject property, and additionally, the proposed application does not propose any development, physical changes, or changes to the existing land uses on the subject property
- c. The proposed Major Subdivision, as conditioned, is consistent with all applicable requirements of the Subdivision Ordinance (Division C5 of the Municipal Code of the City of San Ramon) because it complies with the technical requirements of the City's Subdivision Ordinance; and
- d. The proposed Major Subdivision, as conditioned, meets the technical requirements and is consistent with the California Subdivision Map Act.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that pursuant to Government Code Section 66020(d)(1), the applicant is hereby given notice that the 90-day period in which the Applicant may protest any fees, dedications, reservations or other exactions imposed on the development project and stated in the Conditions of Approval attached hereto shall commence upon passage of this Resolution; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission does hereby approve the Major Subdivision application MJ 2025-0004 requesting approval of a Vesting Tentative Map for Condominium Purposes to subdivide an existing 3.72-acre parcel to allow up to 53 individual airspace commercial office condominium units located at 200 & 210 Porter Dr. (APN: 208-500-005) based on the required findings, evidence in the record, and subject to the attached Conditions of Approval referenced as Exhibit "A".

(Vote on the following page)

PASSED, APPROVED AND ADOPTED at the meeting of March 3, 2026, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gary Alpert, Planning Commission Chair

ATTEST:

Amy Sekhon, Planning Commission Clerk

Attachments:

Exhibit A: Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL

MAJOR SUBDIVISION (MJ 2025-0004)

**Vesting Tentative Map for Condominium Purposes
200 & 210 Porter Drive
(APN: 208-500-005)**

**APPLICANT: WARE MALCOMB, INC (C/O MICHAEL MURHPY) PROPERTY
OWNER: DEERWOOD INVESTORS**

Planning Services Division

Special Conditions:

1. The proposed Vesting Tentative Map For Condominium Purposes shall subdivide an existing 3.72-acre parcel to allow up to 53 individual airspace commercial office condominium units within the existing buildings located at 200 & 210 Porter Dr. (APN: 208-500-005) and shall be in substantial conformance with the Vesting Tentative Map and exhibits for Major Subdivision application (MJ 2025-0004), date stamped "Received February 10, 2026", unless modified by the conditions herein.
2. Any future development on the subject property shall require City review and approval.
3. Review and approval of an Address Assignment Application shall be required for any new units created.
4. Prior to Final Map approval, the Commercial Owners association(s) shall be established for the 200 & 210 Porter Dr. Project and shall be created with Covenants, Conditions and Restrictions (CC&Rs) covering each included lot and all common areas (including tot lots). Such CC&Rs shall be subject to review and approval by the Community Development Director. Said document shall be submitted for the City's review at least thirty (30) days prior to submission by the Applicant of materials requesting Final Map approval.

San Ramon Valley Fire Protection District

5. Prior to the approval of the Final Map, the review and approval of proposed CC&Rs are required to ensure all aspects of fire and life safety systems are covered.

Standard Conditions:

6. A Final Parcel Map shall be prepared in accordance with the requirements of the California Subdivision Map Act and the City Subdivision Ordinance.
7. Approval of Major Subdivision 2025-0004 shall expire 36 months from the effective date unless extended by authorization through the City's Subdivision Ordinance and the California Subdivision Map Act.
8. The Applicant or successor in interest, shall obtain all necessary building permits and San Ramon Valley Fire District approvals for any alterations resulting from the creation of the proposed condominiums or future tenant/owner improvements.
9. Any changes to the approved plans for Major Subdivision 2025-0004 other than those required by these conditions will necessitate prior City review and approval. The Zoning Administrator shall determine the appropriate review authority for any revision or modification to the map.
10. Within 60 days of the effective date of the project approval or prior to Building Permit issuance, whichever is earlier, the Applicant shall pay all outstanding map review fees for City services incurred prior to project approval.

Public Works Engineering Services Division

11. The Applicant shall apply for review and approval, and pay applicable fees related to the filing of a Parcel Map through the Engineering Services Division.
12. Prior to Final Map approval, the Applicant shall provide an updated Trash Management and Collection Plan

RECEIVED

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

February 10, 2026

CITY OF SAN RAMON
PLANNING SERVICES

February 10, 1026

Project Overview

This application seeks approval of a Vesting Tentative Map for the purpose of subdividing two existing commercial buildings located at 200 and 210 Porter Drive in the City of San Ramon into up to 53 commercial condominium units. The project site is currently developed with two three-story office buildings totaling 19 commercial units.

Key elements of this application include:

- Creation of 19 individual existing commercial condominium units for sale or lease
- No change to building height, massing, or architectural character
- No impact to existing parking, circulation, or access
- Future potential of up to 53 units.

Infrastructure & Services

All existing infrastructure, including utilities, stormwater systems, and access roads, are in place and adequate to serve the proposed condominium units. No new public improvements are required. The project will continue to be served by existing utility providers and maintain compliance with all City service requirements.

Environmental Considerations

As the project involves no new construction or site disturbance, it is anticipated to qualify for a categorical exemption under CEQA. The subdivision will not result in any significant environmental impacts, and the site will remain consistent with the General Plan and zoning designations.

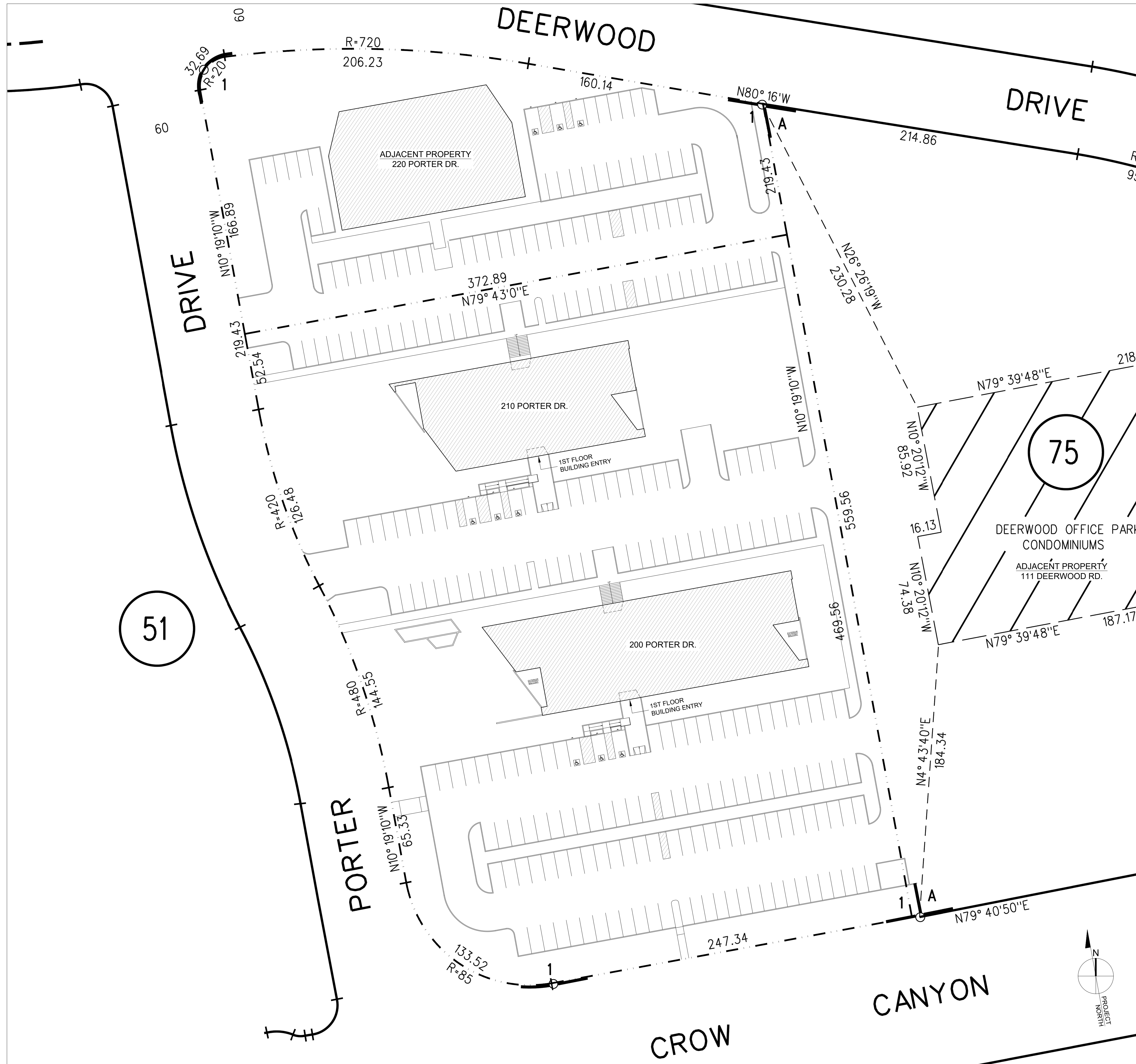
Community & Economic Benefits

- Enhances flexibility for small business ownership and investment
- Supports local economic development and commercial diversity
- Aligns with City goals for sustainable and adaptive reuse of existing buildings
- Promotes long-term occupancy and revitalization of commercial space

Conclusion

The proposed Vesting Tentative Map represents a straightforward and beneficial subdivision of existing commercial space into individually owned condominium units. It supports the City of San Ramon's planning objectives, maintains consistency with existing zoning and land use policies, and offers meaningful economic and community benefits without introducing new development impacts.

We respectfully request the City's review and approval of this application.



PROJECT INFORMATION

	(E) UNIT COUNT	FUTURE CONDO COUNT
200 PORTER DR:		
1ST FLOOR	2	9
2ND FLOOR	7	10
3RD FLOOR	1	11
TOTAL:	10	30
210 PORTER DR:		
1ST FLOOR	2	6
2ND FLOOR	6	8
3RD FLOOR	2	9
TOTAL:	10	23
200 + 210 PORTER:	20	53

RECEIVED
February 10, 2026
CITY OF SAN RAMON
PLANNING SERVICES

SHEET INDEX

ARCHITECTURAL

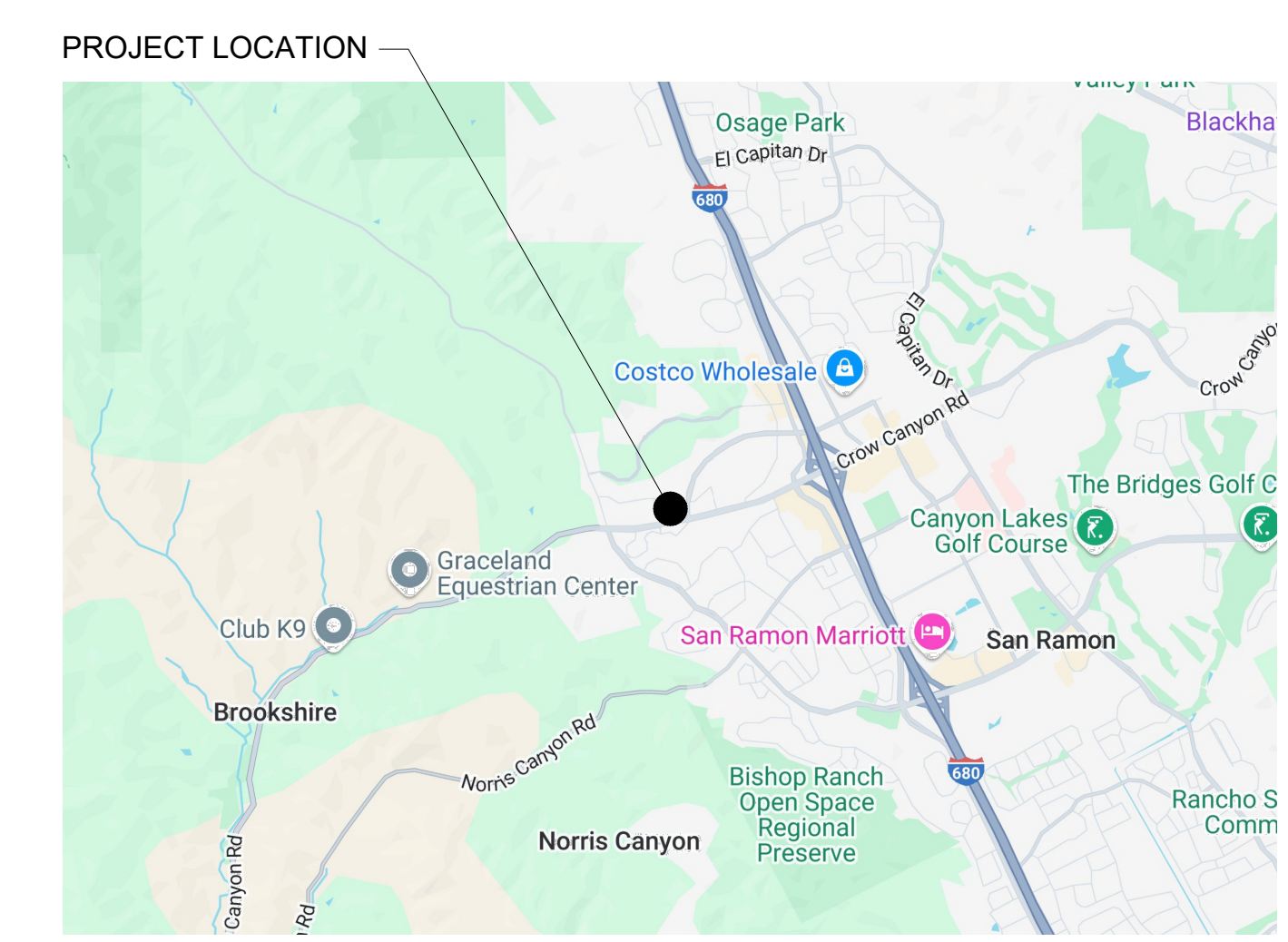
- A0.0 COVER SHEET + SITE PLAN
- A1.1 200 PORTER 1ST FLOOR PLANS
- A1.2 200 PORTER 2ND FLOOR PLANS
- A1.3 200 PORTER 3RD FLOOR PLANS
- A2.1 210 PORTER 1ST FLOOR PLANS
- A2.2 210 PORTER 2ND FLOOR PLANS
- A2.3 210 PORTER 3RD FLOOR PLANS

PROJECT DIRECTORY

OWNER:
THE FIVEY COMPANY
210 PORTER DR, SUITE 220
SAN RAMON, CA 94583
TEL: 925.451.4819
EMAIL: sfivey@gmail.com

ARCHITECT:
ANDREA CERNUSAK
1008 CEDAR ST
BERKELEY, CA 94710
TEL: 510.493.3158
EMAIL: andreacernusak@gmail.com

LOCATION MAP



SITE PLAN
SCALE: 1/2" = 1'-0"
NORTH

ANDREA CERNUSAK
ARCHITECT
1008 CEDAR ST
SAN RAMON, CA 94710
510.493.3158



PROJECT:
200 & 210 PORTER DRIVE
200 & 210 PORTER DRIVE
SAN RAMON, CA 94583

DATE:
02/09/26 CONDO SCHEMATIC

SHEET TITLE:
COVER SHEET

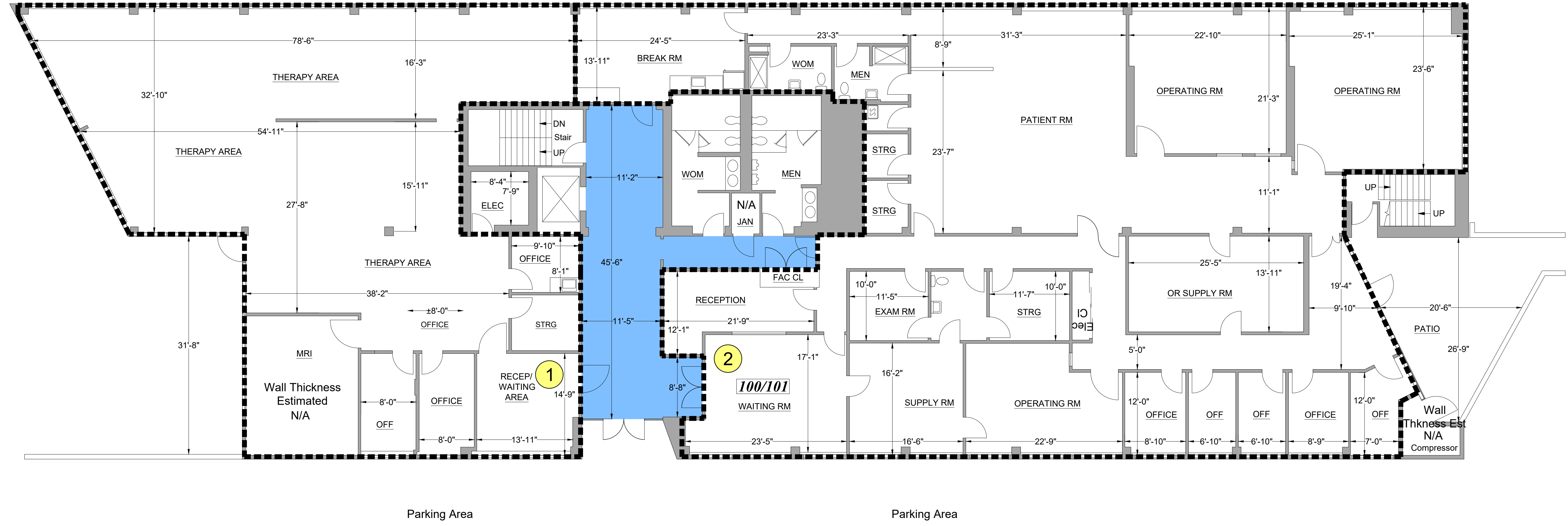
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A0.0



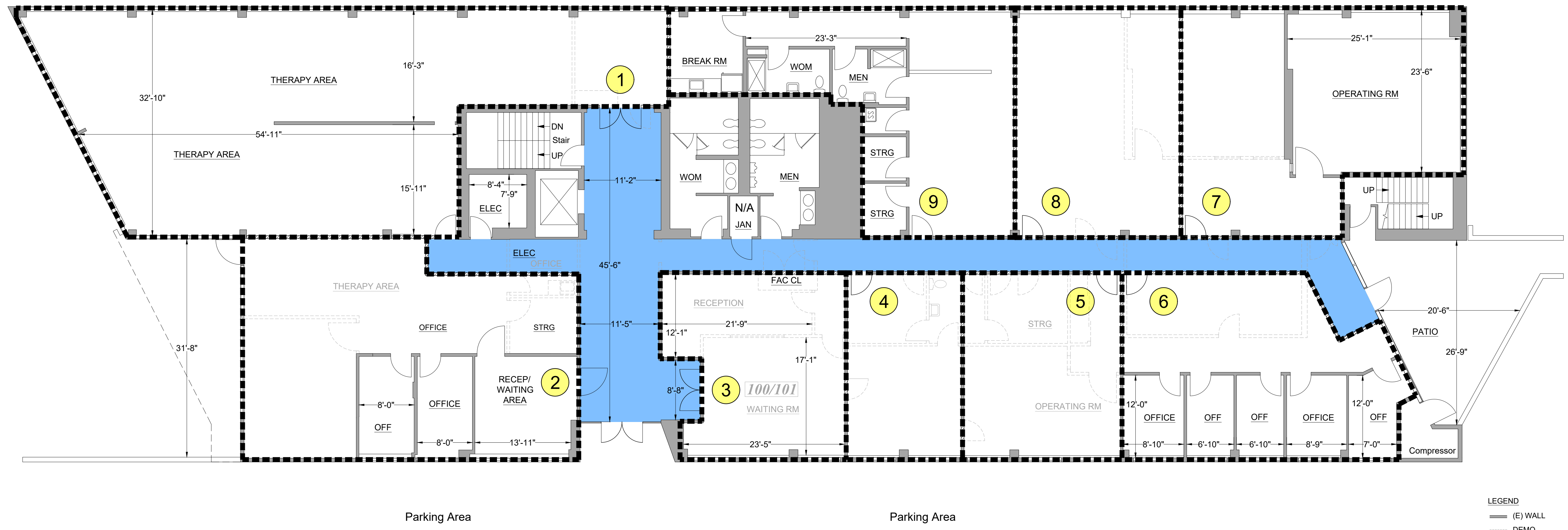
DATE:
02/09/26 CONDO SCHEMATIC

SHEET TITLE:
**200 PORTER
1ST FLOOR
PLANS**

SHEET NUMBER:
A1.1

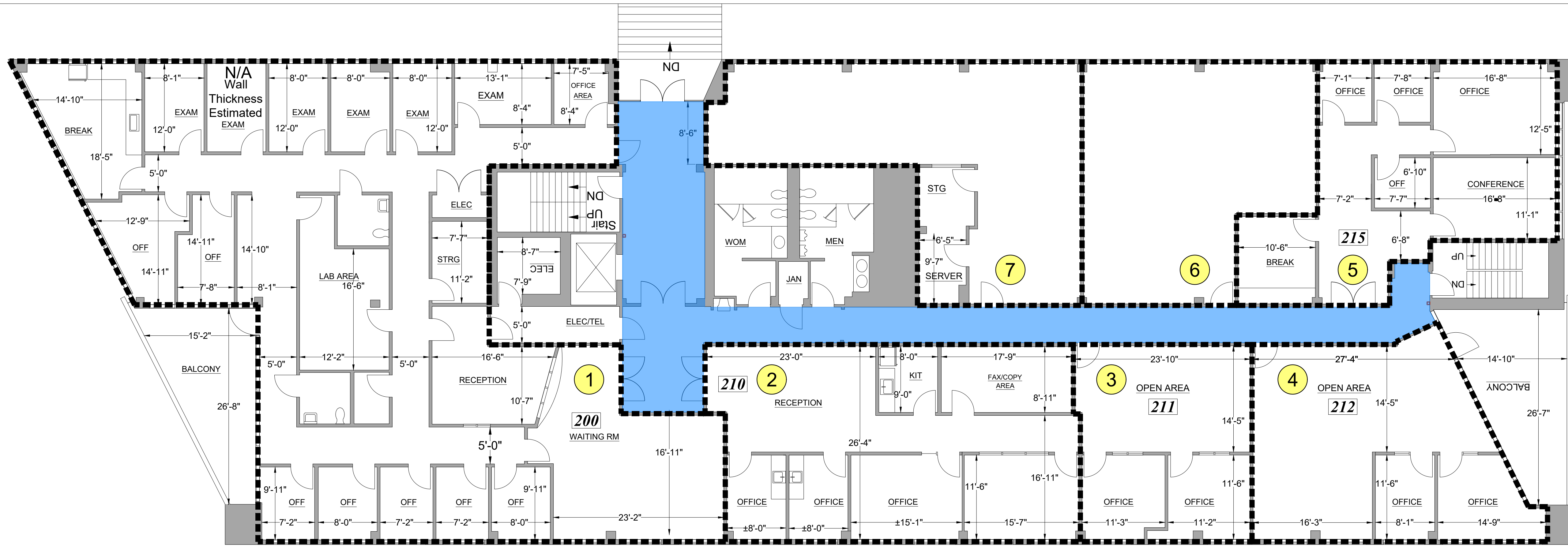


1ST FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0" NORTH 1



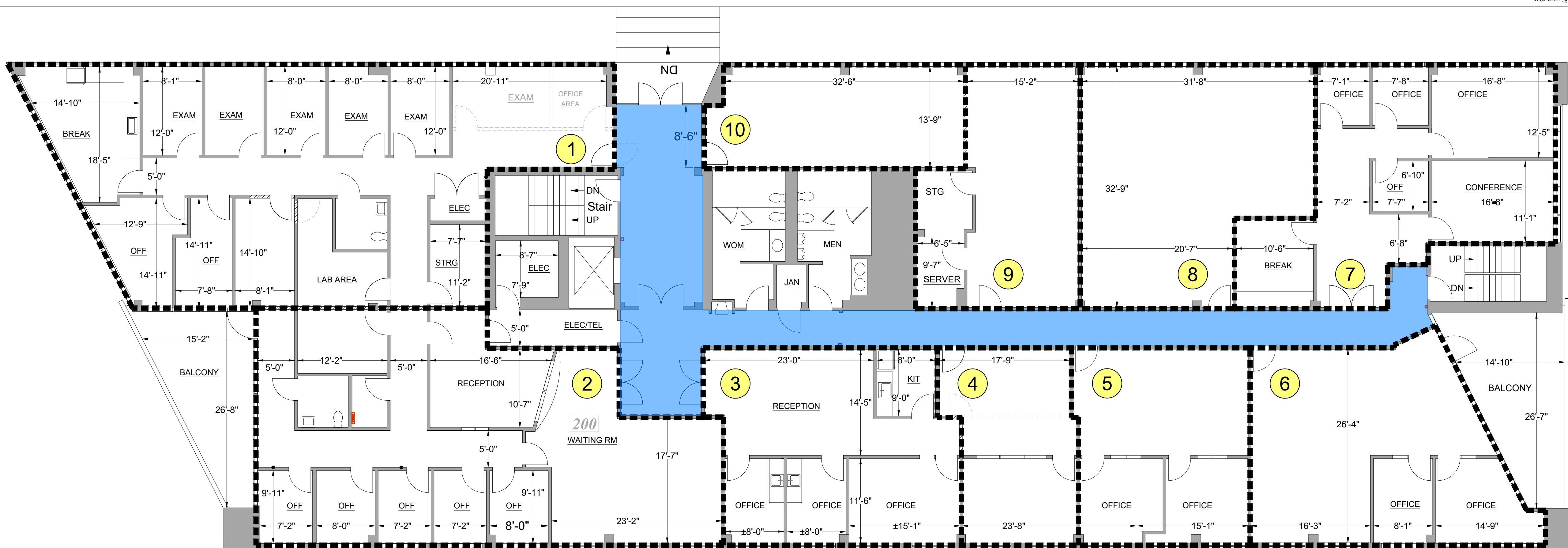
LEGEND
 (E) WALL
 DEMO
 (N) WALL

1ST FLOOR FUTURE PLAN
SCALE: 1/8" = 1'-0" NORTH 2



2ND FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"

1



2ND FLOOR FUTURE PLAN
SCALE: 1/8" = 1'-0"

2

- LEGEND
- (E) WALL
 - DEMO
 - (N) WALL

ANDREA CERNUSAK
ARCHITECT
1008 CEDAR ST
SAN RAMON, CA 94570
925.483.3158

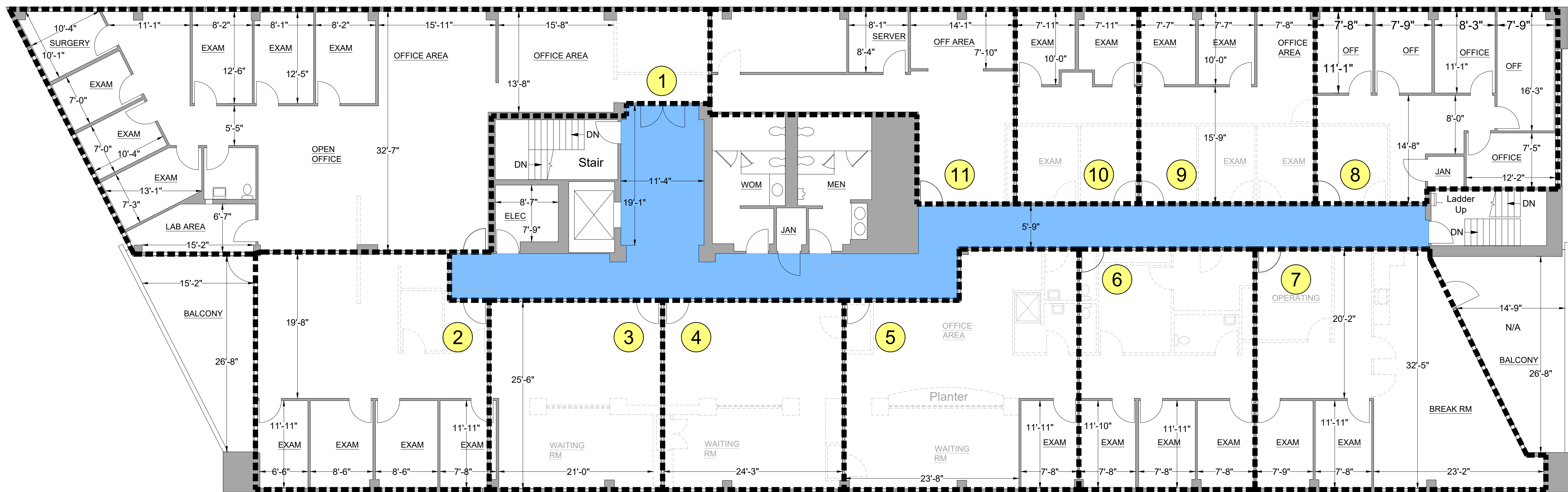
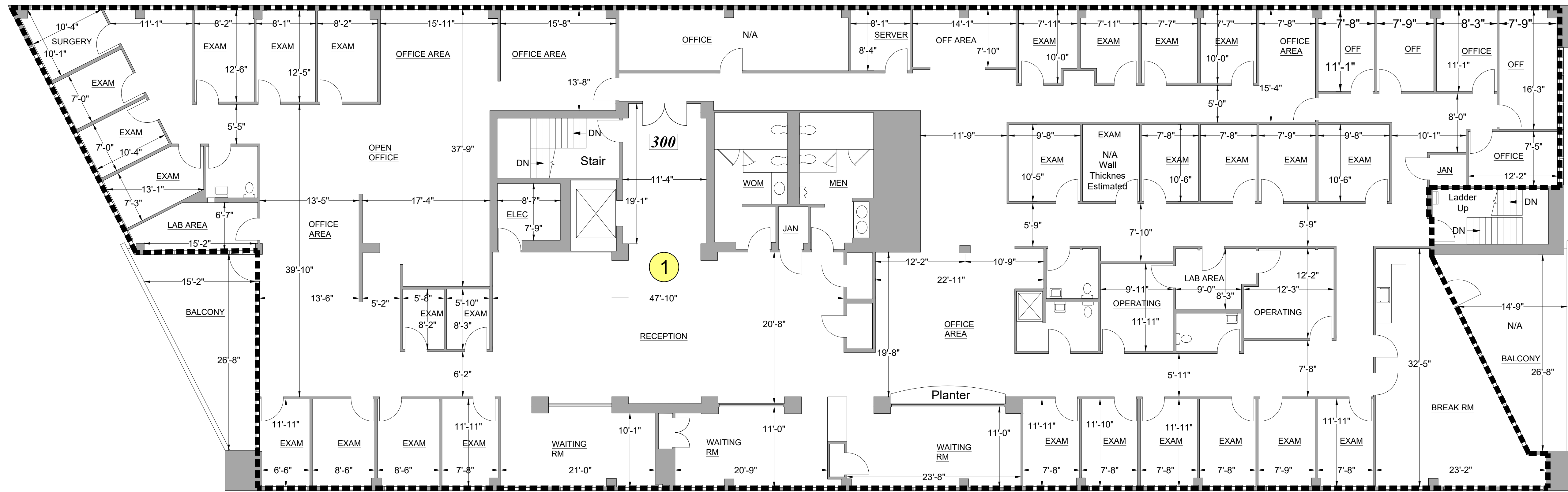


PROJECT:
200 & 210 PORTER DRIVE
200 & 210 PORTER DRIVE
SAN RAMON, CA 94583

DATE:
02/09/26 CONDO SCHEMATIC

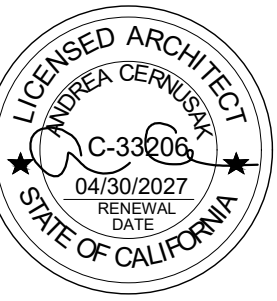
SHEET TITLE:
**200 PORTER
2ND FLOOR
PLANS**

SHEET NUMBER:
A1.2



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925.483.3158



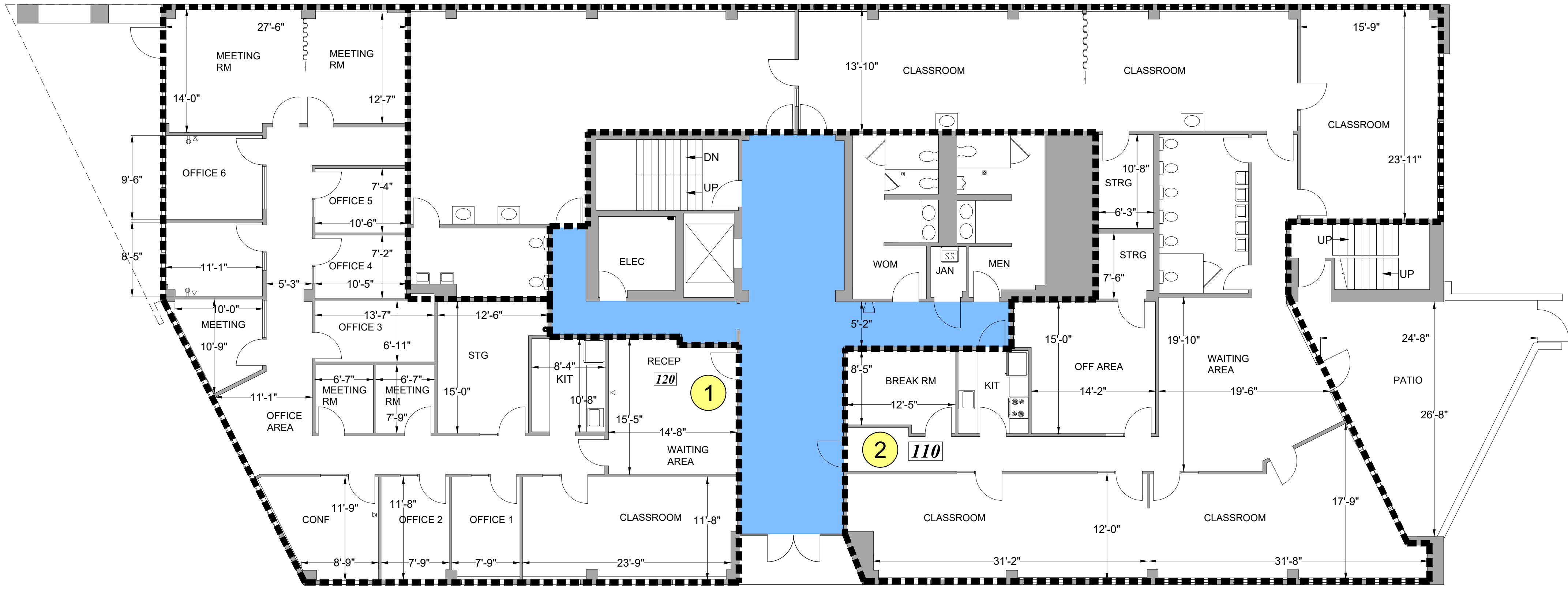
PROJECT:
200 & 210 PORTER DRIVE
200 & 210 PORTER DRIVE
SAN RAMON, CA 94583

DATE:
02/09/26 CONDO SCHEMATIC

SHEET TITLE:
200 PORTER
3RD FLOOR
PLANS

SHEET NUMBER:

A1.3



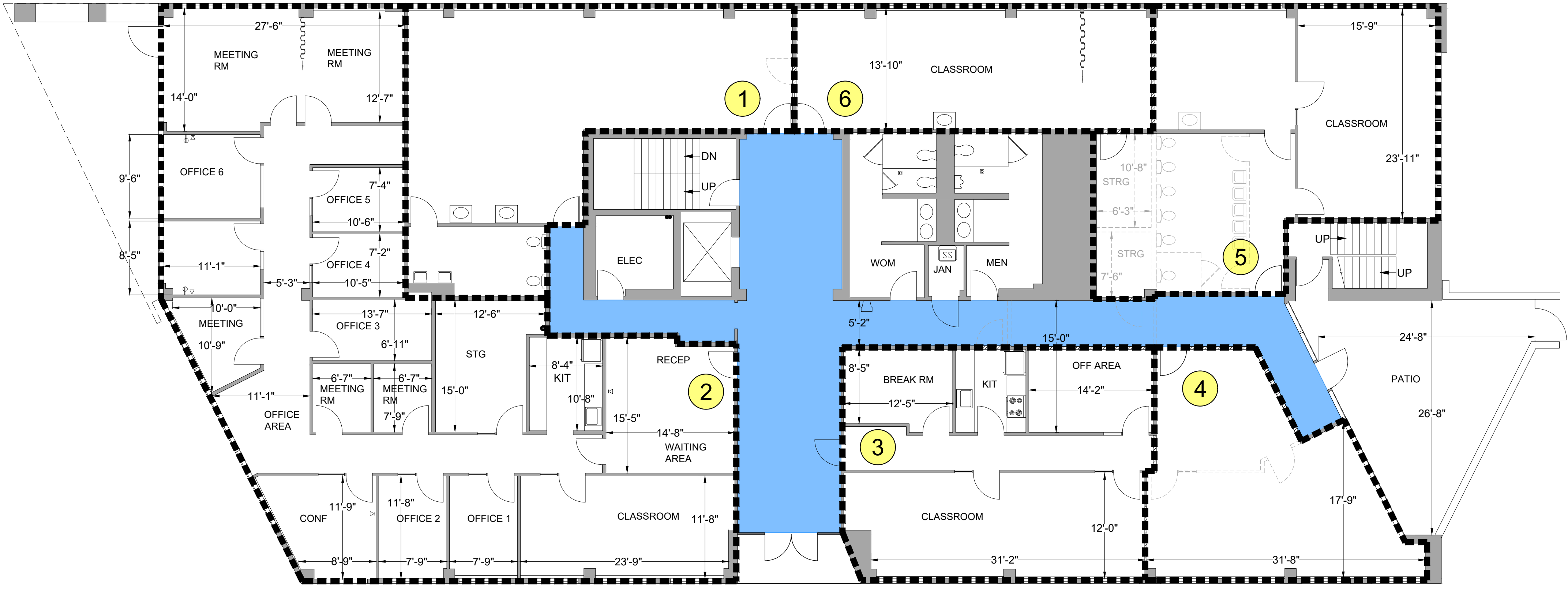
PORTER DR

Parking Area

Parking Area

1ST FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"

1



PORTER DR

Parking Area

Parking Area

LEGEND
 (E) WALL
 DEMO
 (N) WALL

1ST FLOOR FUTURE PLAN
SCALE: 1/8" = 1'-0"

2

ANDREA CERNUSAK
 ARCHITECT
 1008 CEDAR ST
 SAN RAMON, CA 94570
 925.483.3158

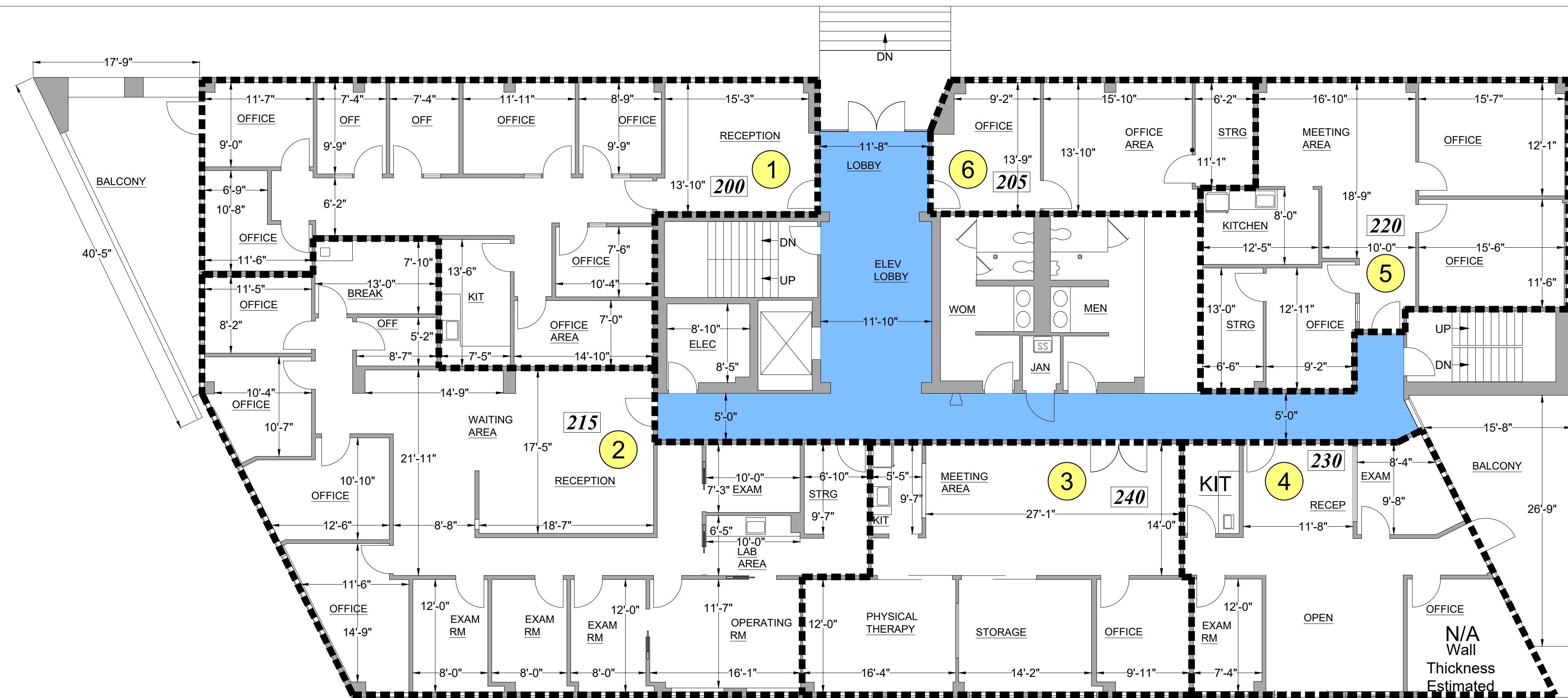


PROJECT:
200 & 210 PORTER DRIVE
 200 & 210 PORTER DRIVE
 SAN RAMON, CA 94583

DATE:
 02/09/26 CONDO SCHEMATIC

SHEET TITLE:
210 PORTER
1ST FLOOR
PLANS

SHEET NUMBER:
A2.1



LEGEND

- (E) WALL
- DEMO
- (N) WALL

ANDREA CERNUSAK
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SAN RAMON, CA 94570
925.483.3158

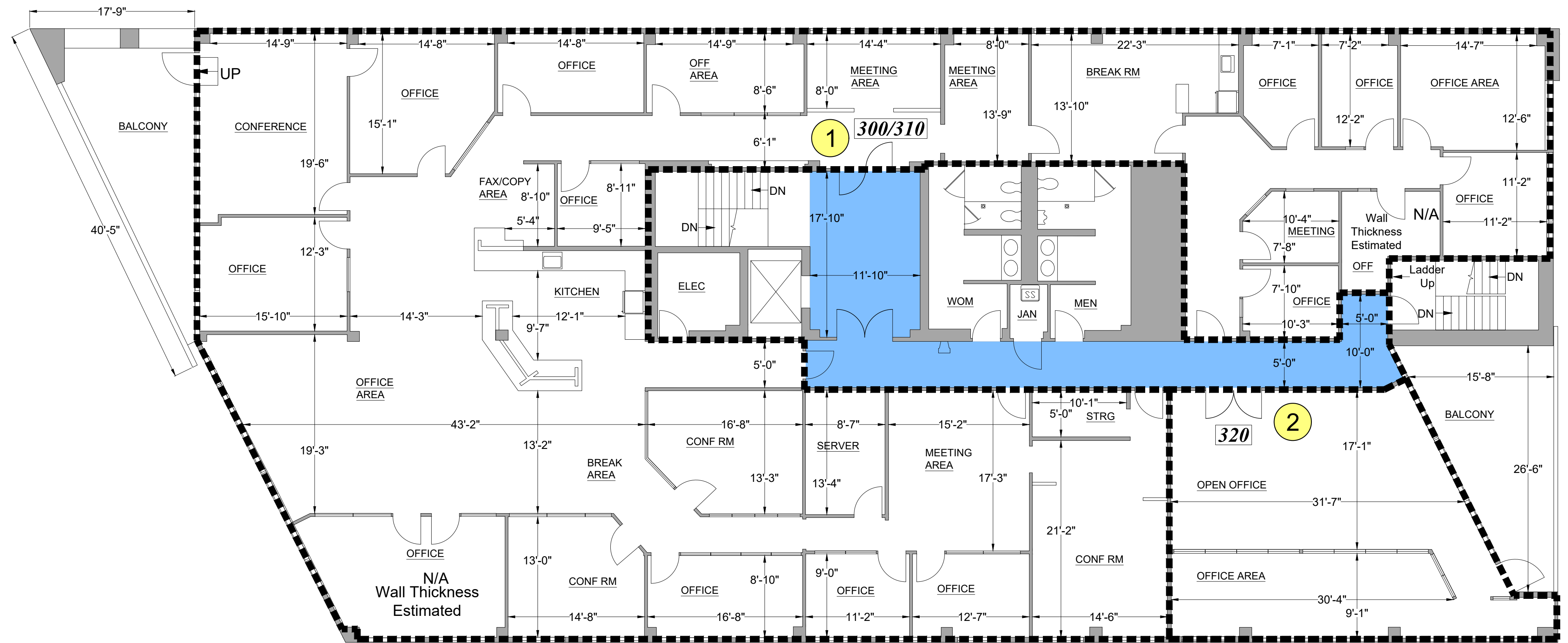


PROJECT:
200 & 210 PORTER DRIVE
200 & 210 PORTER DRIVE
SAN RAMON, CA 94583

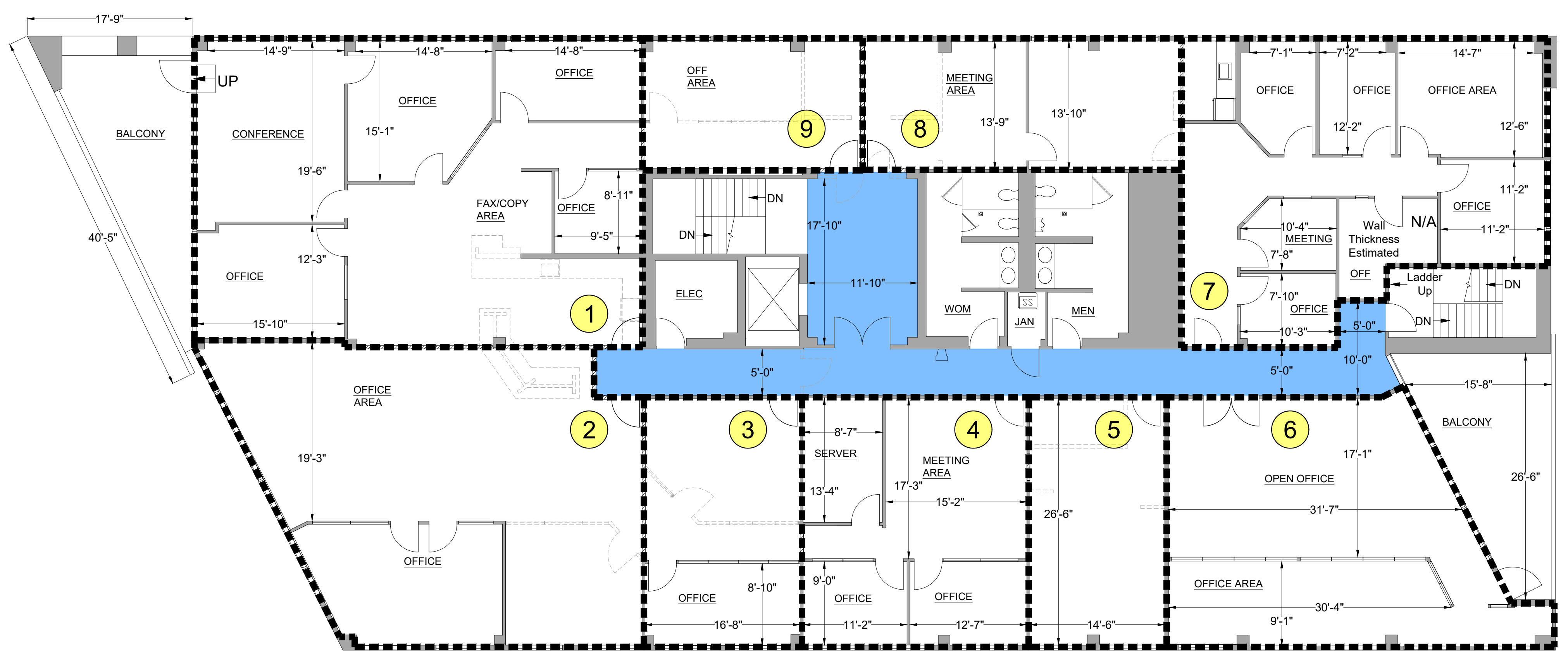
DATE:
02/09/26 CONDO SCHEMATIC

SHEET TITLE:
**210 PORTER
2ND FLOOR
PLANS**

SHEET NUMBER:
A2.2



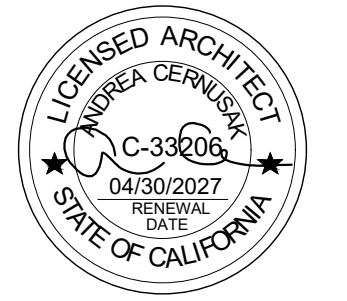
3RD FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0" NORTH 1



LEGEND
 (E) WALL
 DEMO
 (N) WALL

3RD FLOOR FUTURE PLAN
SCALE: 1/8" = 1'-0" NORTH 2

ANDREA CERNUSAK
 ARCHITECT
 1088 CEDAR ST
 SAN RAMON, CA 94583
 925.483.3158



PROJECT:
200 & 210 PORTER DRIVE
 200 & 210 PORTER DRIVE
 SAN RAMON, CA 94583

DATE:
 02/09/26 CONDO SCHEMATIC

SHEET TITLE:
 210 PORTER
 3RD FLOOR
 PLANS

SHEET NUMBER:
A2.3



**Planning Commission Staff Report
Item No. 8.1.**

Date: March 3, 2026

To: San Ramon Planning Commission

From: Lauren Barr, Department Director
Analisa Mirzad, Associate Planner

Subject: Overview of 2026 California Housing Legislation

Executive Summary:

Staff will provide an overview of 2026 State Housing legislation at the Planning Commission meeting.

Recommendation:

Staff recommends that the Planning Commission receive the staff report.

Project Information:

Project Location: Citywide

Background:

A number of new State Housing laws went into effect in January 2026.

Discussion/Analysis:

Staff will provide an overview of some of the most significant laws signed into law, grouped in the following categories: 1) streamlining, 2) CEQA, 3) enforcement, and 4) accessory dwelling units. A PowerPoint slide presentation will be provided at the meeting.

Fiscal Impact:

There is no fiscal impact; this report is informational only.

Alternative Option(s):

This report is informational only.

Next Steps:

This report is informational only.

Attachment(s):
None