



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

City of San Ramon Planning Commission Agenda

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

**July 7, 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 cityclerk@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 Regular Meeting - June 2, 2026

Recommendation: Accept Minutes

6. Unfinished Business

7. New Business

7.1. Public Hearing: Time Extension for Windflower Fields Townhome Development (VTM 9572) (DP 21-300-003, MJ 21-900-003); 2701 Hooper Dr.

Recommendation: Staff recommends that the Commission consider the staff report and attachments, open the public hearing, take public testimony, close the public hearing, discuss and deliberate, and adopt draft Planning Commission Resolution No. 03-26 approving an 18-month time extension, until December 7, 2027 for the Project development entitlements with revised Conditions of Approval for the Extension Request.

CEQA: The approved Project entitlement with Resolution No. 07-21, determined the Project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended.

Location: 2701 Hooper Drive (APN: 208-250-091)

Staff Report by: Ryan Driscoll, Senior Planner

8. Commissioner Reports and Staff Updates

- 8.1. Study Session: Olive + Oak Vesting Tentative Map (MJ 2026-001) and Olive + Oak Housing Development (AR 2026-0003, TRP 2026-003); 3150 – 3180 Crow Canyon Place

Recommendation: Staff recommends the Commission receives the staff report, take public comment, and provide feedback to the Applicant and Staff on the proposed project.

Location: 3150 – 3180 Crow Canyon Place (APNs: 213-010-046, 213-010-047, 213-010-059, 213-010-060)

Staff Report by: Ryan Driscoll, Senior Planner and Katelyn Snodgrass, Associate Planner

- 8.2. Year in Review

Presentation by: Lucas Haase, Assistant Planner

9. Adjournment

How to View or Participate in the Meeting

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:

Email public comments to cityclerk@sanramon.ca.gov. Comments received up to **two hours before** the meeting will be emailed to the Commission, placed in the red binder at the back of the meeting room, and posted online at <https://sanramonca.portal.civicclerk.com> under the meeting date, within Public Comment. Public comment will also be made available for public inspection at San Ramon City Hall, 7000 Bollinger Canyon Road, San Ramon, CA during normal business hours. Comments received after the cutoff will be provided to the Commission the following day and also posted online as noted above. Please include **"Public Comment"** in the subject line and your **name** and **agenda item** in the body. Written comments will not be read aloud.

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. The City cannot guarantee that the public's remote access will be uninterrupted, and technical difficulties may occur. As 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 submit written comments prior to the meeting or to attend the meeting in person.

Join Zoom: <https://cityofsanramon.zoom.us/j/98162934983> ID: 981 6293 4983

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 Regular Meeting
June 2, 2026**

1. Call to Order/Roll Call

Chair Alpert called the meeting to order at 6:05p.m.

Present:

Planning Commissioner Betty Avila

Planning Commissioner Gary Alpert

Planning Commissioner Jean Kuznik

Planning Commissioner Santhosh Kanjula

Also in attendance: Department Director Lauren Barr, Planning Division Manager Cindy Yee, Associate Planner Katelyn Snodgrass, Planning Specialist James Bergantino, Administrative Coordinator Amy Sekhon, Office Technician Paige Lund

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Ralph Ballart and Elena Formosa provided public comment.

5. Consent Calendar

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

Recommendation: Accept Minutes

Planning Commissioner Avila's motion to Approve Minutes of the Planning Commission Regular Meeting - March 3, 2026 was seconded by Planning Commissioner Kuznik. The motion Passed 4-0-0-0.

Result:	Passed [4-0-0-0]
Mover:	Planning Commissioner Betty Avila
Second:	Planning Commissioner Jean Kuznik
Ayes:	Gary Alpert, Betty Avila, Santhosh Kanjula, Jean Kuznik
Nays:	None
Abstentions:	None
Absences:	

6. Unfinished Business

7. New Business

8. Commissioner Reports and Staff Updates

8.1. Study Session: Development Plan Concept Review – ROEM Corporation Townhome Development (CDP 2026-0001)

Recommendation: Receive the staff report, take public comment, and provide feedback to the Applicant and Staff on the proposed project concept.

Katelyn Snodgrass, Associate Planner, presented the item.

The Applicant presented the item.

The Planning Commission asked staff and the Applicant clarifying questions.

Chair Alpert opened the Public Hearing at 7:02p.m.

Elena Formosa, Jim Blickenstaff, Kathy Edwards-Reichart, and Zach Jellin spoke on the item.

Chair Alpert closed the Public Hearing at 7:13p.m.

The Planning Commission provided feedback to staff and the Applicant.

After Item 8.1, the Planning Commission discussed meetings they attended.

Cindy Yee, Division Manager, provided updates on future meetings.

Commissioner Kuznik inquired about the vacant Planning Commission position.

Lauren Barr, Department Director, stated that the Planning Commission vacancy will be discussed by City Council at a future City Council meeting.

9. Adjournment

The meeting adjourned at 7:40p.m.



Planning Commission Staff Report Item No. 7.1.

Date: July 7, 2026

To: San Ramon Planning Commission

From: Lauren Barr, Department Director
Ryan Driscoll, Senior Planner

Subject: Public Hearing: Time Extension for Windflower Fields Townhome Development (VTM 9572) (DP 21-300-003, MJ 21-900-003); 2701 Hooper Dr.

Executive Summary:

The Applicant has submitted an Extension Request (Attachment C) for a 54-month (4.5 year) time extension to the approved Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, consisting of 47 for-sale, multi-family residential units and 16 Accessory Dwelling Units (ADUs) on an existing 3.47-acre parcel located at 2701 Hooper Drive. See Attachment F for the Project Site Plan and Landscape Plan.

Recommendation:

Staff recommends that the Commission consider the staff report and attachments, open the public hearing, take public testimony, close the public hearing, discuss and deliberate, and adopt draft Planning Commission Resolution No. 03-26 approving an 18-month time extension, until December 7, 2027 for the Project development entitlements with revised Conditions of Approval for the Extension Request.

Project Information:

Applicant:

Mr. Steve Reilly
Land Advisors Organization
156 Diablo Road, Suite 340
Danville, CA 94526

Property Owner:

Windflower Fields, LLC
2701 Hooper Dr.
San Ramon, CA 94583

Project Location:

2701 Hooper Drive (APN: 208-250-091) (see Attachment A for Vicinity Map)

General Plan Designation:

San Ramon Village Housing Opportunity

Zoning Designation:

Housing Opportunity Residential (San Ramon Village Specific Plan)

Site Description:

The subject site is a 3.47-acre parcel with an existing approx. 23,000 sq. ft. commercial building with associated parking lot/landscape that included the former Golden Skate Roller Rink operation, approved by Contra Costa County in 1974 (LUP 2054-74). The subject site is approximately 466-ft. wide and 348-ft. deep and accessible from Hooper Drive. The subject site slopes from west to east with a grade change of approximately 15-ft. within 350-ft.

Environmental Review/California Environmental Quality Act (CEQA):

The approved Project entitlement with Resolution No. 07-21, determined the Project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended. No policies or circumstances pertaining to the Project site and the approved Project have changed, and therefore, no additional environmental review is required per the provisions of CEQA.

Public Outreach/Notification:

On June 26, 2026, City Staff mailed a notice of a Planning Commission public hearing for July 07, 2026 to property owners in the subject project vicinity, which exceeded the minimum 300-ft. mailing radius standards set forth in Government Code Section 65091(a)(4) and Sections D6-23; C5; and D7-24 of the Municipal Code of the City of San Ramon. The July 07, 2026 public hearing notice was also posted on the City's Official Meetings and Notice webpage.

Background:

Original Project Approval:

On December 7, 2021, the Planning Commission adopted Resolution No. 07-21 (Attachment D), approving the proposed Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, consisting of 47 for-sale, multi-family residential units and 16 Accessory Dwelling Units (ADUs) distributed among the townhouse units throughout the Project. See Attachment F for the Project Site Plan and Landscape Plan. The December 7, 2021 Planning Commission meeting agenda packet and minutes are available at the following link:

https://sanramonca.iqm2.com/Citizens/Detail_Meeting.aspx?ID=4284

In accordance with San Ramon Municipal Code Section C5-51, the original Project approval, with the Vesting Tentative Map, was valid for a 36-month (3 year) period, until December 7, 2024.

First Time Extension Request:

San Ramon Municipal Code Section C5-52.C, allows time extensions for the original Project approval, with the Vesting Tentative Map, “...for a period or periods up to not exceeding a total of three years.”. However, the State Subdivision Map Act (Govt. Code Section 66452.6(e)) preempts the local Municipal Code stating the approved tentative map:

“...may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years.”

As a result, prior to the original Project approval expiration, the Applicant requested a 72-month (6 year) time extension to allow for additional time to obtain all required construction-related permits for the Project. On December 17, 2024, the Planning Commission held a public hearing and adopted Resolution No. 12-24 (Attachment E), approving an 18-month time extension of the Project entitlement through June 7, 2026, subject to additional Conditions of Approval for the extension request. The December 17, 2024 Planning Commission meeting agenda packet and minutes are available at the following link:

https://sanramonca.iqm2.com/Citizens/Detail_Meeting.aspx?ID=5071

Based on the State Subdivision Map Act, as previously discussed, the Applicant may request the Project be extended for an additional 54-month (4.5 year) period from June 7, 2026.

Discussion/Analysis:

On June 3, 2026, the City received an Extension Request (Attachment C) from the Applicant’s attorney for a 54-month (4.5 year) time extension, the remainder of the maximum 72-month (6 year) period allowed by the State Subdivision Map Act, to allow the Applicant additional time to obtain all required construction-related permits (i.e. Final Map, Site Development Permit, Grading Permit, Building Permits, etc.) for the Project. The Applicant states while they have submitted plans to the City for a Final Map, Site Development Permit, and Grading Permit, the Project has been delayed because of a landslide on an adjacent property migrating on to the subject Property site. As a result, the Applicant continues to explore landslide remediation and mitigation strategies to incorporate into their plans.

San Ramon Municipal Code Section C5-52 requires the Planning Commission to review the extension request for the Project vesting tentative subdivision map and may approve or deny the requested extension.

Under consideration of the requirements of the State Subdivision Map Act and the Applicant's exploration of landslide remediation and mitigation strategies to incorporate into their plans, staff has prepared draft Resolution No. 03-26 (Attachment B) for an 18-month (1.5 year) time extension until December 7, 2027, to allow the Applicant time to demonstrate progress towards constructing the Project. The Applicant may apply for an additional time extension(s) for review, up to the maximum period of 72-months (6 years) from the original Project expiration on December 7, 2024, as discussed previously.

Fiscal Impact:

This Time Extension request will have no Fiscal Impact on the City of San Ramon. The Applicant has paid fees required for staff to process and review the request with the Planning Commission.

Alternative Option(s):

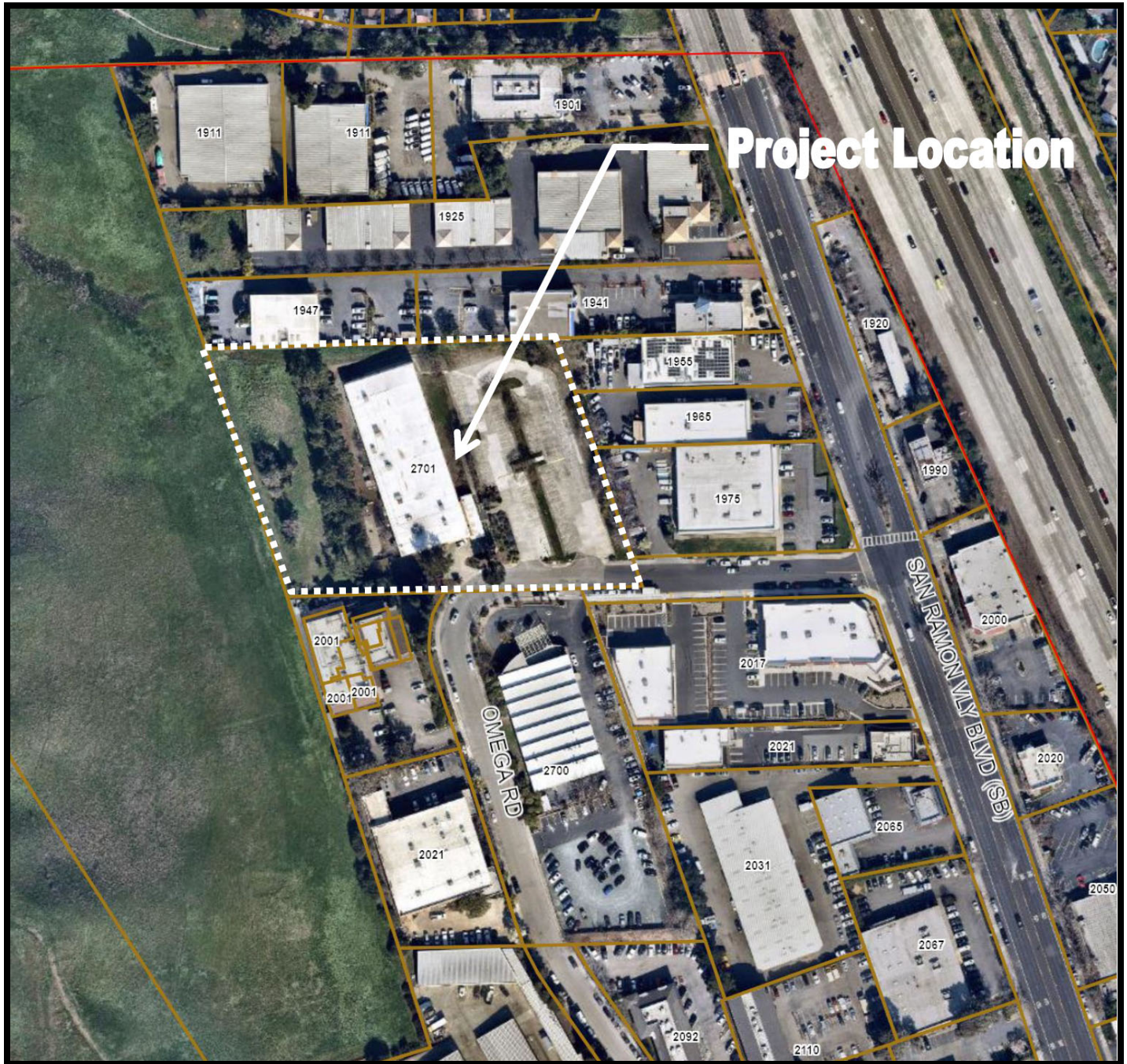
If a motion by the Commission fails to adopt the draft Resolution No. 03-26 to extend the entitlement, it will result in a denial of the Extension Request and the entitlement for the Windflower Fields Townhome Development applications and Vesting Tentative Map 9572 will expire.

Next Steps:

Following the Commission adoption of Planning Commission Resolution No. 03-26 approving the Extension Request, and if no valid Appeal or Call for Review is submitted through the end of the appeal period (July 17, 2026 at 5:00 p.m.), the Applicant may pursue required construction permits upon the effective date of the Planning Commission Resolution.

Attachment(s):

- A. Vicinity Map
- B. Draft Planning Commission Resolution No. 03-26
- C. Applicant's Extension Request, date received June 3, 2026
- D. Planning Commission Resolution No. 07-21
- E. Planning Commission Resolution No. 12-24
- F. Project Site Plan and Landscape Plan



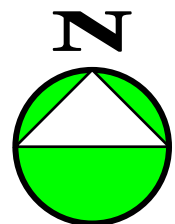
CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



DP 21-300-003 & MJ 21-900-003
(Vesting Tentative Map 9572)

Windflower Fields Townhome Development
2701 Hooper Drive

(APN: 208-250-091)



(Not to Scale)

RESOLUTION NO. 03-26

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN RAMON APPROVING
AN 18-MONTH TIME EXTENSION FOR
WINDFLOWER FIELDS TOWNHOME DEVELOPMENT
AND VESTING TENTATIVE MAP 9572
(DP 21-300-003 AND MJ 21-900-003)
EXTENSION REQUEST LOCATED AT
2701 HOOPER DR.
(APN: 208-250-091)**

**LAND ADVISORS ORGANIZATION (APPLICANT) AND
WINDFLOWER FIELDS, LLC (PROPERTY OWNER)**

WHEREAS, on December 7, 2021, the Planning Commission adopted Resolution No. 07-21 conditionally approving the proposed Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, consisting of 47 for-sale, multi-family residential units and 16 Accessory Dwelling Units (ADUs) distributed among the townhouse units throughout the Project on an existing 3.47-acre parcel (Project site) located at 2701 Hooper Dr. (APN: 208-250-091); and

WHEREAS, the approved Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572 are subject to San Ramon Municipal Code (Section C5-51) which allows the approval of tentative maps for 36-months from the time of Project approval, thereby setting the subject Project's expiration date at December 7, 2024; and

WHEREAS, on November 13, 2024, the City received a request from the Applicant for a 72-month (6 year) time extension to allow the Applicant additional time to obtain all required construction-related permits (i.e. Final Map, Site Development Permit, Grading Permit, Building Permits, etc.) for the subject Project; and

WHEREAS, the California Subdivision Map Act (Government Code Section 66452.6(e)) states that upon an application by the subdivider to extend a map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first; and

WHEREAS, the California Subdivision Map Act (Government Code Section 66452.6(e)) preempts the San Ramon Municipal Code (Section C5-51) establishing a maximum period or periods not exceeding a total of 72-months (6 years) for a time extension request; and

WHEREAS, on December 17, 2024, the Planning Commission held a duly noticed public hearing and adopted Resolution No. 12-24, approving an 18-month (1.5 year) time extension of the Project entitlement through June 7, 2026, subject to additional Conditions

of Approval for the extension request; and

WHEREAS, on June 3, 2026, the City received a request from the Applicant for a 54-month (4.5 year) time extension (Extension Request) to allow the Applicant additional time to obtain all required construction-related permits (i.e. Final Map, Site Development Permit, Grading Permit, Building Permits, etc.) for the subject Project; and

WHEREAS, on June 26, 2026, City Staff mailed a notice of a Planning Commission public hearing for July 7, 2026 to property owners in the subject project vicinity, which complies with the minimum 300-ft. mailing radius standards set forth in Government Code Section 65091(a)(4) and Sections D6-23; C5; and D7-24 of the Municipal Code of the City of San Ramon, and the public hearing notice was posted on the City's Official Meetings and Notice webpage; and

WHEREAS, on July 7, 2026, the Planning Commission held a public hearing to consider the proposed Extension Request, received the staff report, other pertinent documents, received public comment testimony, and closed the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, on July 7, 2026, the Planning Commission, in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, all related technical studies/documents, the written and oral staff reports, and oral and written comments received by the City, Conditions of Approval, minutes of meetings, documents relied upon or prepared by City staff relating to the Project, all correspondence submitted or delivered to the City in connection with the public hearings on the Project, and all other relevant documents contained in the administrative record), does hereby make the following required findings:

1. Regarding the Extension Request:

- a. The recitals above are true and correct and are incorporated herein by reference.
- b. That the requested extension is consistent with the General Plan 2035 and the Crow Canyon Specific Plan (since renamed San Ramon Village Specific Plan), because the overall project, as vested with the Project entitlement (Planning Commission Resolution No. 07-21), remains valid and consistent with the entitled plans at the time the extension request was considered; and
- c. That the findings required by the original approval remain valid and based on California Subdivision Map Act (Government Code Section 66452.6), the original Project Conditions of Approval have been revised by the Conditions of Approval for the Extension Request (Exhibit 1) granting an 18-month time extension; and
- d. That there are adequate provisions for public services and utilities (e.g., access, drainage, fire protection, sewers, water, etc.), to ensure that the requested extension would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zone; and

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 FUTHER RESOLVED, that the Planning Commission, in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, all related technical studies/documents, the written and oral staff reports, and oral and written comments received by the City, Conditions of Approval, minutes of meetings, documents relied upon or prepared by City staff relating to the Project, all correspondence submitted or delivered to the City in connection with the public hearings on the Project, and all other relevant documents contained in the administrative record), does hereby approve an 18-month time extension for the Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, based on the required findings, and that the overall project remains consistent with the General Plan 2035, the Crow Canyon Specific Plan, and as vested with the Project entitlement with Planning Commission Resolution No. 07-21, and subject to the attached Conditions of Approval for the Extension Request (Exhibit 1).

PASSED, APPROVED AND ADOPTED on this 7th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gary Alpert,
Planning Commission Chairperson

ATTEST:

Amy Sekhon, Planning Commission Clerk

ATTACHED:

Exhibit 1: Conditions of Approval for the Extension Request

EXHIBIT 1

CONDITIONS OF APPROVAL FOR THE EXTENSION REQUEST

**DEVELOPMENT PLAN (DP 21-300-003); AND
MAJOR SUBDIVISION (MJ 21-900-003 –
VESTING TENTATIVE MAP 9572)**

**EXTENSION REQUEST - WINDFLOWER
FIELDS TOWNHOME DEVELOPMENT AND
VESTING TENTATIVE MAP 9572
2701 HOOPER DR.
(APN: 208-250-091)**

**LAND ADVISORS ORGANIZATION (APPLICANT) AND
WINDFLOWER FIELDS, LLC (PROPERTY OWNER)**

Special Conditions

1. The Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003), Vesting Tentative Map 9572, and the associated Project entitlement is extended for 18 months until December 7, 2027, in accordance with the California Subdivision Map Act and San Ramon Ordinance 133 (Subdivision Ordinance). The Applicant may request an additional Extension Request, subject to all State and local law.
2. All Project Conditions of Approval established by Planning Commission Resolution No. 07-21 approving the Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, shall remain valid and are hereby incorporated herein, except as revised by these Conditions of Approval for the Extension Request.

Bryan Wenter
925.708.9055
bryan.wenter@hsw-legal.com

May 6, 2026

VIA EMAIL

RECEIVED

June 3, 2026

CITY OF SAN RAMON
PLANNING SERVICES

Ryan Driscoll
Associate Planner
City of San Ramon
Planning Services
7000 Bollinger Canyon Road
San Ramon, CA
Email: rdriscoll@sanramon.ca.gov

**Re: 2701 Hooper Drive Housing Development Project Pursuant to State Law
Development Plan and Major Subdivision (DP 21-300-003 & MJ 21-900-003);
Extension of Project Approvals**

Dear Ryan:

As you know, the City approved the Development Plan and Major Subdivision (DP 21-300-003 & MJ 21-900-003) for the 47-unit townhouse project proposed by Windflower Fields, LLC ("Owner") on December 7, 2021. The project, which includes 16 below market-rate junior accessory dwelling units, was processed and approved under the controlling provisions of state housing law, namely Senate Bill 330, the Housing Accountability Act, and the Density Bonus Law. As the City knows, the project retains the vested rights it obtained through the filing and processing of a Preliminary Application and Formal Application under state housing law.

On December 17, 2024, the Planning Commission unanimously extended the Development Plan and the Major Subdivision Map for 18 months, a period that is set to expire on June 7, 2026. We hereby submit another timely request to extend the Development Plan and the Major Subdivision Map for a period of 4.5 years, as authorized by Government Code section 66452.6(e). The Subdivision Map Act provides that upon the application of a subdivider such as my client "before the expiration of the approved or conditionally approved tentative map," such map may be extended for a period or periods not exceeding a total of six years. While the City's code appears to provide only for extensions that do not exceed three total years and also appears to require an extension application filed "no later than thirty calendar days prior to the tentative map expiration date," those limitations are preempted by the Subdivision Map Act. (See, e.g., *Griffis v. County of Mono*, v. *County of Mono*, 163 Cal. App. 3d 414 (1985) (invalidating a subdivision ordinance limiting map extensions to one-year)).

Since receiving approval, the Owner has submitted rough grading, final map, and improvement plans (collectively, "Improvement Plans") to the City. Shortly after the first submittal of the Improvement Plans, we discovered evidence that a landslide that emanated from a portion of the open space within the Preserve project to the west had migrated onto the 2701 Hooper Drive property. Unfortunately, the owner of the Preserve project does not yet appear to have mitigated the effects of this slide or done anything to ensure the slope will be stable in the future, affecting the implementation of the Windflower Fields project. The landslide—which is currently the responsibility of the Preserve project to address but could become the responsibility of the GHAD when it accepts responsibility for the landslide property—has delayed our processing of the Improvement Plans, while we continue to explore remediation and mitigation strategies. We are still working with Engeo, the Owner's geotechnical engineer, to incorporate their recommendations into revised rough grading

plans that will be submitted to the City. The requested extension should provide us with enough time to complete the processing of the Improvement Plans and have the project begin construction. We would appreciate the City's prompt processing of the requested extension of the relevant approvals. We will submit the required application fees promptly upon receipt of the City's invoice.

Thank you in advance for your prompt processing of this important matter. We look forward to working with you as the project proceeds.

Sincerely,



BRYAN WENTER

CC: HASSAN SHARIFI, WINDFLOWER FIELDS
STEVE REILLY, LAND ADVISORS

RESOLUTION NO. 07-21

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN RAMON APPROVING
DEVELOPMENT PLAN (DP 21-300-003) AND MAJOR SUBDIVISION (MJ 21-900-003)
FOR
WINDFLOWER FIELDS TOWNHOME AT 2701 HOOPER DR. (APN: 208-250-091)**

**FILED BY:
LAND ADVISORS ORGANIZATION (APPLICANT) AND,
WINDFLOWER FIELDS, LLC (PROPERTY OWNER)**

WHEREAS, on October 8, 2020, the Applicant filed a complete Preliminary Housing Development (PHD) application pursuant to SB-330 – Housing Crisis Act of 2019 to vest a project, which consisted of 54 residential units within eight buildings including 47 attached residential dwelling units and seven deed restricted junior accessory dwelling units as below market rate units, with the Crow Canyon Specific Plan development standards for 180 days since the Crow Canyon Specific Plan (CCSP) was under a revision process; and

WHEREAS, on November 24, 2020, the City Council adopted the revised CCSP and renamed it to San Ramon Village Specific Plan; and

WHEREAS, on April 5, 2021, the subject applications were filed within 180 days of the PHD application filing, meaning that the subject applications remain subject to the provisions of the CCSP for the development of 54 residential units within eight buildings including 47-unit for-sale townhome community and seven 260 sq. ft. junior accessory dwelling units as below market rate units on the subject property; and

WHEREAS, on April 30, 2021, the subject applications were deemed incomplete; and

WHEREAS, on July 16, 2021, the Applicant submitted the required items listed in the incomplete letter, and re-classified the proposed junior accessory unit as an accessory dwelling unit (ADU) in the project description; and

WHEREAS, on August 11, 2021, the applications were deemed complete; and

WHEREAS, on September 9, 2021, the Architectural Review Board (ARB) reviewed the Project and provided advisory design comments to the Applicant and a recommendation to the Planning Commission; and

WHEREAS, on September 21, 2021, the Applicant submitted an updated project description to revise the subject applications to increase the number of ADUs to 16 units from 7; to clarify that the proposed development would produce a total 63 residential units, including 47 market rate units for sale and 16 below market rate units for rent; and to request two concessions and one waiver in accordance with the State density bonus law (“Project”); and

WHEREAS, the applicant's Project modification increased the number of residential units from 54 to 63, which is a 17% increase in the unit counts from the proposal addressed in the Preliminary Housing Development application and therefore is within the permissible revision under the SB 330 standards, and the Project remains vested with the CCSP; and

WHEREAS, on October 5, 2021, the Planning Commission held a duly-noticed public hearing on the subject applications, where the staff report, plans, and other pertinent documents including a letter from Miller Starr Regalia dated October 5, 2021, as a late communication item, and public testimony relating to the proposed Project was heard and considered; and

WHEREAS, on October 5, 2021, the Planning Commission indicated that reliance on the proposed ADUs as below market rate (BMR) units is not an appropriate means of compliance with the intent of the affordable housing provisions of the CCSP and may be inconsistent with General Plan Implementing Policy 11.1-I-12, since the proposed ADUs are not comparable to the primary townhome units, and asked the Applicant to return with a revised project that would be consistent with these objective standards; and

WHEREAS, on October 5, 2021, the Planning Commission continued the public hearing to November 2, 2021; and

WHEREAS, on October 12, 2021, the City received a letter prepared by Miller Starr Regalia on behalf of the property owner (MSR letter) declining to make further revisions to the Project plans, because the MSR letter asserted that the Project as proposed with 16 ADUs as BMR units is consistent with applicable City requirements as limited by State housing laws; and

WHEREAS, on November 2, 2021, the Planning Commission held the continued public hearing on the subject applications, where the staff report, plans, and other pertinent documents, and public testimony relating to the proposed Project was heard and considered; and

WHEREAS, the affordable housing guidelines addressed in General Plan 2035 Housing Implementing Policy 11.1-I-12 were implemented through the Inclusionary Housing Ordinance (Ordinance 487), which was adopted after the 2006 CCSP for areas of the City outside of the CCSP boundaries, and hence it is not applicable to the Project; and

WHEREAS, on November 2, 2021, at the public hearing, the Applicant requested revisions to the proposed conditions of approval to address their concerns; and

WHEREAS, on November 2, 2021, the Planning Commission continued the public hearing to December 7, 2021, to allow the Commission more time to evaluate the effects of the proposed revisions to the conditions of approval; and

WHEREAS, on December 7, 2021, the Planning Commission held the continued public hearing on the subject applications, where the staff report, plans, and other pertinent documents, and public testimony relating to the proposed Project was heard and considered; and

WHEREAS, the recent State housing laws allow the City to count ADUs toward the RHNA obligations, and the proposed Project would contribute to the City's ability to satisfy its

State-mandated housing obligations; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act Guidelines (CEQA) of 1970, as amended, pursuant to an exemption under Class 32, Section 15332 pertaining to In-Fill Projects, and no exceptions to the Class 32 exemption are applicable; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, the written and oral staff reports, meeting minutes and Board summary of action, and oral and written comments received by the City) does hereby make the following findings:

1. Regarding the Development Plan:

- a. The recitals above are true and correct and are incorporated herein by reference; and
- b. The proposed Project will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed development, because of the controlling, preemptive provisions of recent State housing laws, the City is limited to review the Project based on the published objective standards, and the proposed Project is consistent with the applicable objective policies and development standards of the General Plan, CCSP, and Zoning Ordinance by granting the requested concessions and a waiver; and
- c. The proposed Project will not be injurious or detrimental to property or improvements in the neighborhood, because the Project will improve the existing underutilized property with a residential project as envisioned in the General Plan 2035 Housing Element as a Workforce Housing Opportunity Site.
- d. The proposed Project will not be injurious or detrimental to the general welfare of the City, because the Project is an in-fill project and will have no significant environmental impacts during the construction phase and the operation of the Project, and the Project is required by the conditions of approval to address any negative impacts to City services through the Project design, the payment of impact fees consistent with the SB-330 application dated October 13, 2020, and the participation in a funding mechanism to offset the additional costs associated with providing City services to the Project; and
- e. The proposed Project will be consistent with the policies and goals of the General Plan and the CCSP because the Project is a multi-family residential development, which is allowed within the General Plan Mixed Use land use designation and the development characteristics as envisioned in the CCSP under the CS/O (Commercial Services/Offices) with RO (Residential Overlay) zone; and the Project is consistent with the CCSP development standards by offering sixteen (16) Below Market Rate (BMR) units (34% of the proposed 47 base units); the City's Inclusionary Housing Ordinance is not applicable for this application; the proposed deed restricted ADUs will contribute to RHNA requirements; and the Project is consistent with the objective development standards of

the CCSP based on the comments received from the Architectural Review Board, staff, and the Applicant; and

- f. The proposed development is architecturally compatible with other developments in the same vicinity, both inside and outside of the subject zone, because the proposed building meets all applicable development standards, except the building setbacks, the landscape area dimension, and the retaining wall height, which are addressed by two concessions and one waiver, respectively, through the Density Bonus provision; and

2. Regarding the Density Bonus

- a. The CCSP does not distinguish between an ADU and a townhome unit since both are a form of residential unit, and the proposed ADUs will be deed restricted for below market rate (BMR) units and counted as residential units; and
- b. Government Code Section 65915 (b) requires the City to grant a concession as described in subsection (d) and waivers as described in subsection (e) when requested by the Applicant for a project that includes at least 5% of the proposed units for very-low income level households; and
- c. Government Code Section 65915 (d) (2) (B) allows two concessions for a project that includes at least 10% of the proposed units for very-low income level households; and
- d. Government Code Section 65915 (e) (1) prohibits the City from applying any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section; and
- e. The proposed Project includes six (6) of the 16 units for very-low income level households, which is 12.75% of the proposed 47 base units, and the Applicant has requested two concessions for the building setback and the landscape area size reductions, and one waiver for the retaining wall height standard in accordance with the above referenced Government Codes; and
- f. The requested concessions for the building setback and the landscape area reduction are appropriate, because the Project provides sufficient housing affordable to very low income households to qualify for two concessions, and the identified concessions would result in actual, identifiable cost reductions for the Project. Moreover, there is no basis to deny the requested concessions, because the Project as proposed does not result in any improvements that would be detrimental to the public health and safety, and the strict application of this standard would not improve the public health and safety of the project; and
- g. The strict application of Zoning Ordinance Section D3-4 D. 3., which limits the retaining wall height to no taller than 4 ft., would have the effect of reducing the buildable area by requiring terraced 4-ft. retaining walls to make up for the 5-ft. grade change. Therefore, the use of a waiver to modify this standard is appropriate to physically accommodate the Project at the permitted density; and

3. Regarding the Vesting Tentative Map

- a. The above recitals are true and correct and are incorporated herein by reference; and
- b. The proposed Subdivision, together with the provisions for its design and improvement, is consistent with the General Plan designation of Mixed Use, and the CS/O (Commercial Services/Offices) with RO (Residential Overlay) zone of the Crow Canyon Specific Plan; and
- c. The proposed Subdivision, as conditioned and based on approvals, is consistent with all applicable requirements of the Subdivision Ordinance and the Municipal Code, including the performance standards established by the City's General Plan Growth Management Element as document in the Measure J compliance below; and
- d. The site of the subject property, as proposed, is physically suitable for the creation of a townhome/condominium community and for establishing a uniform management structure through the creation and application of CC&Rs applicable to the units and common area; and
- e. The proposed Subdivision will not conflict with any public easements for access through or use of the property and the roadways within the project are privately owned and maintained; and
- f. The proposed Subdivision meets the technical requirements and is consistent with the City's Subdivision Ordinance and California Subdivision Map Act as it relates to the approval of a Vesting Tentative Map for condominium purposes; and

4. Regarding Growth Management Plan—Measure “J” Compliance:

In accordance with the City's General Plan Growth Management Program, the Planning Commission has reviewed the Project design and finds that the Project can meet each of the identified performance standards listed below for full urban services as outlined in the General Plan Growth Management Element based on certain Conditions of Approval and CEQA Findings:

a. Community Centers

Performance Standard: At General Plan buildout, provide a minimum ratio of 1.2 square feet of community center space per 1,000 residents.

Project Compliance: The proposed Project consists of 47 multi-family residential units and 16 ADUs. Based on the General Plan 2035 information, an average household consists of 2.91 people and the proposed Project will increase the population by approximately 183 residents. Currently the total floor area of community centers in the city of San Ramon is approximately 126,640 sq. ft., which is approximately 1.57 sq. ft. per 1,000 residents based on the 2017 population from the State Department of Finance. As such, the proposed Project does not result in increased need for Community Centers.

b. Fire

Performance Standard: Prior to Project approval, require written verification from the San Ramon Valley Fire Protection District that a 5-minute response time (travel time) can be maintained for 90 percent of emergency calls in urban and suburban areas and/or that there will be a fire station within 1.5 miles of all development.

Project Compliance: The proposed Project is a project within the developed area of the City of San Ramon and is within the current San Ramon Valley Fire Protection District. The nearest station to the proposed Project site, Station 38, located at 1600 Bollinger Canyon Rd. is approximately 1.2 mile from the Project site. A 1.5-mile response area is considered adequate to ensure 5-minute emergency response to all properties. San Ramon Valley Fire Protection District verified the project compliance with the standards in writing on April 20, 2021.

c. Flood Control

Performance Standard: Prior to Project approval, Applicants shall obtain written verification from the San Ramon Engineering Services Department stating that the new development will provide adequate storm drain facilities. Runoff from the development shall not increase the 100-year peak flow in the City's flood control channels and shall be typically equal to pre-development conditions.

Project Compliance: The proposed Project consists of construction of 47 multi-family residential units and as such will result in additional impervious surface than previously existed but also incorporate stormwater measures to comply with the C-3 NPDES permit requirements. The City of San Ramon Engineering Services Department conditioned the Project appropriately and on September 21, 2021, provided written verification of compliance with the standards.

d. Parks

Performance Standard: At General Plan buildout, provide a ratio of 6.5 acres of public parks per 1,000 residents, with goal to have park and recreation facilities within one-half mile of all residences.

Project Compliance: The proposed Project consists of 47 multi-family residential units and 16 ADUs. Based on the General Plan 2035 information, an average household of the City consists of 2.91 people and the proposed Project will increase the population by 183 residents.

The Project is subject to Chapter X - Parkland Dedication of Division C5 – Subdivision Procedures of Title C – Construction, Development and Land Use of the San Ramon Municipal Code. As such, the Project is required to dedicate parkland or pay an in-lieu fee to assist the City in achieving the Park Performance Standard with respect to the public park ratio per residents as described above. The Project will pay an in-lieu fee to assist in achieving the ratio of 6.5 acres of public parks per 1,000 residents at buildout.

With regard to the parks and recreational facilities within one-half mile of the Project site, currently there is no existing parks in the Project vicinity. The closest existing parks are Mill Creek Hollow Park and the new park in the Preserve community within a 0.75-

mile radius.

e. Police

Performance Standard: Prior to Project approval, require written verification from the San Ramon Police Department that a 3-5 minute response time (travel time) for emergency calls and a 20-minute response for all other calls can be maintained 95 percent of the time.

Project Compliance: The proposed Project is a project within the developed area of the City of San Ramon and the Police Department is located at 2401 Crow Canyon Road, which is approximately 1.2 miles from the Project site, and on April 19, 2021, the Police Department confirmed that the Project is in compliance with the above performance standard.

f. Sanitation Facilities

Performance Standard: Prior to Project approval, require written verification from the approved service provider that adequate sanitation facilities and services will be available to serve the Project.

Project Compliance: The proposed Project consists of 47 multi-family residential units and 16 ADUs within the existing Central Contra Costa Sanitary District (CCCSD) boundary, and on April 7, 2021, CCCSD indicated that there is sufficient sanitary sewer capacity to accommodate the proposed development.

g. Schools

Performance Standard: Require new development to provide necessary land, funding, and/or capital facilities for the school system, as determined by the San Ramon Valley Unified School District and applicable State law.

Project Compliance: On June 2, 2021, the San Ramon Valley Unified School District confirmed that the Project would be required to pay school impact fees prior to issuance of a Building Permit.

h. Water

Performance Standard: Prior to Project approval, require written verification from the approved service provider that adequate water quality, quantity, and distribution will be available to serve the Project.

Project Compliance: On April 12, 2021, East Bay Municipal Utility District reviewed the Project and indicated that the Project will be served from the existing main line and confirmed that the Project is in compliance with the above performance standard.

As indicated above, the proposed Project can meet each of the identified performance standards for full urban services as outlined in the General Plan Growth Management Element.

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, in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, related CEQA documents, the written and oral staff reports, meeting minutes and Board summary of action, and oral and written comments received by the City), does hereby approve the proposed Development Plan (**DP 21-300-003**), and Major Subdivision (**MJ 21-900-003**) based on the required findings and subject to the Conditions of Approval attached as Exhibit "A" including conformance with the General Plan 2035.

PASSED, APPROVED AND ADOPTED on this 7th day of December 2021, by the following vote:

AYES: *Vice Chair Alpert, Commissioner Wallis, Commissioner Marks, Chair Kuznik*

NOES:

ABSTAIN: *Commissioner Edwards*

ABSENT:



Jean Kuznik
Planning Commission Chairperson

ATTEST:



Jennifer Nylander, Planning Commission Clerk

ATTACHED:

Exhibit A: Conditions of Approval

Exhibit B: Project Plans, dated approved December 7, 2021

EXHIBIT A

CONDITIONS OF APPROVAL

DEVELOPMENT PLAN (DP 21-300-003), AND MAJOR SUBDIVISION (MJ 21-900-003)

**FILED BY:
LAND ADVISORS ORGANIZATION (APPLICANT) AND,
WINDFLOWER FIELDS, LLC (PROPERTY OWNER)**

**WINDFLOWER FIELDS TOWNHOME
2701 HOOPER DR.
(APN: 208-250-091)**

Special Conditions

Planning Services Division:

1. The project authorized with this action shall be in substantial conformance with the project plans, dated approved November 2, 2021, unless required to be modified by the conditions herein. The authorized project, with Density Bonus waivers and concession requests, consists of 47 for-sale multi-family residential units and 16 Accessory Dwelling Units (ADUs) distributed among the townhouse units throughout the project. .
2. The Applicant and City shall enter into an Affordable Housing Agreement that shall be recorded against the Property prior to the issuance of the first Certificate of Occupancy for the Project. The Affordable Housing Agreement shall specify that the 16 Accessory Dwelling Units (ADUs) shall be made available for rent as below market rate (BMR) units for a period of 55 years following the issuance of the Certificate of Occupancy for each ADU pursuant to Chapter VIII of Division 4 of the San Ramon Zoning Ordinance, which implements the requirements of California Government Code Section 65915 et. seq. (State Density Bonus Law). Of the 16 ADUs for BMR units, at least 6 ADUs shall be affordable for Very Low Income households, at least 6 ADUs shall be affordable for Low Income households, and at least 4 ADUs shall be affordable for Moderate Income households at affordable rents as defined by Health and Safety Code section 50053. Each primary dwelling unit associated with the ADU must apply for and receive a Certificate of Occupancy concurrently with the application for and approval of the Certificate of Occupancy for the ADU.
3. As applicable, prior to the construction of any portion of the subject property, the Project proponent shall use commercially reasonable efforts to require that all qualifying contractors and subcontractors exercise their option to obtain a Board of Equalization sub-permit for the jobsite and allocate all eligible use tax payments to the City of San Ramon. The Project proponent will use commercially reasonable

efforts to require that the contractor or subcontractor provide San Ramon with either a copy of their Board of Equalization account number and sub-permit, or a statement that use tax does not apply to their portion of the Project.

4. The Applicant shall pay all outstanding review fees associated with processing the development applications in accordance with the Fee Resolution for City services in effect on October 13, 2020, when the Preliminary Housing Development application (PHD 20-330-002) was filed, in accordance with the SB 330 state policy.
5. Prior to issuing the first Certificate of Occupancy or recordation of the Final Map, whichever comes first, the Project shall be reassessed from Commercial/Industrial to residential use as part of the city-wide Landscape and Lighting District No. 1984-1.
6. Prior to issuing the first Certificate of Occupancy, or recordation of the Final Map, the Applicant shall provide a funding mechanism to offset the additional costs associated with providing City services to the Project. Appropriate funding mechanisms for compliance with this condition of approval could include, but is not limited to, a Community Facilities District (CFD), a Landscape and Lighting District, or other mechanism acceptable to the Applicant and City. The Applicant shall be responsible for associated administrative costs of establishing said funding mechanism and may opt to annex into the City's existing CFD.
7. Prior to and during the construction of any portion of the subject property, the Applicant shall adhere to all recommendations addressed in the technical reports in the CEQA Analysis Memo dated November 2, 2021. The Applicant shall prepare a table of all recommended actions addressed in the technical reports in the CEQA Analysis Memo dated November 2, 2021, and the table shall be printed on the cover page of the building permit plan submittal.
8. The Applicant, unless determined to be infeasible by the Zoning Administrator, shall utilize reclaimed water for grading and dust suppression and other construction activities appropriate for reclaimed water use.
9. The Applicant shall utilize reclaimed water, if reasonably available based on established community resources, for the proposed landscape irrigation system as appropriate for the landscape materials and consistent with stormwater regulations. Absent the immediate availability of reclaimed water the applicant shall install reclaimed water infrastructure (i.e. purple pipe, etc.) in anticipation of future reclaimed water availability. Irrigation plans shall be reviewed and approved by the City prior to the issuance of a Building Permit.
10. Within 90 days of the effective date of the project approvals or prior to issuing a building permit, the Applicant shall pay any outstanding permit processing fees for City services incurred prior to project approval by the Planning Commission.
11. All reusable construction materials shall be legally recycled.

12. Any tree removal/trimming and/or other vegetation removal should be conducted between September 1 and January 31, outside of the nesting bird season. If such work must occur during the nesting bird season, a nesting bird survey shall be conducted by a qualified wildlife biologist no more than 14 days prior to the start of these activities. If active nests are identified, a no-disturbance buffer shall be implemented around each nest to avoid impacts to nesting birds. Buffers will be determined after the nesting bird survey is complete, and shall remain in place until all young are fledged or the nest otherwise becomes inactive.

Engineering Services Division:

13. Prior to Site Development Issuance, the City shall conduct a peer review of the Geotechnical Report with a geotechnical engineer chosen by the City. Costs for conducting peer review shall be paid for by the Applicant. Results of peer review shall be provided to the Applicant for incorporation into project.
14. The Applicant shall install full trash capture devices (make and model to be approved by the City Engineer) on all new storm drain inlets.
15. The Applicant shall furnish proof to the City Engineer of the acquisition of all necessary rights-of-entry, permits and/or easements for construction of off-site and/or temporary drainage improvements.

General Conditions

Planning Services Division:

16. The Applicant (including any assignee or successor-in-interest) shall defend, indemnify, and hold harmless the City of San Ramon (City) and its agents, elected officials, officers, and employees from any claim, action or proceeding against the City or its agents, elected officials, officers, and employees to attack, set aside, void or annul any part of the City's approval of the Applicant's project. The City will promptly notify the Applicant of any such claim, action or proceeding, and cooperate in the defense.
17. The approval(s) authorized by this action shall be exercised through issuance of a building permit before expiration of the Vesting Tentative Map, including any extensions thereof. Prior to expiration, an additional time extension(s) may be granted in accordance with Section D3-34 of the Zoning Ordinance.
18. Any changes to the approved plans, other than those required by these conditions, may require further review and approval by the appropriate body as deemed necessary by the Planning Director.
19. Failure of the Applicant to implement, follow, and adhere to these conditions may result in revocation hearing proceedings before the Planning Commission and/or City Council.

20. All buildings and improvements shall conform to the minimum development standards of the CS/O (Commercial Services/Offices) with RO (Residential Overlay) district as listed in the CCSP, and/or as generally shown on the approved project plans, unless authorized by this approval or the conditions herein, which are granted in accordance with the Density Bonus provisions.
21. All construction activities shall be limited to the hours of 7:30 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays. No construction activity is allowed on Federal Holidays. The City reserves the right to adjust these hours if the City determines that it is necessary to maintain public welfare and safety. The Applicant shall designate a "Noise Disturbance Coordinator" to respond to any local complaints about construction noise and work closely with Planning Staff in resolving complaints.
22. The Applicant shall adhere to applicable mitigations identified in the Crow Canyon Specific Plan EIR Mitigation Monitoring Program for the air quality and noise related impacts during the construction activities.
23. The Applicant shall submit a set of annotated conditions elaborating on the compliance status of each condition and mitigation measure for the Project and noting how each condition has been satisfied for the following benchmarks:
 - Prior to site development permit issuance
 - Prior to building permit issuance
 - 72 hours prior to final building occupancy request
24. The Covenants, Conditions and Restrictions (CC&Rs) for the entire development shall be submitted to Planning Services Division at least 45 days prior to filing a Final Map for review and approval by other departments/agencies as deemed necessary. Said CC&Rs shall be recorded with the recordation of a Final Map and prior to first sale. CC&Rs for the entire development shall require that:
 - a) Payment of dues and assessments shall be both a lien against the assessed property and a personal obligation of each property owner.
 - b) The Home Owners Association (Association) shall keep Planning Services Division informed of the current name, address and phone number of the association's official representative.
 - c) The Association shall be responsible for the long-term Project maintenance and upkeep of all onsite improvements, including but not limited to, buildings, garages, trash enclosures, driveways and paving, decorative paving and walkways, common area fencing, lighting, parking areas, retaining walls, private recreation amenities, publicly accessible trails, landscaping, etc. In that, the exterior colors of each building shall be multi colors to distinguish each units to carry on the approved architectural design intent, and the use of a single color on the building exterior shall be prohibited.
 - d) The private streets and alleys shall be designated as required for fire access thereby limiting parking on one or both sides of the streets per San Ramon Valley Fire Protection District standards. Signs and/or curb striping shall be installed per the San Ramon Valley Fire Protection District, and the San Ramon

Police Services Department and Engineering Services regarding these restrictions. Generally said signs shall include the local law enforcement agency telephone number and a notification that a citation may be issued for the violation with vehicle removal at the owner's expense.

- e) The Association shall maintain all common area buildings and site improvements in accordance with the final approved plans and color scheme. Planning Services Division shall authorize minor modifications for this Project if deemed appropriate by the City of San Ramon.
- f) Individual property owners (condominium owners) shall be required to participate in a Landscaping and Lighting Assessment District or other approved method through annexation to an established District or reapportionment of current L&L District fees for the property as required by the City of San Ramon.
- g) Parking of boats or recreational vehicles on the driveways, guest parking spaces, garages, and/or private streets is prohibited.
- h) Trash cans shall be stored in the designated garage spaces
- i) Garages are available to park the resident's vehicles as designed. Accessory storage is allowed, but is not allowed in lieu of necessary vehicle parking.
- j) Guest parking spaces on site shall be available to guests of property owners and residents on a first come, first serve basis. On-site guest parking shall be restricted to a 24 hour period. The use of guest parking by the residents is prohibited.
- k) The Association shall establish a single point of contact within the Association or management company to address on and off site parking concerns such as prolonged parking in common area parking spaces or the unauthorized use of individual garage spaces.
- l) All amendments to the CC&Rs shall be submitted to Planning Services Division at least 45 days for review prior to recordation.
- m) The Association shall maintain City-approved documents relevant to the subject subdivision for inspection by property owners, including but not necessarily limited to, the adopted Environmental Document, Planning Commission Resolution, Project Plans (referenced herein), and Project Construction Plans (known as "as built" plans); and deed restrictions required by this action.
- n) The installation of television or radio antennae or satellite reception dishes shall be subject to the provisions of the San Ramon Telecommunications Ordinance.

Transportation Division:

- 25. The Applicant shall distribute Transportation Demand Management (TDM) program information to residents including:
 - a) Working with City TDM staff to create new "resident" welcome packet with an emphasis on TDM programs/incentives;
 - b) Distributing "new" resident TDM packet to new homeowners;
 - c) Confering with County Connection to determine new and/or re-route of transit service to serve community; and
 - d) Distributing TDM program information quarterly to residents.

26. The Applicant shall consult with local public transit agencies and the City to promote local and regional public transit service and the location of future transit shelters.
27. The Applicant shall include a provision(s) in the Covenants Conditions and Restrictions that the HOA implement a program to ensure that guest parking spaces are not utilized by residents other than for guest parking. The program may include, and is not limited to, HOA vehicle registration, sticker programs, guest permits for overnight stays, and periodic inspections to ensure that the available garage space is able to accommodate the vehicles associated with the household.

Prior to Site Development Permit Issuance

Planning Services Division:

28. The final site plan and landscape/irrigation plan shall be reviewed and approved by Planning Services Division, Public Services, and Engineering Services for consistency with the approved plans and the City standards.
29. A final plan for all utility meters, transformers, irrigation control boxes, backflow devices, valves, or other utility structures shall be submitted to Planning, Engineering Services, and Public Services Divisions for review and approval. Said utilities shall be located outside the required front and corner side setbacks and placed in underground vaults or screened by landscaping, buildings, or fencing, or painted in a manner which reflects the building and landscaping design.

Engineering Services Division:

30. The Project shall comply with all applicable requirements of the Municipal Code.
31. The Project shall comply with the current San Ramon Public Works Standards.
32. The Applicant shall submit a Site Development Permit application and plan check fee for on-site improvements, including grading and drainage.
33. The Applicant shall provide evidence of approvals from utility providers, including but not limited to, East Bay Municipal Utility District, Central Contra Costa Sanitary District, AT&T, and PG&E.
34. The Applicant shall pay applicable Drainage Mitigation and Creek Study Fees as established by City Council Resolution and Ordinance.
35. The Applicant shall provide surety in the amount and form approved by the City Engineer with the surety company licensed to do business in the State of California and acceptable to the City of San Ramon. Surety shall be given for Performance and Labor & Materials to cover onsite improvements for the development and off-site improvements for Hooper Drive.

36. The Project shall comply with the latest requirements of the Americans with Disabilities Act (ADA). In addition to on-site improvements, these standards shall be required for off-site improvements for any public facilities such as sidewalks and ramps that exist in the public right-of-way that surround the property or directly benefit the project.
37. The Applicant shall obtain an encroachment permit for all work conducted within the City right-of-way or easement.
38. The Applicant shall submit a final Stormwater Control Plan report consistent with the requirements of the latest edition of the Contra Costa Clean Water Program Stormwater C.3 Guidebook.
39. The Applicant shall procure a General Construction Permit from the Regional Water Quality Control Board if the project will disturb one acre or more of land.
40. The Applicant shall install drainage markers on all on-site and off-site drainage inlets in accordance with City standards. These markers, if located on private property, shall be maintained by the Applicant or owner in a manner acceptable to the City, pursuant to City Ordinance.
41. The Applicant shall submit to the City Engineer for review and approval a comprehensive hydrology study, subject to the requirements outlined in the San Ramon Public Works Standards.
42. The Applicant shall install drainage improvements to mitigate new development related run-off consistent with the requirements of the hydrology study. All storm water facilities shall accommodate a 25-year storm event, substantially equal to pre-development conditions. Runoff from the development shall not increase the 100-year peak flow in the City's flood control channels.
43. The Applicant shall submit Operation and Maintenance (O&M) Plan for storm water control and water quality devices and features.
44. The Applicant shall enter into an agreement with City for installation along Hooper Drive of those improvements shown on the approved improvement plans. The improvements shall include but not be limited to asphalt pavement, asphalt pavement overlay, dig out repairs, concrete curb, gutter, and sidewalk, and storm drain infrastructure. The Project developer shall provide proof of liability insurance as may be required by City as well as any bonds by an insurance company or companies licensed and admitted to do business in the State of California. The first bond shall be to ensure performance of the work required under the improvement agreement. The second bond shall be to guarantee payment of all claims for labor and materials furnished in performance of work under the improvement agreement. Each bond shall be in the amount of 100% of the estimated costs to complete the work required under the improvement agreement.

45. After execution of the improvements agreement, approval by City of bonds, and acceptance by the City Council of the applicable portion of the existing offer of dedication along the property's Hooper Drive frontage, the Applicant will construct the related Hooper Drive improvements.
46. Prior to Site Development Final Inspection, the applicant is responsible to provide and/or upgrade roadway improvements to Hooper Drive within public dedication area including but not limited to, pavement, curb, gutter, sidewalk, street lighting, and storm drain, to current City Standards.

Public Services Division

47. The Applicant shall submit a Waste Management Plan (WMP, via GreenHaloSystems.com) and Summary Report for review and approval by the Public Services Division.
48. The Applicant shall re-use or recycle at least 50% (65% by weight) of the construction and demolition debris generated by the project. (65% is CALGreen requirement since 2017) Keep receipts from processors of all waste materials to build final report, submit to GreenHaloSystems.com.
49. All trees removed from the project shall be recycled as mulch, compost, or biomass fuel, and should be reported as part of the WMP. Keep receipts from processors of all waste materials to build final report, submit to GreenHaloSystems.com.
50. The Applicant shall design the proposed pervious pavers along the private road to accommodate the vehicle weight of the waste hauler's collection vehicles, anticipating at least weekly frequency of pickups.

Prior to Building Permit Issuance

Planning Services Division:

51. Final conditions of approval shall be printed on the cover page of the building permit plan submittal.
52. Landscaping shall meet the requirements of landscaping, irrigation and hydro seeding of the City's Zoning Ordinance, and the State Model Water Efficient Landscape Ordinance (MWELo) as applicable.
53. The Applicant shall submit a Soil Management Report as required by the State MWELo for the Project Landscape Documentation Package.
54. All proposed signage shall require a separate sign permit. Building permit applications are to be reviewed and approved by Planning and Building Services Division. Approval of signage shall be based on consistency with the approved plans and compliance with the San Ramon Zoning Ordinance.

55. The final lighting plan and photometric shall be reviewed and approved by San Ramon Police Services, Building Services and Planning Services Division. These plans shall conform to provisions of the City of San Ramon Building Security Ordinance and the Zoning Ordinance.
56. The Applicant shall confer with local postal authorities to determine the type of mail receptacles that are to be utilized for this Project. Design of mail receptacles shall be submitted to the Post Office for review and approval prior to submitting the design to the Planning Services Division for final review and approval.
57. An Address Assignment application shall be submitted to Planning Services Division at least 60 days prior to issuing the building permit for review and approval by other departments/agencies as deemed necessary.
58. All fees including, but not limited to Development Impact and Traffic Mitigation fees shall be paid per City adopted Fee Resolution consistent with the SB 330 application dated October 13, 2020 at the issuance of the Building Permit. The Applicant may request an estimate of the fees.

Engineering Services Division:

59. The Applicant pay all applicable traffic impact fees as established by City Council Resolutions and Ordinances, including the following:
 - a) San Ramon Traffic Impact Fee
 - b) Southern Contra Costa Sub-Regional Fee
 - c) Southern Contra Costa Regional Fee
 - d) Tri-Valley Transportation Development Fee.

The fee shall be calculated at the effective rate as of October 8, 2020, the date that a complete preliminary application was submitted to the City.

Building & Safety Services Division:

The following information is required for the permit application process for individual projects based on the current State and Local adopted California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Energy Code and other applicable State laws and related codes as referenced in the City of San Ramon's Municipal Code Building Ordinances.

60. Plans must be submitted to the special service districts list below prior to building permit issuance:
 - a) Fire District
 - b) Sanitary District

Provide written confirmation to Building & Safety Services Division that each submittal was accepted by the respective agency.

61. The following listed information is normally necessary to begin and complete your submittal. Please contact our permit staff if you have any questions.
 - a) Provide a complete set of plans which include civil (including plot plan), architectural, landscape, structural, electrical, mechanical and plumbing plans. All plans must be stamped in accordance with California State Law.
 - b) Provide a complete set of structural and energy calculations stamped and signed by a licensed professional.
 - c) Provide a complete set a geological report stamped and signed by a licensed professional.
 - d) Provide a preliminary soils investigation report and final soils report for the proposed project site. The report must include the recommendations on the foundation, retaining wall design if part of the project and ground preparations for expansive soil if any of the condition exists.
62. Provide information in detail format, on the plans, to verify compliance with California Building Code Accessibility requirements.
63. Separate permits are required for retaining walls, signs, low voltage wiring, site lighting (with photometric), racks, and any other accessory structures.
64. Comply with all applicable regulations of the City of San Ramon Building Security Ordinance for all newly constructed or remodeled buildings. Contact the Building & Safety Services Division for copies of Ordinance 227 "City of San Ramon Building Security Ordinance".
65. A Certificate of Occupancy will be issued upon final inspection and approval by the following Agencies:
 - San Ramon Valley Fire Protection District
 - Planning Services Division
 - Engineering Services Division
 - Contra Costa County Health Services
 - Building & Safety Services Division

Police Services Department:

66. Landscaping around building shall be designed to maximize visual surveillance.

67. All pedestrian areas shall be illuminated to increase safety.

San Ramon Valley Unified School District:

68. Pay applicable School District Impact fees.

During Site Development and/or General

Planning Services Division:

69. The Applicant shall be responsible to contain all trash, construction debris and materials on-site until disposal off-site can be arranged.
70. No use, process or activity shall produce objectionable odors that are perceptible without instruments by reasonable persons at the property lines of a site.
71. The use, storage, handling, and transportation of combustibles, explosives, radioactive and hazardous materials shall comply with the applicable provisions of the Fire, Building and Zoning Code, and any applicable laws.
72. Uses, activities, and processes shall not produce unreasonable, disturbing, or unnecessary emissions of heat or humidity, at the property line of the site on which they are situated, that cause discomfort or injury to general public and material distress.

Engineering Services Department:

73. Exterior lighting shall be installed to the approval of the Engineering Services and Planning Divisions. All lighting shall be shielded from abutting properties with cut-offs (shields). The spacing and height of the standards and luminaires shall be to the approval of the City Engineer and Planning/Community Development Director. The height of the standards from the existing grade shall conform to the Zoning Ordinance. Applicant shall submit a photometric plan to the Engineering Services and Planning Divisions to ensure adequate site lighting and the elimination of excessive lighting onto adjacent properties.

Prior to Building Occupancy

Planning Services Division:

74. All required landscaping and irrigation shall be installed in accordance with the approved plans.
75. Prior to building occupancy, the applicant shall submit to the Planning Services Division three executed and notarized copies each of a Landscape Maintenance Agreement and/or Building Exteriors and Parking Lot Maintenance Agreement that shall be recorded as a deed restriction on all common areas.

76. After written verification by a landscape architect registered in the State of California has been provided to Planning Services Division, the Applicant shall request inspection of the final Landscape and Irrigation Plan from Planning Services Division, Public Services, and Engineering Services at least 72 hours prior to building occupancy inspection.
77. Prior to final inspection of the Landscape and Irrigation Plan, the Applicant shall submit to the Planning Services Division for review a Certificate of Completion as required by the State Model Water Efficient Landscape Ordinance.

Engineering Services Department:

78. The Applicant shall enter into an O&M Agreement with the City for the operation and maintenance of the private stormwater treatment facilities. The agreement shall require the Applicant to operate and maintain these facilities per the approved O&M plan, and submit an annual report to the City.
79. The Applicant shall provide a letter from the project geotechnical engineer attesting that grading and foundations were constructed in accordance with their recommendations for the project.
80. The Applicant shall submit record as-built drawings to the City with each page stamped as such in an electronic format acceptable to City staff.
81. The Applicant shall submit a plat map, legal description, and other supporting data in order for the proposed public access easement to be accepted by the City and recorded at the County Recorder.
82. The Applicant shall provide a supplemental cash bond reflecting 150% of the full value of any on-site or off-site improvements not completed at issuance of the Certificate of Occupancy.
83. The Applicant shall provide a letter from the project traffic engineer verifying any approved changes that were made affecting the sight distance triangles within the project development.

RESOLUTION NO. 12-24

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN RAMON APPROVING
AN 18-MONTH TIME EXTENSION FOR
WINDFLOWER FIELDS TOWNHOME DEVELOPMENT
AND VESTING TENTATIVE MAP 9572
(DP 21-300-003 AND MJ 21-900-003)
EXTENSION REQUEST LOCATED AT
2701 HOOPER DR.
(APN: 208-250-091)**

**LAND ADVISORS ORGANIZATION (APPLICANT) AND
WINDFLOWER FIELDS, LLC (PROPERTY OWNER)**

WHEREAS, on December 7, 2021, the Planning Commission adopted Resolution No. 07-21 conditionally approving the proposed Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, consisting of 47 for-sale, multi-family residential units and 16 Accessory Dwelling Units (ADUs) distributed among the townhouse units throughout the Project on an existing 3.47-acre parcel (Project site) located at 2701 Hooper Dr. (APN: 208-250-091); and

WHEREAS, San Ramon Municipal Code (Section C5-51) allows the approval of tentative maps, including the approved Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, for 36-months from the time of Project approval, thereby setting the subject Project's expiration date at December 7, 2024; and

WHEREAS, on November 13, 2024, the City received a request from the Applicant for a 72-month (6 year) time extension (Extension Request) to allow the Applicant additional time to obtain all required construction-related permits (i.e. Final Map, Site Development Permit, Grading Permit, Building Permits, etc.) for the subject Project; and

WHEREAS, the California Subdivision Map Act (Government Code Section 66452.6(e)) states that upon an application by the subdivider to extend a map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first; and

WHEREAS, the California Subdivision Map Act (Government Code Section 66452.6(e)) preempts the San Ramon Municipal Code (Section C5-51) establishing a maximum period or periods not exceeding a total of 72-months (6 years) for a time extension request; and

WHEREAS, on September 27, 2024, State Assembly Bill No. 2729 (Government Code Section 65914.4) was enacted and is effective January 1, 2025; and

WHEREAS, the Project “Housing Entitlement” is subject to State Assembly Bill No. 2729 because it was issued prior to and was in effect on January 1, 2024, and expires prior to December 31, 2025; and

WHEREAS, State Assembly Bill No. 2729 (Government Code Section 65914.4(b)) states, if a local agency extends a “Housing Entitlement” on or after January 1, 2024 through December 31, 2024 and the time extension is not less than 18-months, the “Housing Entitlement” shall not be extended for an additional 18-months under Government Code Section 65914.4(a); and

WHEREAS, based on California Subdivision Map Act (Government Code Section 66452.6) and State Assembly Bill No. 2729 (Government Code Section 65914.4), the Project Conditions of Approval have been revised by the Conditions of Approval for the Extension Request (Exhibit 1) granting an 18-month time extension; and

WHEREAS, on December 6, 2024, City Staff mailed a notice of a Planning Commission public hearing for December 17, 2024 to property owners in the subject project vicinity, which complied the minimum 300-ft. mailing radius standards set forth in Government Code Section 65091(a)(4) and Sections D6-23; C5; and D7-24 of the Municipal Code of the City of San Ramon, and the public hearing notice was posted on the City’s Official Meetings and Notice webpage; and

WHEREAS, on December 17, 2024, the Planning Commission held a public hearing to consider the proposed Extension Request, received the staff report, other pertinent documents, received public comment testimony, and closed the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, on December 17, 2024, the Planning Commission, in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, all related technical studies/documents, the written and oral staff reports, and oral and written comments received by the City, Conditions of Approval, minutes of meetings, documents relied upon or prepared by City staff relating to the Project, all correspondence submitted or delivered to the City in connection with the public hearings on the Project, and all other relevant documents contained in the administrative record), does hereby make the following required findings:

1. Regarding the Extension Request:

- a. The recitals above are true and correct and are incorporated herein by reference.
- b. That the requested extension is consistent with the General Plan 2035 and the Crow Canyon Specific Plan, because the overall project, as vested with the Project entitlement (Planning Commission Resolution No. 07-21), remains valid and consistent with the entitled plans at the time the extension request was considered; and
- c. That the findings required by the original approval remain valid and based on California Subdivision Map Act (Government Code Section 66452.6) and State Assembly Bill No. 2729 (Government Code Section 65914.4), the original Project Conditions of Approval have been revised by the Conditions of Approval for the Extension Request (Exhibit 1) granting an 18-month time extension; and

- d. That there are adequate provisions for public services and utilities (e.g., access, drainage, fire protection, sewers, water, etc.), to ensure that the requested extension would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zone; and

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 FUTHER RESOLVED, that the Planning Commission, in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, all related technical studies/documents, the written and oral staff reports, and oral and written comments received by the City, Conditions of Approval, minutes of meetings, documents relied upon or prepared by City staff relating to the Project, all correspondence submitted or delivered to the City in connection with the public hearings on the Project, and all other relevant documents contained in the administrative record), does hereby approve an 18-month time extension for the Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, based on the required findings, and that the overall project remains consistent with the General Plan 2035, the Crow Canyon Specific Plan, and as vested with the Project entitlement with Planning Commission Resolution No. 07-21, and subject to the attached Conditions of Approval for the Extension Request (Exhibit 1).

PASSED, APPROVED AND ADOPTED on this 17th day of December 2024, by the following vote:

AYES: *Commissioners Alpert, Vice Chair Curtis, Wallis, Chair Kuznik*

NOES:

ABSTAIN:

ABSENT:


Jean Kuznik,
Planning Commission Chairperson

ATTEST:

Amy Sekhon, Planning Commission Clerk

ATTACHED:
Exhibit 1: Conditions of Approval for the Extension Request

EXHIBIT 1

CONDITIONS OF APPROVAL FOR THE EXTENSION REQUEST

**DEVELOPMENT PLAN (DP 21-300-003); AND
MAJOR SUBDIVISION (MJ 21-900-003 –
VESTING TENTATIVE MAP 9572)**

**EXTENSION REQUEST - WINDFLOWER
FIELDS TOWNHOME DEVELOPMENT AND
VESTING TENTATIVE MAP 9572
2701 HOOPER DR.
(APN: 208-250-091)**

**LAND ADVISORS ORGANIZATION (APPLICANT) AND
WINDFLOWER FIELDS, LLC (PROPERTY OWNER)**

Special Conditions

1. The Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003), Vesting Tentative Map 9572, and the associated Project entitlement is extended for 18 months until June 7, 2026, in accordance with the California Subdivision Map Act, California Assembly Bill No. 2729 (Government Code Section 65914.4), and San Ramon Ordinance 133 (Subdivision Ordinance). The Applicant may request an additional Extension Request, subject to all State and local law.
2. All Project Conditions of Approval established by Planning Commission Resolution No. 07-21 approving the Windflower Fields Townhome Development applications (Development Plan 21-300-003, Major Subdivision 21-900-003) and Vesting Tentative Map 9572, shall remain valid and are hereby incorporated herein, except as revised by these Conditions of Approval for the Extension Request.



DEVELOPER

CIVIL ENGINEER

ARCHITECT

LANDSCAPE ARCHITECT

SEPTEMBER 21, 2021

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

sevenwest
CAPITAL

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

ABBREVIATIONS

AC	ACRES
BD	BOUNDARY
EVC	ELECTRIC VEHICLE CHARGER
EX	EXISTING
HC	HANDICAP
PL	PROPERTY LINE
R	RADIUS
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TBC	TOP OF BEVELED CURB
TC	TOP OF CURB
TYP	TYPICAL
W	WATER

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		CURB, GUTTER AND SIDEWALK
		PROPOSED SLOPE (2:1 MAX)
		ACCESSIBLE UNIT
		JUNIOR ACCESSORY DWELLING UNIT

PARKING SUMMARY

DESCRIPTION	REQUIRED	PROVIDED
GUEST	10 SPACES (0.2 PER UNIT)	10 SPACES

- 2 MOTORCYCLE SPACES ARE PROVIDED
- 10 BICYCLE SPACES ARE PROVIDED (SEE PLAN FOR LOCATION)

COMMON AREA PARCEL SUMMARY

PARCEL	AREA (AC)	OWNERSHIP	USE
HOOPER DRIVE DEDICATION	0.20	CITY OF SAN RAMON	ROADWAY (PUBLIC - HOOPER DRIVE)
A	0.75	HOA	OPEN SPACE AND WATER QUALITY
B	0.10	HOA	WATER QUALITY
C	0.22	HOA	OPEN SPACE

SITE DENSITY

DESCRIPTION	AREA (AC)
TOTAL UNITS	47 UNITS
* NET SITE AREA	2.03 AC
** NET DENSITY	23 DU/AC

* NET SITE AREA IS EQUAL TO THE GROSS PROJECT AREA (3.57 AC) MINUS THE FOLLOWING PARCELS:

- HOOPER DRIVE DEDICATION - 0.20 AC
- PARCEL A (UNBUILDABLE SLOPE & WATER QUALITY) - 0.75 AC
- PARCEL B (WATER QUALITY) - 0.10 AC
- STREET EASEMENTS (ROADWAY) - 0.49 AC

** NET DENSITY IS CALCULATED PER CITY OF SAN RAMON GENERAL PLAN 2035, LAND USE, DENSITY/INTENSITY STANDARDS (4-17):

"...IN THE RESIDENTIAL DESIGNATIONS, RESIDENTIAL DENSITY IS EXPRESSED AS HOUSING UNITS PER NET ACRE, EXCLUSIVE OF PUBLIC STREETS, OTHER RIGHTS-OF-WAY, DRAINAGE EASEMENTS OTHER NON-EXCLUSIVE EASEMENTS, AND OTHER UNBUILDABLE LANDS..."

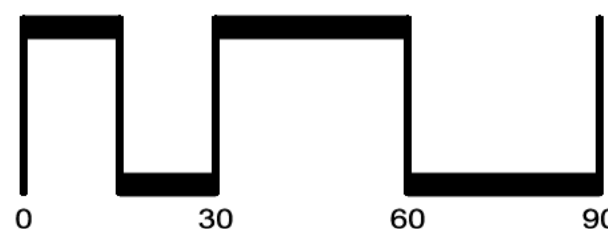
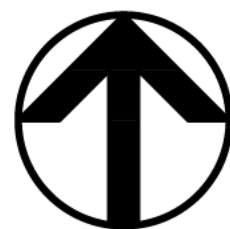
PROPOSED SITE COVERAGE

DESCRIPTION	AREA (AC)
BUILDING	1.09
LANDSCAPING (INCLUDING WATER QUALITY)	0.82
OPEN SPACE (NON-BUILDABLE SLOPE)	0.71
PAVING (ROADS, PASEOS & COMMON AREAS)	0.75
HOOPER DRIVE DEDICATION (PUBLIC RIGHT OF WAY)	0.20

PRELIMINARY SITE PLAN
VESTING TENTATIVE MAP
2701 HOOPER DRIVE
SUBDIVISION 9572

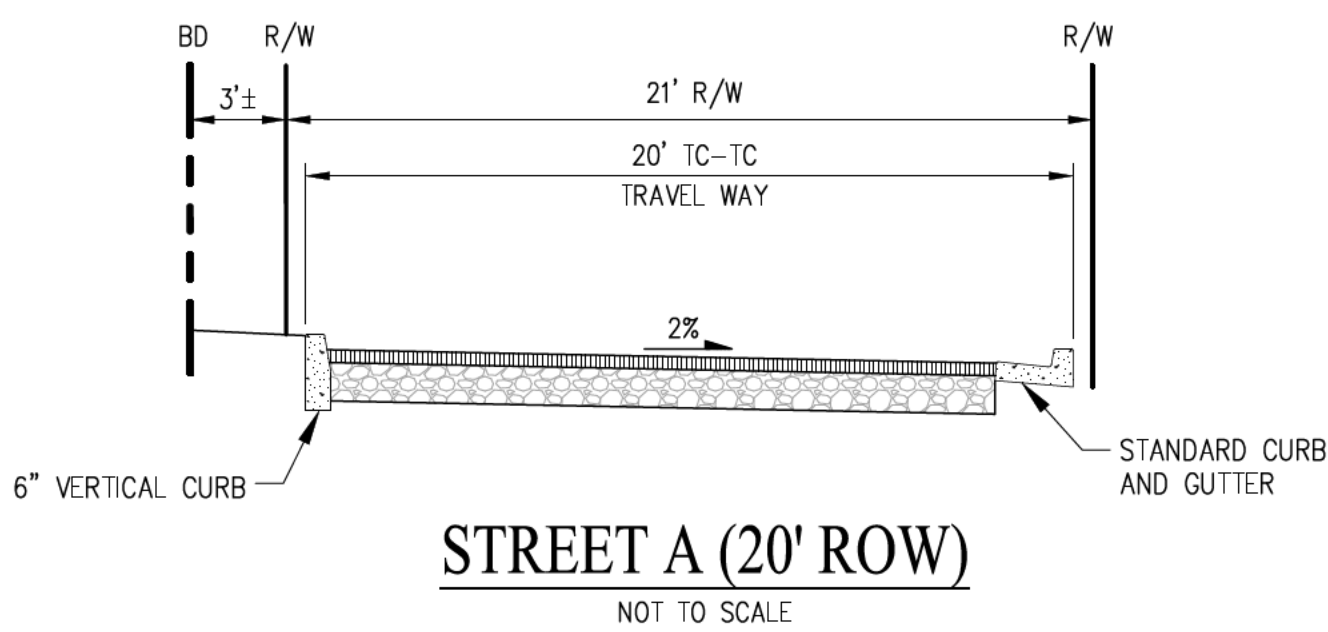
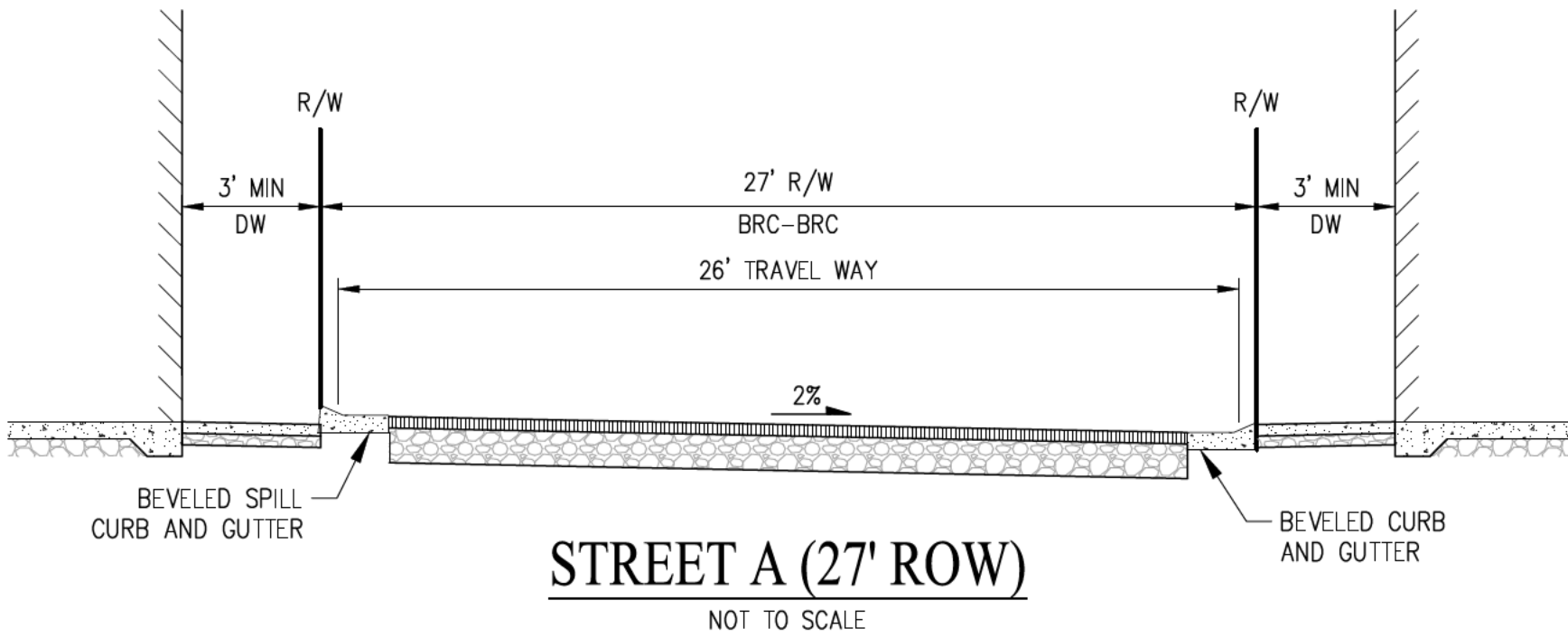
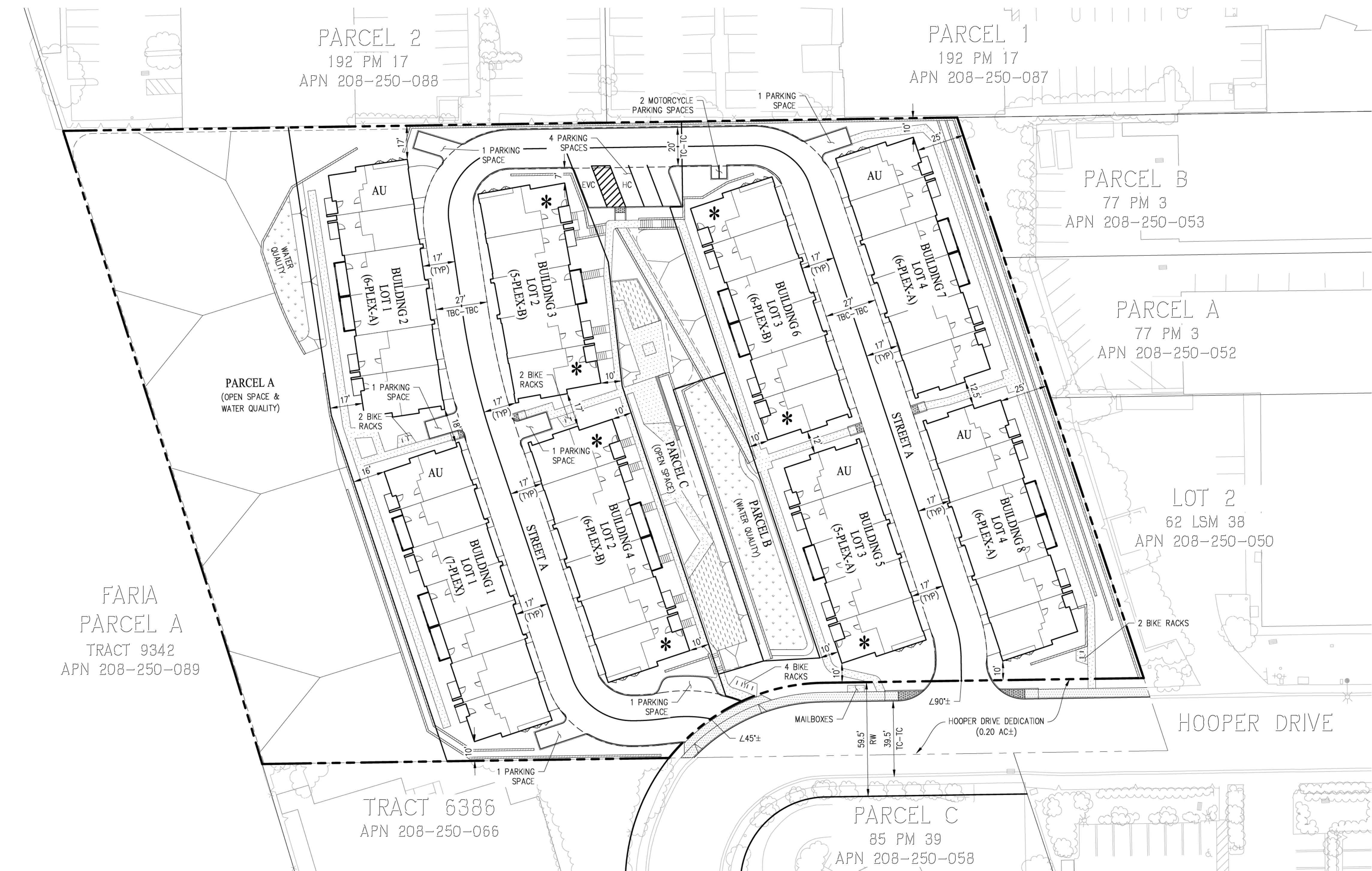
CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: SEPTEMBER 21, 2021



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANOG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

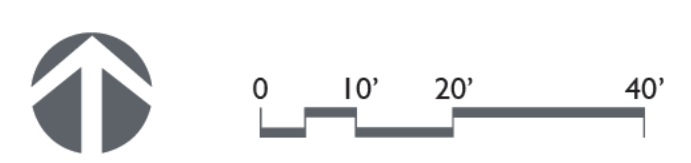
SHEET NUMBER
TM.3
3 OF 6





- TREE LEGEND**
- STREET TREES**
 - ACER RUBRUM
 - ULMUS PARVIFOLIA
 - COMMON AREA TREES**
 - GINKGO BILOBA
 - OLEA EUROPAEA
 - FRUIT TREES**
 - ORANGE TREE
 - LEMON TREE
 - PERSIMMON TREE
 - APPLE TREE
 - POMEGRANATE TREE
 - PLUM TREE
 - SPECIMEN/ACCENT TREES**
 - CERCIS OCCIDENTALIS
 - PISTACHIA CHINENSIS
 - COURTYARD TREES**
 - PHOTINIA FRASERI
 - LAGERSTROEMIA INDICA

- LEGEND**
- 1 Storm Water Planting
 - 2 Sloped Garden
 - 3 Community Deck
 - 4 Small Plaza w/ Green Screen
 - 5 Orchard Planting
 - 6 Edible Garden
 - 7 Hydroseed
 - 8 Bike Racks
 - 9 Accent Paving at Entries
 - 10 Mailboxes
 - 11 Open Fencing
 - 12 Retaining Wall S.C.D.





Planning Commission Staff Report Item No. 8.1.

Date: July 7, 2026

To: San Ramon Planning Commission

From: Lauren Barr, Department Director
Ryan Driscoll, Senior Planner
Katelyn Snodgrass, Associate Planner

Subject: Study Session: Olive + Oak Vesting Tentative Map (MJ 2026-001) and Olive + Oak Housing Development (AR 2026-0003, TRP 2026-003); 3150 – 3180 Crow Canyon Place

Executive Summary:

The Applicant has submitted Final Applications for the Olive + Oak Vesting Tentative Map (Major Subdivision (MJ 2026-001) application) and Olive + Oak Housing Development (Architectural Review (AR 2026-0003) and Tree Removal Permit (TRP 2026-0003) applications), consisting of 119 for-sale, multi-family townhomes; 16 optional accessory dwelling units (ADUs) within the townhomes; a 45 unit, 100% affordable rental apartment complex; and a vesting tentative map for condominium purposes on an existing 7.2 acre parcel located at 3150 – 3180 Crow Canyon Place. Attachment C includes the Project Site Plan, Landscape Plan, and Vesting Tentative Map.

The intent of the Study Session is for the Applicant to introduce the project to the Planning Commission and the public, for the public to provide comments, and to allow the Planning Commission to ask questions. No formal action will be taken by the Planning Commission other than providing feedback.

Recommendation:

Staff recommends the Commission receives the staff report, take public comment, and provide feedback to the Applicant and Staff on the proposed project.

Project Information:

Applicant:

Emily Boyd
Brookfield Residential
12657 Alcosta Blvd. Suite 250
San Ramon, CA 94583

Property Owner:

Cranbrook Realty Investment Fund, L.P.
4701 Sisk Rd. Suite 101
Modesto, CA 95350

Project Location:

3150 – 3180 Crow Canyon Place (APNs: 213-010-046, 213-010-047, 213-010-059, 213-010-060) (see Attachment A for Vicinity Map)

General Plan Designation:

Mixed Use Residential Emphasis (MUR)

Zoning Designation:

Mixed Use Residential Emphasis (MUR)

Site Description:

The subject site is a 7.2-acre parcel with four existing commercial office buildings ranging from 16,000 to 23,000 square feet each, with associated parking lot and landscaping. The subject site is accessible from Crow Canyon Place and is surrounded by commercial office buildings to the north and east, a Kindergarten through 8th grade private school and Annabel Lane Housing Development to the south, and Interstate 680 to the west.

Environmental Review/California Environmental Quality Act (CEQA):

During the completeness review process, staff will review the Project with respect to the California Environmental Quality Act (CEQA) and will include a CEQA recommendation for consideration by the Planning Commission at any future Planning Commission public hearing(s) for the Project.

Public Outreach/Notification:

On June 26, 2026, City Staff mailed a notice of a Planning Commission Study Session for July 07, 2026 to property owners in the subject project vicinity, which exceeded the minimum 300-ft. mailing radius standards set forth in Government Code Section 65091(a)(4) and Sections D6-23; C5; and D7-24 of the Municipal Code of the City of San Ramon. The July 07, 2026 Study Session notice was also posted on the City's Official Meetings and Notice webpage.

Background:

On February 27, 2026, the Applicant submitted a Preliminary Housing Development (PHD 2026-0001) application for the proposed Olive + Oak Development Project located at 3150 – 3180 Crow Canyon Place. On June 10, 2026, prior to expiration of a 180-day vesting period of the PHD application, the Applicant submitted two projects for the proposed development:

- **Olive + Oak Vesting Tentative Map** (Major Subdivision (MJ 2026-001) application), subject to the review and discretion of the Planning Commission; and

- **Olive + Oak Housing Development Project** (Architectural Review (AR 2026-0003) and Tree Removal Permit (TRP 2026-0003) applications), subject to a ministerial by-right approval process

Discussion/Analysis:

Olive + Oak Vesting Tentative Map

The Olive + Oak Vesting Tentative Map proposes the subdivision of the site area for condominium purposes. The Project Plans (Attachment C) include the proposed vesting tentative map on Sheet TM-1. The Major Subdivision application for the proposed vesting tentative map shall be reviewed under the discretion of the Planning Commission, subject to the San Ramon Municipal Code Division C5, Chapter IV for Tentative Subdivision Map (5+ parcels) and all applicable State and Federal laws.

Olive + Oak Housing Development Project

The Olive + Oak Housing Development Project Description and Plans (Attachments B and C) include the following and indicate a net density of 29.6 dwelling units per acre:

- Demolish the four (4) existing office buildings
- Construct 119 for-sale 3- and 4-bedroom multi-family townhome condominium units (3-stories)
- Provide 16 optional accessory dwelling units (ADUs) within the townhomes
- Construct 45 Below Market Rate 1-, 2-, and 3-bedroom units in a 100% affordable rental apartment building (5-stories)
- Provide 285 parking spaces on-site, including 238 townhome garage spaces, 4 townhome on-site surface spaces, 27 apartment covered spaces, and 16 apartment on-site surface spaces
- Construct an 8-foot-tall sound wall along Interstate 680
- Provide landscape improvements on-site and a private park accompanied by a play structure and picnic tables
- Construct private roadways, including a through road to access the approved housing development project at Bishop Ranch 12 and Annabel Lane from Crow Canyon Place
- Maintain an existing access easement between Crow Canyon Place and the adjacent Commons Office Park development to the east.

The Architectural Review and Tree Removal Permit applications for the proposed housing development are subject to a streamlined ministerial review process and a “use by-right” housing entitlement defined in California Government Code Section 65583.2(i) and allowed by the San Ramon Municipal Code Division D2-3.B, which prohibits any discretionary local government review or approval for owner occupied and rental multi-family residential developments that have 20% of the units reserved for lower-income households. The

Project site is designated as a Housing Opportunity Site in the adopted San Ramon 2023-2031 Housing Element. The Project proposes 45 Below Market Rate (BMR) rental apartment units, totaling 27% of the proposed overall unit count with the following affordability levels, thus qualifying the Project for the streamlined ministerial review process:

- 10% of units at 30% Area Median Income (AMI) (Extremely low-income households);
- 10% of units at 50% AMI (Very low-income households);
- 60% of units at 60% AMI (Lower-income households); and
- 20% of units at 80% AMI (Low-income households).

Based on the proposed BMR inclusionary housing units, the Applicant has included a request under State Density Bonus Law (SDBL) for one (1) concession related to the requirement to provide affordable rental units to be comparable in size and type to the proposed market-rate units, and seven (7) waivers, as described in the Applicant's Project Description (Attachment B), related to objective design and development standards. Final eligibility and applicability of SDBL is determined through the completeness review process that is currently underway.

Project Review

This Study Session provides the Applicant the opportunity to share their project vision with the Planning Commission and public early in the review process. Likewise, this is an opportunity for the Commission to solicit public comment and to provide initial comments on the Project with the understanding that the Project applications have not been deemed complete for formal processing and may still be amended to address application requirements and review comments. Staff will continue to review the applications for completeness consistent with Government Code Section 65943 and comments from the various internal City Departments and external agencies are still pending.

Once staff deems the applications complete, the Olive + Oak Vesting Tentative Map application will be reviewed by the Planning Commission at a duly noticed public hearing. The Olive + Oak Housing Development application will be reviewed by the Zoning Administrator through a ministerial review process.

Fiscal Impact:

This Study Session will have no Fiscal Impact on the City of San Ramon because no action is being requested at this time.

Alternative Option(s):

This is a Study Session item with no formal action requested, and therefore no alternative options are being presented at this time.

Next Steps:

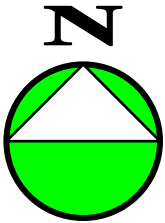
The Applicant may consider the Commission's comments and incorporate them into the Project. Staff will continue to review the Olive + Oak Vesting Tentative Map and Olive + Oak Housing Development applications.

Attachment(s):

- A. Vicinity Map
- B. Project Description
- C. Project Site Plans and Landscape Plans



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

	AR 2026-0003, MJ 2026-0001, and TRP 2026-0001 Olive + Oak Housing Development Project and Olive + Oak Vesting Tentative Map Project 3150 – 3180 Crow Canyon Place (APNs: 213-010-046, -047, -059, -060)	 (Not to Scale)
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Brookfield
Residential

February 27, 2026

City of San Ramon
Community Development Department
Planning Services Division (Attn: Ryan Driscoll)
7000 Bollinger Canyon Road, San Ramon, CA 94583

Subject: Preliminary Housing Development Application (SB 330)
Crow Canyon Place Residential Project
3150–3180 Crow Canyon Place, San Ramon, California

Dear Planning Services Staff,

On behalf of Brookfield Residential, I am pleased to submit this Preliminary Housing Development Application pursuant to California Government Code Section 65941.1 (SB 330) for the proposed Crow Canyon Place residential redevelopment, located at 3150–3180 Crow Canyon Place in the City of San Ramon. This submittal is intended to establish the project's eligibility for the protections, standards, and vesting rights afforded under SB 330.

The Crow Canyon Place project proposes the redevelopment of an approximately 7.2-acre site currently occupied by four partially vacant office buildings. The project will replace these underutilized commercial uses with a thoughtfully designed residential neighborhood consisting of 119 for-sale townhomes and 45 affordable rental apartments, for a total of 164 residential units. The project's overall density of 29.6 dwelling units per net acre (22.8 units/ gross acre) is consistent with the site's Mixed Use Residential Emphasis (MUR) zoning designation under the City of San Ramon General Plan 2040. The purpose of the MUR zone is to provide areas for an integrated neighborhood and provide housing infill opportunities on existing small and mid-size office and service commercial parcels.

The proposed development supports the City's long-term planning objectives by providing high-quality housing infill on an existing office site, introducing new for-sale housing opportunities, and delivering a substantial affordable housing component. The project includes a 100% affordable apartment building located along the eastern edge of the site, developed in collaboration with The Pacific Companies, providing 45 affordable units, representing approximately 27% of the total units. These units will meaningfully contribute toward the City's Regional Housing Needs Allocation (RHNA) obligations, providing units at the following levels of affordability: 10% of units at 30%AMI, 10% at 50%AMI, 60% at 60%AMI, and 20% at 80%AMI.

The project incorporates two distinct townhome product types, interlocking and conventional three-story townhomes, with a range of unit sizes and configurations designed to meet local market demand. The 119 new for-sale homes are configured in two styles: Sixty-eight (68) 3-story interlocking townhomes (ranging from approx. 1,288-2,178 sq.ft.) and fifty-one (51) conventional 3-story townhomes (ranging from approx. 1,951-2,270 sq.ft.). The largest conventional townhome plan will include an optional accessory dwelling unit (ADU) with a separate entry, providing additional flexibility for multigenerational living or moderate-income rental opportunities.

Each for-sale unit features a 2-car garage; the apartment building will provide additional ground-floor level parking spaces. Opportunities for additional parking around the site will be explored as the utility plans and other planning elements are finalized. The buildings have been configured to avoid garages backing onto the main through-streets (ex: C Street) and to create a centrally located open space (8,330 sq.ft. including the sidewalk areas).

Brookfield Residential

Infrastructure improvements associated with the project will support future residents while improving connectivity and circulation in the area. Stormwater for the site will be treated in a single, private stormwater basin before entering the public storm drain system. Additionally, new water, sewer and joint trench utilities will be constructed to serve future residents of the development. A sound wall will be constructed on the western property line and extend as required on the northern and southern property lines to mitigate noise impacts from the adjacent highway.

These include new private streets and alleys, utility upgrades, stormwater treatment facilities, and a new vehicular and pedestrian connection through the adjacent Annabel Residential site to Norris Canyon Road. Shared paseos and a centrally located open space will further enhance neighborhood connectivity and community interaction.

The project anticipates submitting applications for a Vesting Tentative Map, Architectural Review and Development Plan, and associated discretionary permits, including a tree removal permit. The project qualifies for multiple streamlined review pathways, including SB 330 and the recently adopted AB 130 housing exemption. As more than fifteen percent of the units in the Project will be restricted to lower-income households, the Project qualifies as a density bonus project under the State's Density Bonus Law (DBL) (Gov. Code § 65915). As a DBL project, the Project is entitled to (1) bonus density (Govt. Code § 65915(f)(1)); (2) three concessions or incentives requested by the developer (Govt. Code § 65915(d)(2)(C)); and (3) waiver or modification of development standards that would physically preclude construction of the development (Govt. Code § 65915(e)).

A density bonus is not currently being requested for the Project, and while no incentives, waivers, or concessions are requested at this time, the Project may need incentives, waivers or concessions as the design is finalized. We, the applicant, reserve the right to seek incentives, waivers or concessions in accordance with applicable state law.

This Preliminary Housing Development Application is being submitted to vest the applicable development standards, fees, and policies in effect at the time of submittal, consistent with SB 330. I look forward to continued coordination with City staff and appreciate the City's collaboration in advancing housing opportunities that align with San Ramon's General Plan vision.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Emily Boyd
Brookfield Residential
Emily.Boyd@brookfieldrp.com

OLIVE + OAK, CROW CANYON PLACE- SAN RAMON, CA



PROJECT TEAM

APPLICANT: BROOKFIELD RESIDENTIAL Emily Boyd 12657 Alcosta Blvd Ste. 250 San Ramon, CA 94583 (925) 314-4030 emily.boyd@brookfieldrp.com	CIVIL ENGINEER: CBG CIVIL ENGINEERS - SURVEYORS - PLANNERS Justin Joseph 2633 Camino Ramon, Suite 350 San Ramon, CA 94583 (925) 866-0322 jjoseph@cbandg.com	ARCHITECT: KTGY GROUP INC. Jill Williams 1814 Franklin St, Suite 400 Oakland, CA 94612 (510) 463-2018 jwilliams@ktgy.com	LANDSCAPE ARCHITECT: GATES-STUDIO Michael Freitag 1655 N Main St STE 365 Walnut Creek, CA 94596 (925) 360-8411 michael@gates-studio.com
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ARCHITECTURAL

A0 PROJECT OVERVIEW

A0.0.0	COVER SHEET
A0.0.1	SHEET INDEX
A0.0.2	VICINITY MAP
A0.0.3	EXISTING CONTEXT
A0.1.0	PROJECT DATA
A0.1.1	PROJECT DATA
A0.2.0	ILLUSTRATIVE SITE PLAN - PRELIMINARY
A0.3.0	CONCEPTUAL SITE RENDERINGS - VIEW 1
A0.3.1	CONCEPTUAL SITE RENDERINGS - VIEW 2
A0.3.2	CONCEPTUAL SITE RENDERINGS - VIEW 3

A1 : AFFORDABLE MULTI-FAMILY

A1.1.0	MULTIFAMILY BUILDING PLAN - LEVEL 1-5
A1.2.0	MULTIFAMILY BUILDING SECTIONS
A1.3.0	MULTIFAMILY BUILDING ELEVATIONS
A1.3.1	MULTIFAMILY BUILDING ELEVATIONS
A1.5.0	MULTIFAMILY COLOR AND MATERIAL BOARD

A2 : 3 STORY TOWNHOUSE CONDOMINIUM "A"

A2.1.0	BUILDING ELEVATIONS - 3 STORY CONDOMINIUM_6 PLEX
A2.1.1	BUILDING ELEVATIONS - 3 STORY CONDOMINIUM_7 PLEX
A2.2.0	BUILDING PLANS - 3 STORY CONDOMINIUM_6 PLEX
A2.2.1	BUILDING PLANS - 3 STORY CONDOMINIUM_7 PLEX
A2.2.2	BUILDING PLANS - 3 STORY CONDOMINIUM_7 PLEX
A2.3.0	BUILDING SECTIONS - 3 STORY CONDOMINIUM
A2.3.2	FIRE LADDER ACCESS - 3 STORY CONDOMINIUM
A2.4.0	UNIT PLANS 1 - 3 STORY CONDOMINIUM
A2.4.1	UNIT PLANS 2 - 3 STORY CONDOMINIUM
A2.4.2	UNIT PLANS 3 - 3 STORY CONDOMINIUM
A2.6.0	COLOR AND MATERIAL BOARD - 3 STORY CONDOMINIUM

A3 : 3 STORY TOWNHOUSE CONDOMINIUM "B"

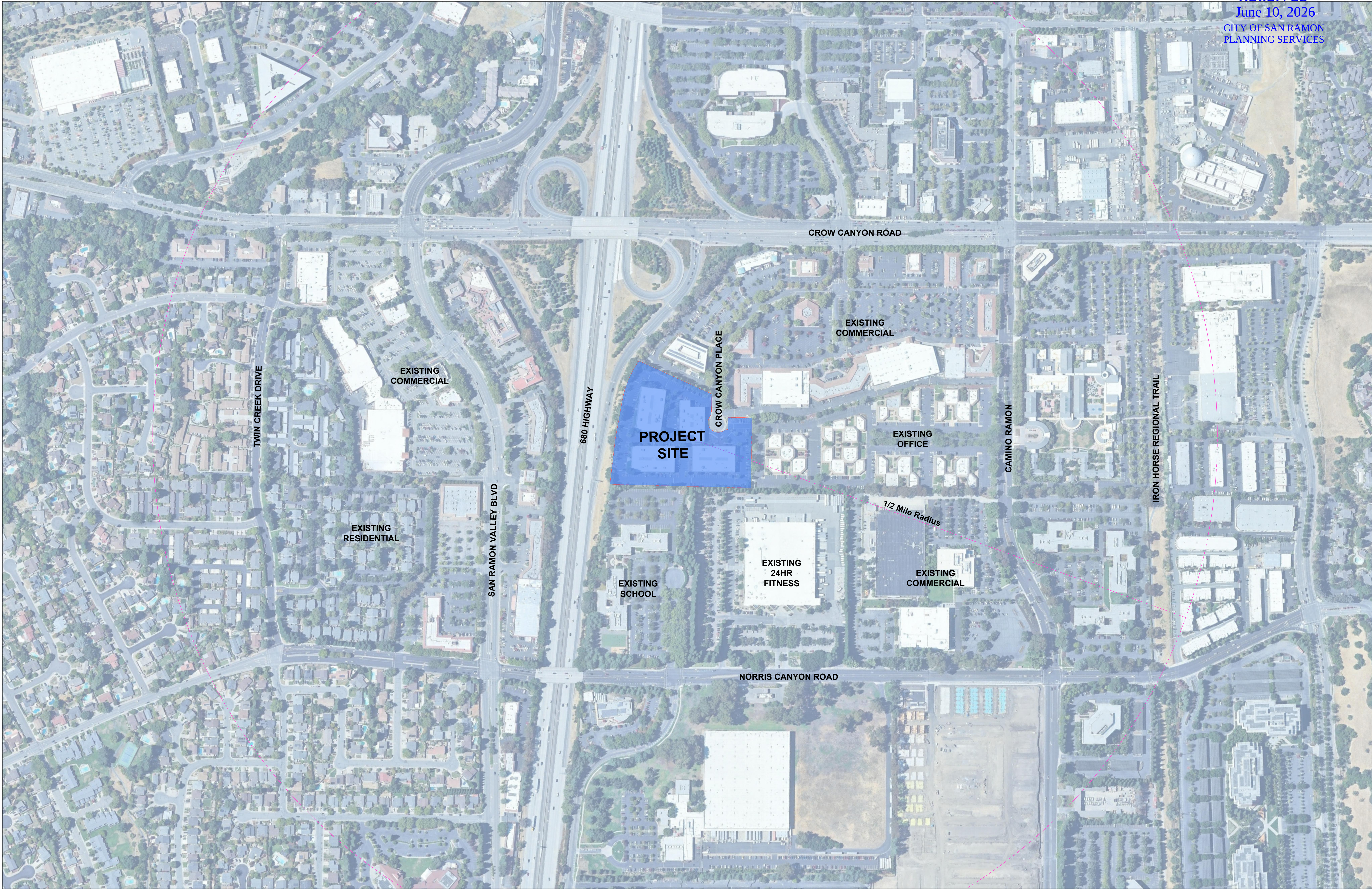
A3.1.0	BUILDING ELEVATIONS - 3 STORY CONDOMINIUM_4 PLEX
A3.1.1	BUILDING ELEVATIONS - 3 STORY CONDOMINIUM_5 PLEX
A3.1.2	BUILDING ELEVATIONS - 3 STORY CONDOMINIUM_6 PLEX
A3.2.0	BUILDING PLANS - 3 STORY CONDOMINIUM_4 PLEX
A3.2.1	BUILDING PLANS - 3 STORY CONDOMINIUM_5 PLEX
A3.2.2	BUILDING PLANS - 3 STORY CONDOMINIUM_6 PLEX
A3.3.0	BUILDING SECTIONS - 3 STORY CONDOMINIUM
A3.3.2	FIRE LADDER ACCESS EXHIBIT - 3 STORY CONDOMINIUM
A3.4.0	UNIT PLANS - PLANS 4 & 5 - 3 STORY CONDOMINIUM
A3.4.1	UNIT PLANS - PLANS 6 - 3 STORY CONDOMINIUM
A3.4.2	UNIT PLANS - PLANS 7 - 3 STORY CONDOMINIUM
A3.6.0	COLOR AND MATERIAL BOARD - 3 STORY CONDOMINIUM

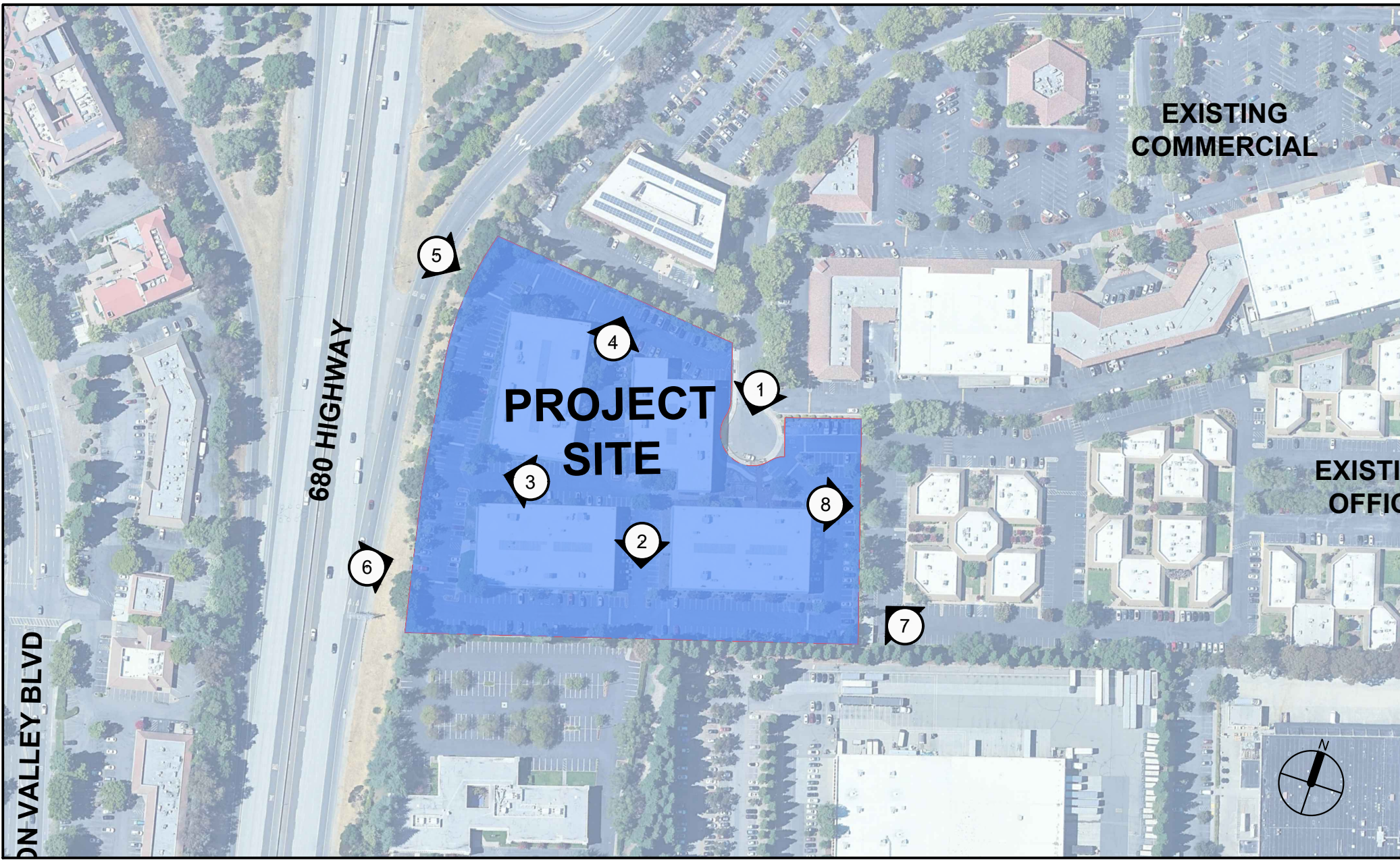
LANDSCAPE

L-1	OVERALL SITEPLAN
L-2	PARK ENLARGEMENT PLAN
L-3	MATERIALS PALETTE
L-4	FENCING PLAN
L-5	SITE LIGHTING PLAN
L-6	LIGHTING PLAN - PHOTOMETRICS
L-7	TREE DISPOSITION PLAN
L-8	TREE PLAN
L-9	PLANT PALETTE
L-10	PLANT PALETTE
L-11	SITE SIGNAGE

CIVIL

TM-1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-2	EXISTING CONDITIONS & TREE REMOVAL
TM-3	PRELIMINARY SITE PLAN
TM-4	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-5	PRELIMINARY UTILITY PLAN
TM-6	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7	PRELIMINARY FIRE ACCESS SERVICE PLAN
TM-8	PRELIMINARY WASTE COLLECTION ACCESS PLAN
TM-9	PRELIMINARY EROSION CONTROL PLAN





EXISTING SITE AERIAL



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8

RECEIVED
June 10, 2026
CITY OF SAN RAMON
PLANNING SERVICES

PROJECT DATA

Crow Canyon Place						
PROJECT INFORMATION						
Gross Site Area:	±	7.2	AC	APN:	213-010-046-0, 213-010-047-8, 213-010-059-3, 213-010-060-3	
Gross Blended Density:	±	22.8	DU/AC	ZONING:	Mixed Use Residential Emphasis (MUR)	
Net Site Area:	±	5.54	AC			
Net Blended Density:	±	29.6	DU/AC			

RESIDENTIAL DWELLING UNIT COUNT	
	No. of Units
Townhouse - Type A- SxS	51
Townhouse - Type B- Interlocking	68
Multi-Family Affordable	45
TOTAL	164

PARKING SUMMARY		
	No. of Spaces	Parking Ratio
Townhouse - Type A- SxS	102	2.00 sp/du
Townhouse - Type B- Interlocking	136	2.00 sp/du
Multi-Family Affordable	43	0.96 sp/du
On site surface Parking- Townhouse	4	
TOTAL	285	

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS							
Building Type		Per Building		Non - Residential Floor Area	Total No. of Buildings	Total *Gross Square Footage of Construction- Excluding Parking + Loading	Total Gross Square Footage of Construction- Including Parking + Loading
		*Parking + Loading Floor Area- not included in GSF calc per zoning	Residential Floor Area				
3 Story Townhouse - Type A- SxS	6 plex	2,640 GSF	14,224 GSF	0 GSF	5	71,120 GSF	84,320 GSF
	7 plex	3,080 GSF	16,434 GSF	0 GSF	3	49,302 GSF	58,542 GSF
3 Story Townhouse - Type B- Interlocking	4 plex	1,763 GSF	8,653 GSF	0 GSF	4	34,612 GSF	41,664 GSF
	5 plex	2,206 GSF	9,781 GSF	0 GSF	2	19,562 GSF	23,974 GSF
	6 plex	2,646 GSF	12,114 GSF	0 GSF	7	84,798 GSF	103,320 GSF
SUBTOTAL (Townhouse)						259,394 GSF	311,820 GSF
Multi-Family Affordable Building		9,020 GSF	55,459 GSF	0 GSF	1	55,459 GSF	64,479 GSF
TOTAL (Townhouse + Multi-family)						314,853 GSF	376,299 GSF

***Per San Ramon Municipal Code - Division D8**

"Floor area, gross" means the sum of the areas of all floors of a building, measured from the exterior faces of exterior walls or from the centerlines of walls separating two bulidings. Gross floor area shall not include: interior parking spaces, loading space for motor vehicles, porches, exterior balconies/decks.

Note: Exterior wall for balconies included in residential floor area

PROJECT DATA

FOR-SALE BUILDING TYPE SUMMARY				
Typology	Building Type	# Buildings	DU/Building	# Total DU
3-Story Townhouse Condominium	6-Plex-A	5	6 DU	30 DU
	7-Plex-A	3	7 DU	21 DU
	4-Plex B	4	4 DU	16 DU
	5-Plex B	2	5 DU	10 DU
	6-Plex B	7	6 DU	42 DU
TOTAL		21		119 DU

6-PLEX-A UNIT SUMMARY									
Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck	Total
Plan 1	4bd/3.5ba	side x side	2,033 SF	2 DU	33%	4,066 SF	127 SF	120 SF	494 SF
Plan 2	3bd/3.5ba	side x side	2,081 SF	2 DU	33%	4,162 SF	127 SF	106 SF	466 SF
Plan 3	4bd/3.5ba	side x side	2,270 SF	2 DU	33%	4,540 SF	72 SF	93 SF	330 SF
Total				6 DU	100%	12,768 SF			1,290 SF
Average Unit Size:			2,125 SF						
TOTAL PROJECT (5 BUILDINGS)									
Total				30 DU		63,840 SF			6,450 SF

Note: 6 Plex Options A-1 and A-2 have Sun rooms in place of Decks where needed, to comply with AB130

7-PLEX A UNIT SUMMARY									
Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck	Total
Plan 1	4bd/3.5ba	side x side	2,033 SF	3 DU	43%	6,099 SF	127 SF	120 SF	741 SF
Plan 2	3bd/3.5ba	side x side	2,081 SF	2 DU	29%	4,162 SF	127 SF	106 SF	466 SF
Plan 3	4bd/3.5ba	side x side	2,270 SF	2 DU	29%	4,540 SF	72 SF	93 SF	330 SF
Total				7 DU	100%	14,801 SF			1,537 SF
Average Unit Size:			2,110 SF						
TOTAL PROJECT (3 BUILDINGS)									
Total				21 DU		44,403 SF			4,611 SF

4-PLEX B UNIT SUMMARY									
Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck	Total
Plan 4	3bd/3ba	tandem	1,288 SF	1 DU	25%	1,288 SF	20 SF	64 SF	84 SF
Plan 5	3bd/3.5ba	side x side	1,781 SF	1 DU	25%	1,781 SF	38 SF	102 SF	140 SF
Plan 7	3bd/3.5ba	side x side	2,193 SF	2 DU	50%	4,386 SF	53 SF	95 SF	296 SF
Total				4 DU	100%	7,455 SF			520 SF
Average Unit Size:			1,860 SF						
TOTAL PROJECT (4 BUILDINGS)									
Total				16 DU		29,820 SF			2,080 SF

5-PLEX B UNIT SUMMARY									
Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck	Total
Plan 4	3bd/3ba	tandem	1,288 SF	2 DU	40%	2,576 SF	20 SF	64 SF	168 SF
Plan 5	3bd/3.5ba	side x side	1,781 SF	2 DU	40%	3,562 SF	38 SF	102 SF	280 SF
Plan 7	3bd/3.5ba	side x side	2,193 SF	1 DU	20%	2,193 SF	53 SF	95 SF	148 SF
Total				5 DU	100%	8,331 SF			596 SF
Average Unit Size:			1,665 SF						
TOTAL PROJECT (2 BUILDINGS)									
Total				10 DU		16,662 SF			1,192 SF

6-PLEX B UNIT SUMMARY									
Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck	Total
Plan 4	3bd/3ba	tandem	1,288 SF	2 DU	33%	2,576 SF	20 SF	64 SF	168 SF
Plan 5	3bd/3.5ba	side x side	1,781 SF	2 DU	33%	3,562 SF	38 SF	102 SF	280 SF
Plan 6	3bd/3.5ba	side x side	2,021 SF	1 DU	17%	2,021 SF	57 SF	80 SF	137 SF
Plan 7	3bd/3.5ba	side x side	2,193 SF	1 DU	17%	2,193 SF	53 SF	95 SF	148 SF
Total				6 DU	100%	10,352 SF			733 SF
Average Unit Size:			1,725 SF						
TOTAL PROJECT (7 BUILDINGS)									
Total				42 DU		72,464 SF			5,131 SF

PROJECT TOTAL UNIT SUMMARY (ALL BUILDINGS)									
Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck	Total
Plan 1	4bd/3.5ba	side x side	2,033 SF	19 DU	16.0%	38,627 SF	127 SF	120 SF	4,693 SF
Plan 2	3bd/3.5ba	side x side	2,081 SF	16 DU	13.4%	33,296 SF	127 SF	106 SF	3,728 SF
Plan 3	4bd/3.5ba	side x side	2,270 SF	16 DU	13.4%	36,320 SF	72 SF	93 SF	2,640 SF
Plan 4	3bd/3ba	tandem	1,288 SF	22 DU	18.5%	28,336 SF	20 SF	64 SF	1,848 SF
Plan 5	3bd/3.5ba	side x side	1,781 SF	22 DU	18.5%	39,182 SF	38 SF	102 SF	3,080 SF
Plan 6	3bd/3.5ba	side x side	2,021 SF	7 DU	5.9%	14,147 SF	57 SF	80 SF	959 SF
Plan 7	3bd/3.5ba	side x side	2,193 SF	17 DU	14.3%	37,281 SF	53 SF	95 SF	2,516 SF
Total				119 DU	100.0%	227,189 SF	19,464 SF		
Average Unit Size:			1,909 SF						

*Net Conditioned Area is measured from inside face of stud of exterior wall to inside face of stud of party walls. Net Conditioned Area includes interior chases and interior furr outs. The wall between the unit and attached private garage is counted as conditioned space. The void of the stair at the top floor is not counted but, any portion of stair that overlaps the garage is added/counted at the 3rd floor.
*Net Unconditioned Area is measured from inside face of stud, party wall or exterior wall at garage. Exterior Deck / Sun rooms and porches are counted from exterior face of stud to exterior face of stud or interior side of guardrail.

VEHICLE PARKING SUMMARY		
# of Bedrooms	Total DU	Provided
3-Bedroom	84 DU	168
4-Bedrooms	35 DU	70
Total	119 DU	238
Ratio		2 stalls/du
Electrical Vehicle Provided*	1 stall / du	119 stalls

*CalGreen Code 2025 requires 1 stall/du where # of stalls provided on site is ≥ # of dwelling units.

BIKE PARKING SUMMARY		
# of bike stalls required	# parking stalls	Bike stalls provided*
1 bike stall/10 car stalls	242 stalls	29 Bikes

*San Ramon Zoning Required 2'x6" bike space dimension is being allocated in garages for all Unit Plan 4 and Plan 6 which yields a total of 29 bike stalls.

AFFORDABLE PARCEL SUMMARY

(4 Levels Type VA Residential + 1 Level Type IA Garage)

UNIT SUMMARY									
Unit	Description	NRSF	Levels					Total Units	Unit Mix
			Level 1	Level 2	Level 3	Level 4	Level 5		
A1	JR, 1BD-1BA	472 sf	0	1	4	4	4	13	46%
A2	1BD-1BA	674 sf	0	2	2	2	2	8	
B1	2BD-1BA	892 sf	0	1	1	1	1	4	27%
B2	2BD-1BA	888 sf	0	2	2	2	2	8	
C1	3BD-2BA	1,179 sf	0	3	3	3	3	12	27%
Totals			0	9	12	12	12	45	100%
								Avg. Unit Size 808 sf	

VEHICLE PARKING SUMMARY	
Location	Stall Count
Garage	27 stalls
On-Street	14 stalls
Total	41 stalls
Ratio	0.9 stalls/du

Electrical Vehicle Provided*	1 stall / du	41 stalls
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* CalGreen Code 2025 requires all stalls be provided to be electrical vehicle ready where # of stalls provided on site is ≤ # of dwelling units.

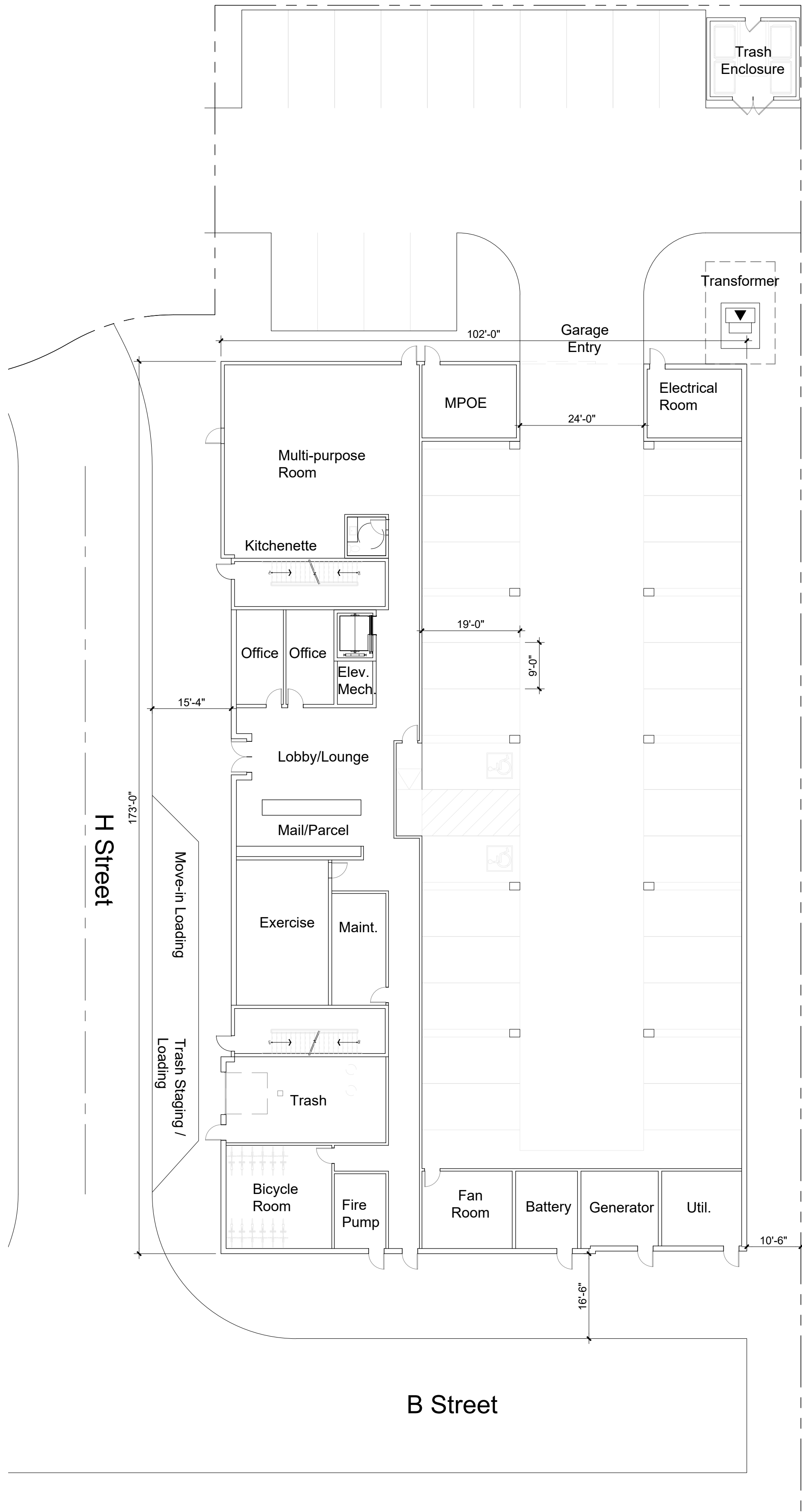
BIKE PARKING SUMMARY		
# of bike stalls required	# parking stalls	Bike stalls provided*
1 bike stall/10 car stalls	41 stalls	5 Bikes



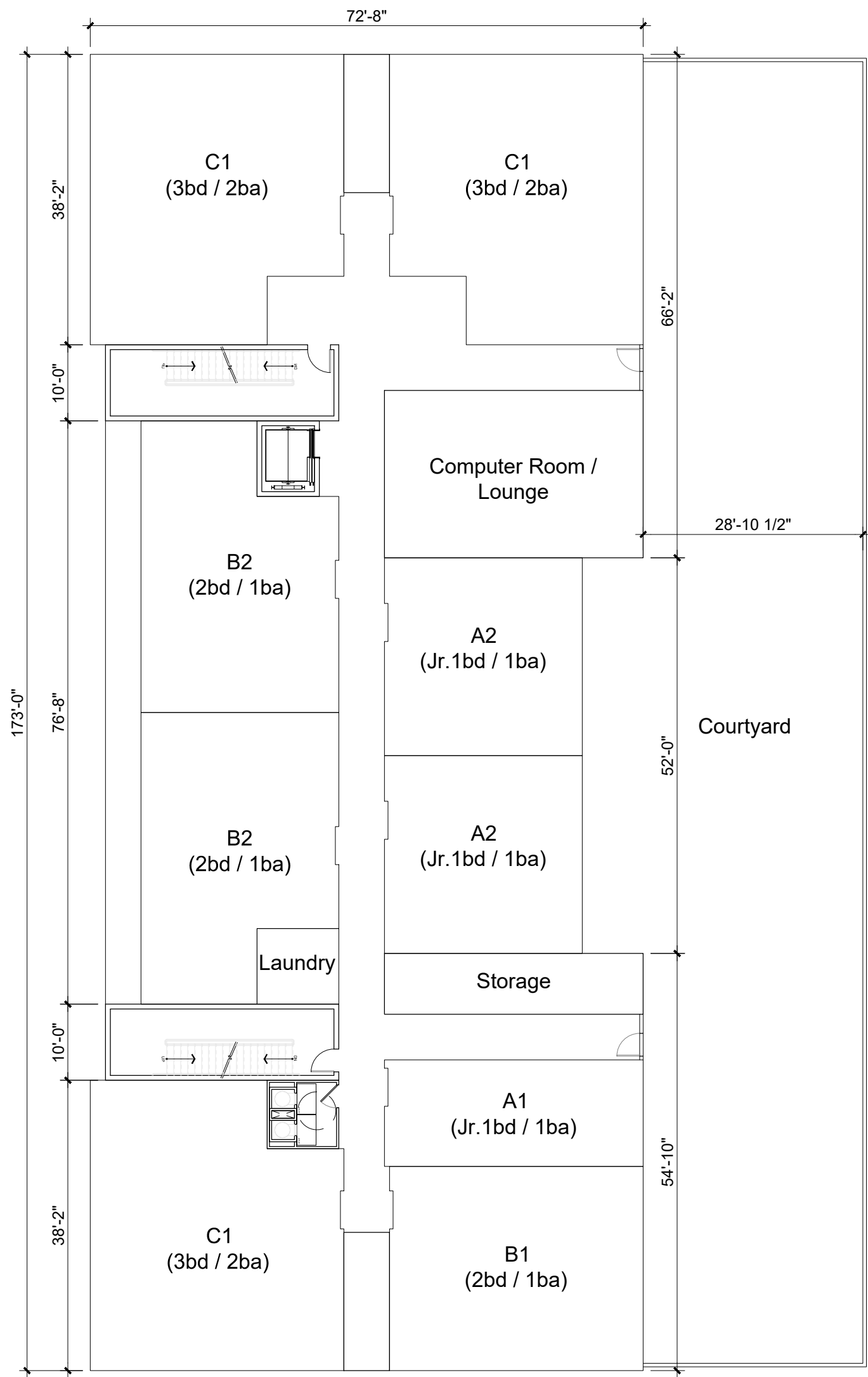




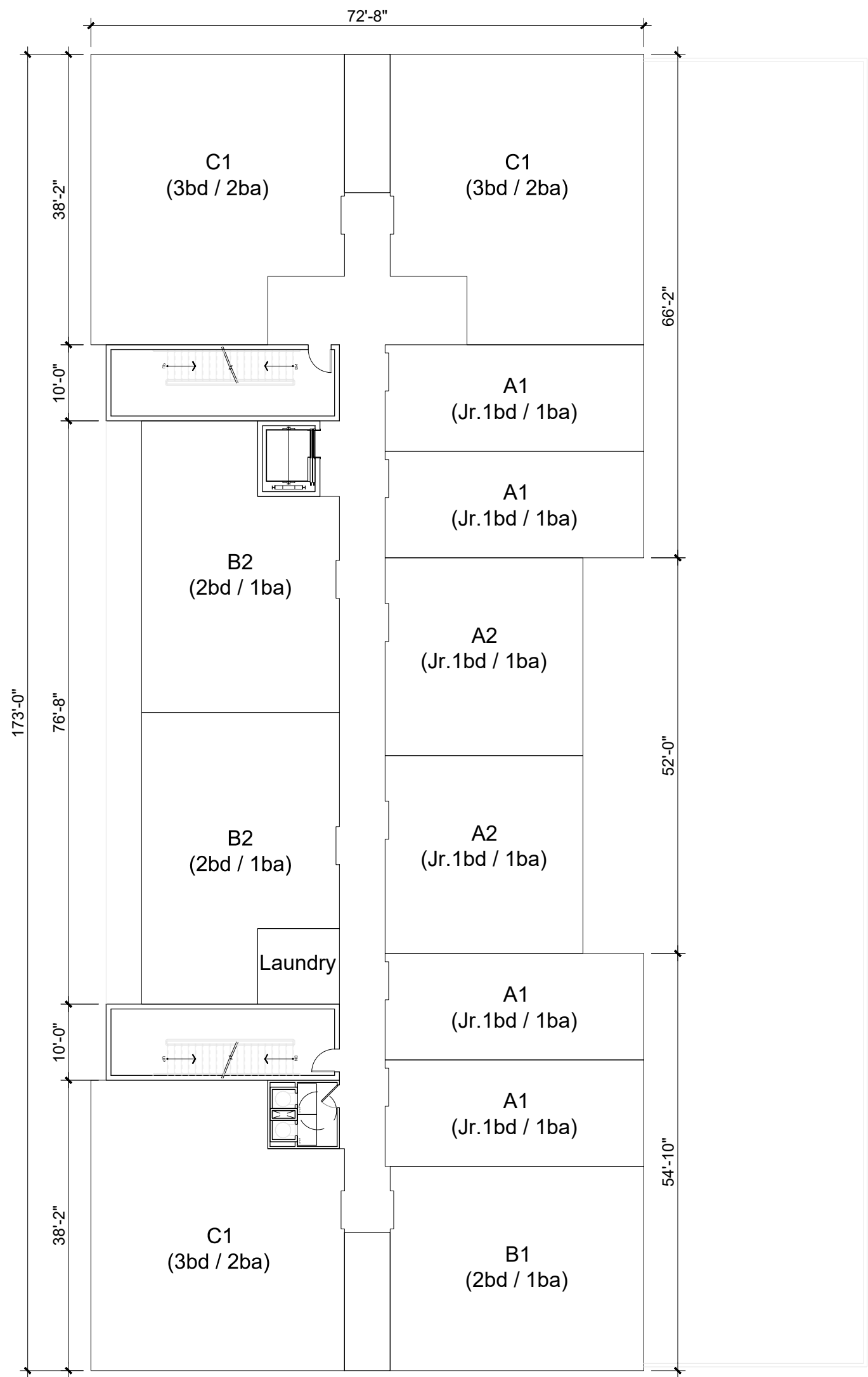




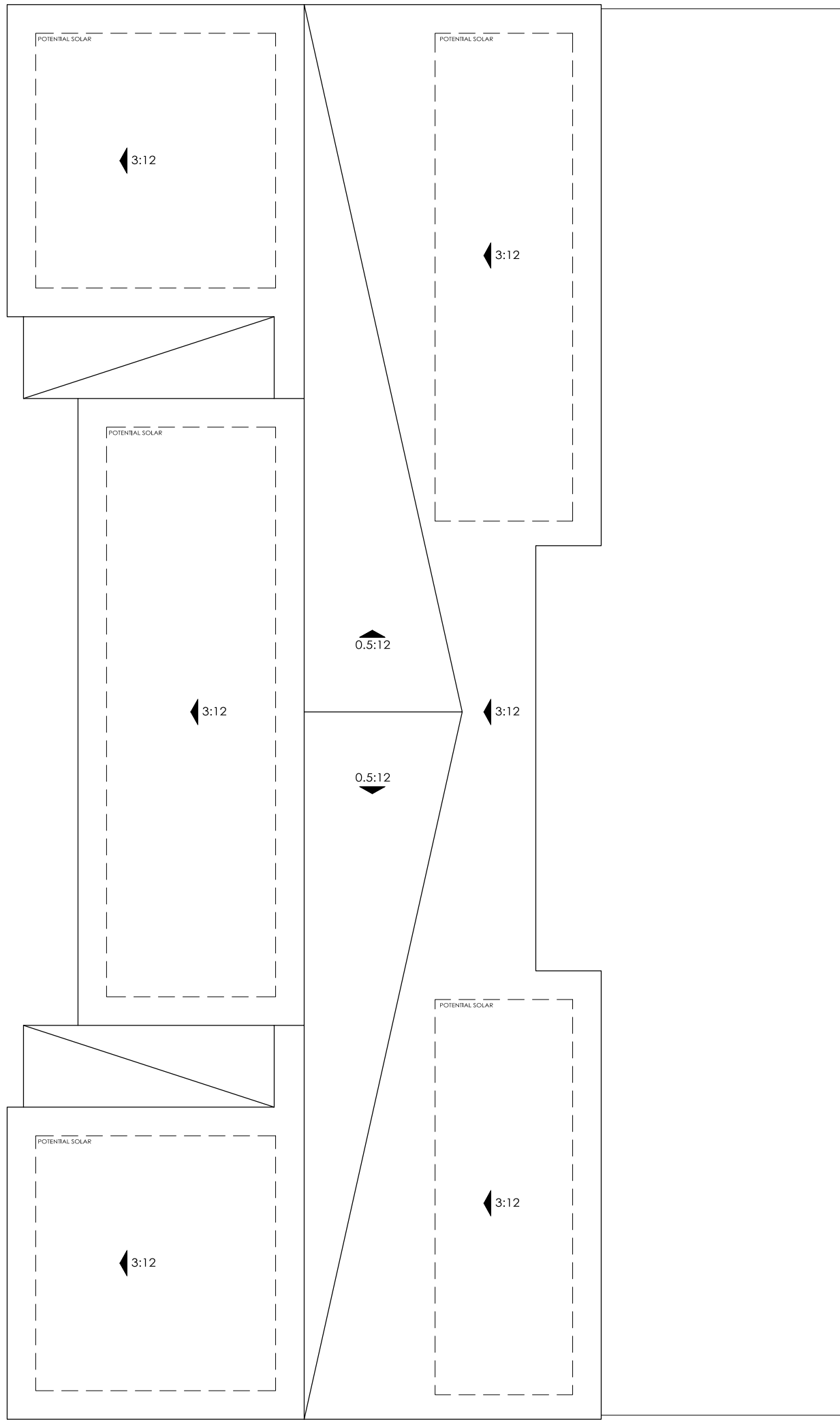
1. Level 1 Plan



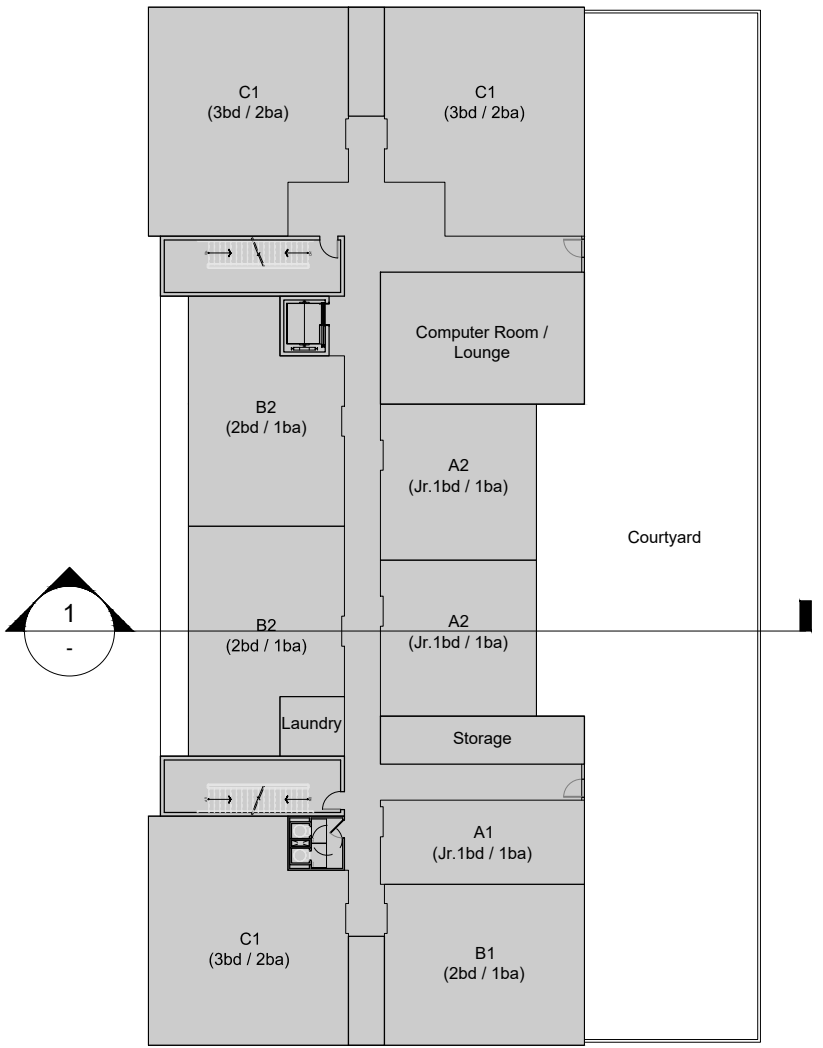
2. Level 2 Plan



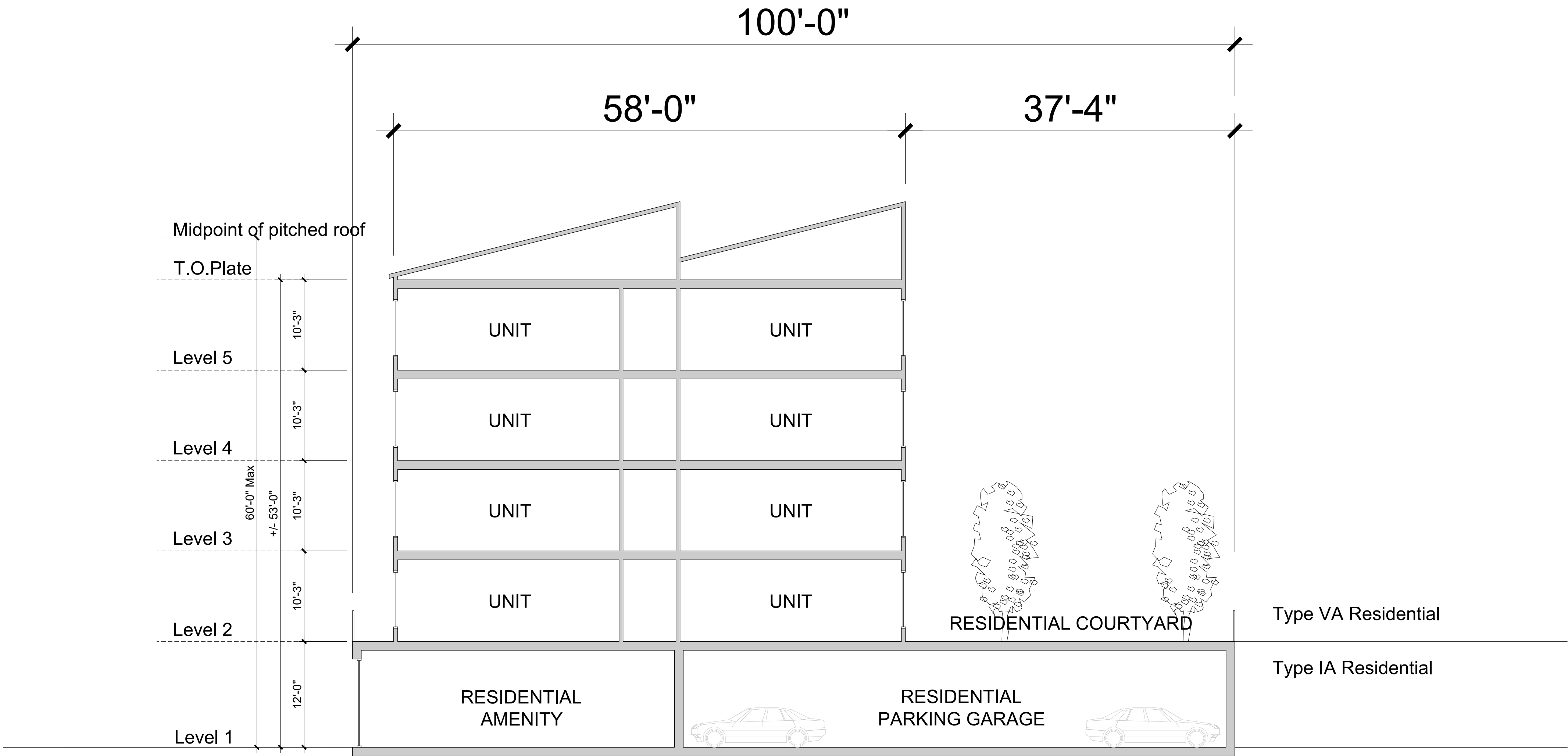
3. Level 3 to 5 Plan



4. Roof Plan



Key Plan (NTS)



1. Affordable Podium - Cross Section



SOUTH ELEVATION



WEST ELEVATION

COLOR & MATERIAL LEGEND*:

- S1 Stucco 1
- S2 Stucco 2
- W1 Vinyl Window
- W2 Metal Window
- M1 Metal Railing
- M2 Metal Awning
- P1 Cementitious Siding

*Or approved equal.



NORTH ELEVATION



EAST ELEVATION

COLOR & MATERIAL LEGEND*:

- S1 Stucco 1
- S2 Stucco 2
- W1 Vinyl Window
- W2 Metal Window
- M1 Metal Railing
- M2 Metal Awning
- P1 Cementitious Siding

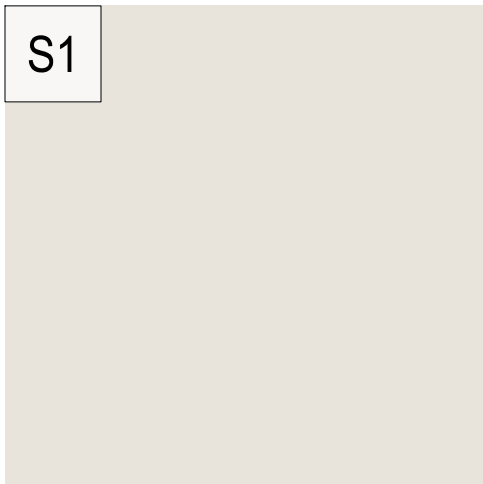
*Or approved equal.



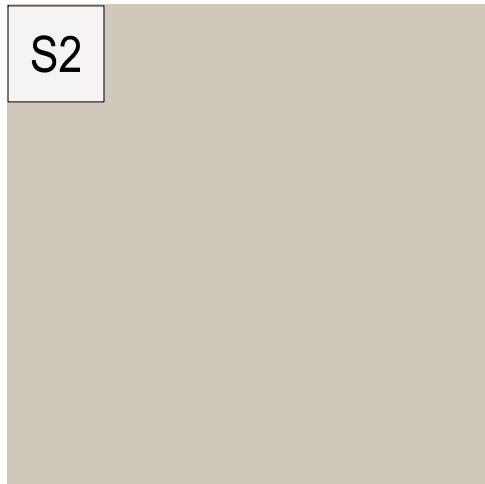
1. Affordable Podium - Front Elevation



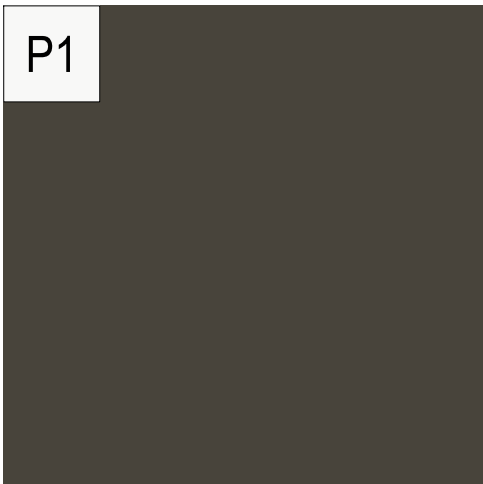
2. Affordable Podium - Rear Elevation



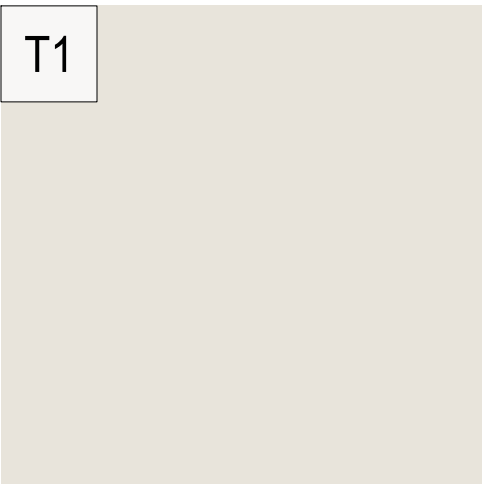
Stucco 1
SW 7009
Pearly White



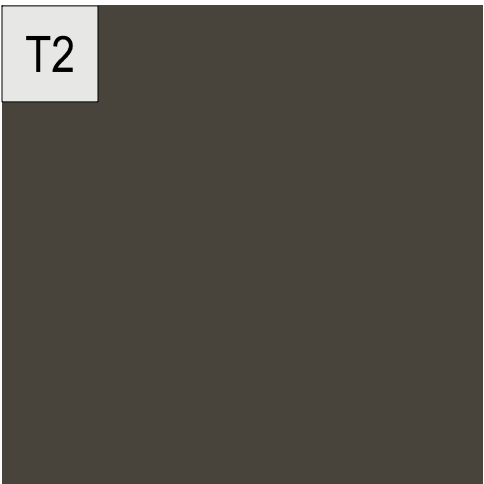
Stucco 2
SW 7036
Accessible Beige



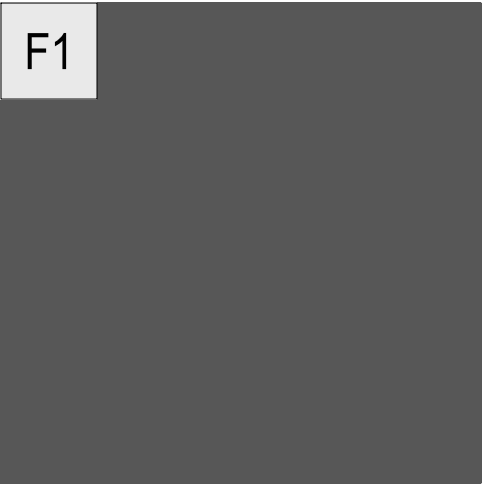
Cementitious
Lap Siding
SW 7675
Sealskin



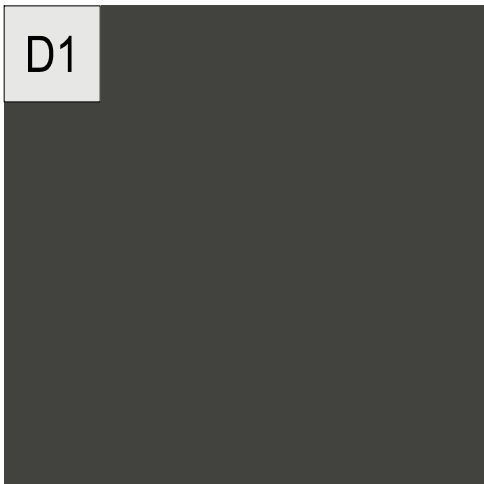
Trim 1
SW 7009
Pearly White



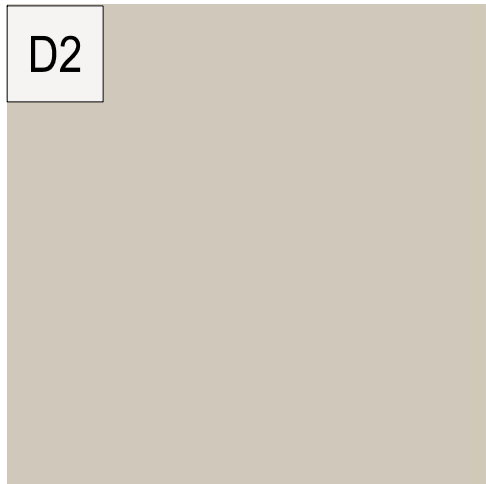
Trim 2
SW 7675
Sealskin



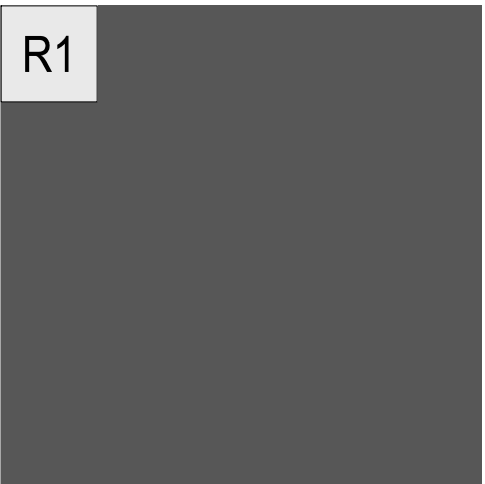
Fascia Board
SW 7674
Peppercorn



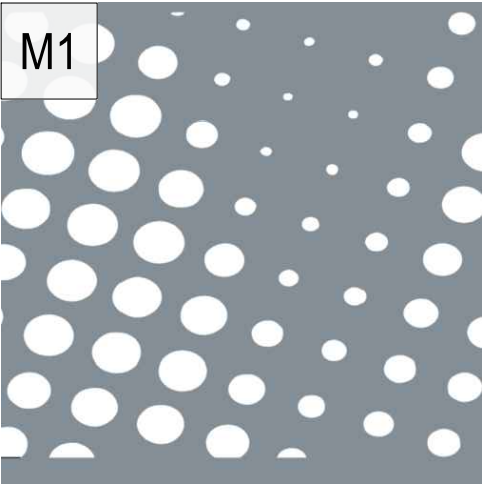
Entry Door Frame
Oak (or sim.)



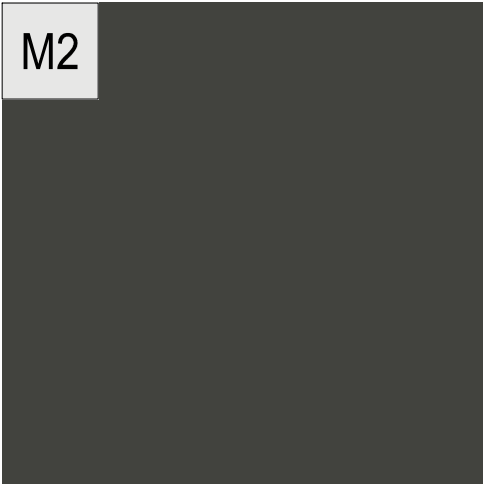
Side Entry Door
Oak (or sim.)



Metal Roof
Standing Seam



Perforated
Metal Panel



Metal Railing +
Awnings
SW 7069
Iron Ore

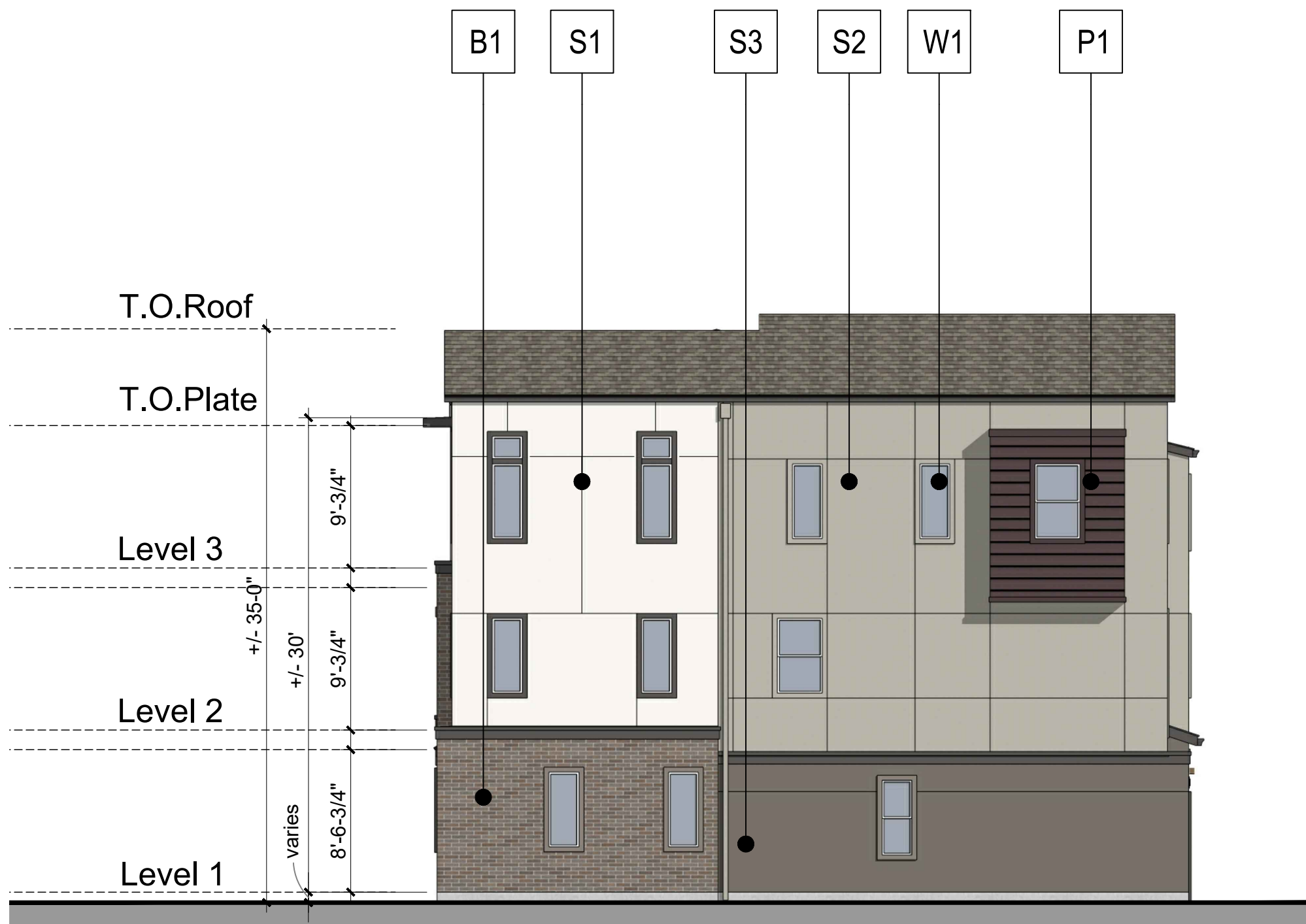
Note: Or similar product

COLOR & MATERIAL LEGEND*:

- S1 Stucco 1
- S2 Stucco 2
- S3 Stucco 3
- W1 Vinyl Window
- M1 Metal Railing
- M2 Metal Awning
- B1 Brick - Brown
- P1 Cementitious Siding
- G1 Metal Garage Door

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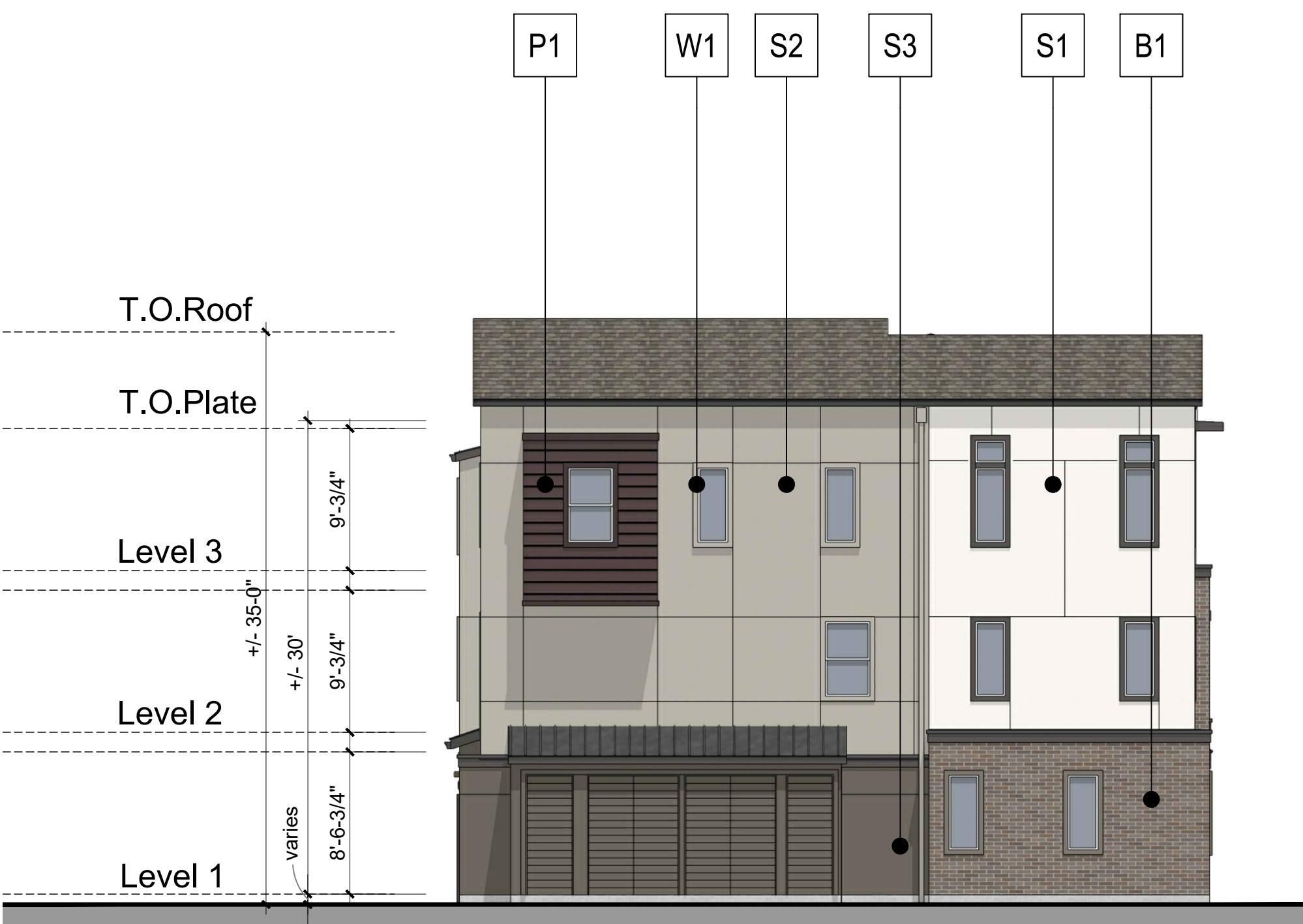
*Or approved equal.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

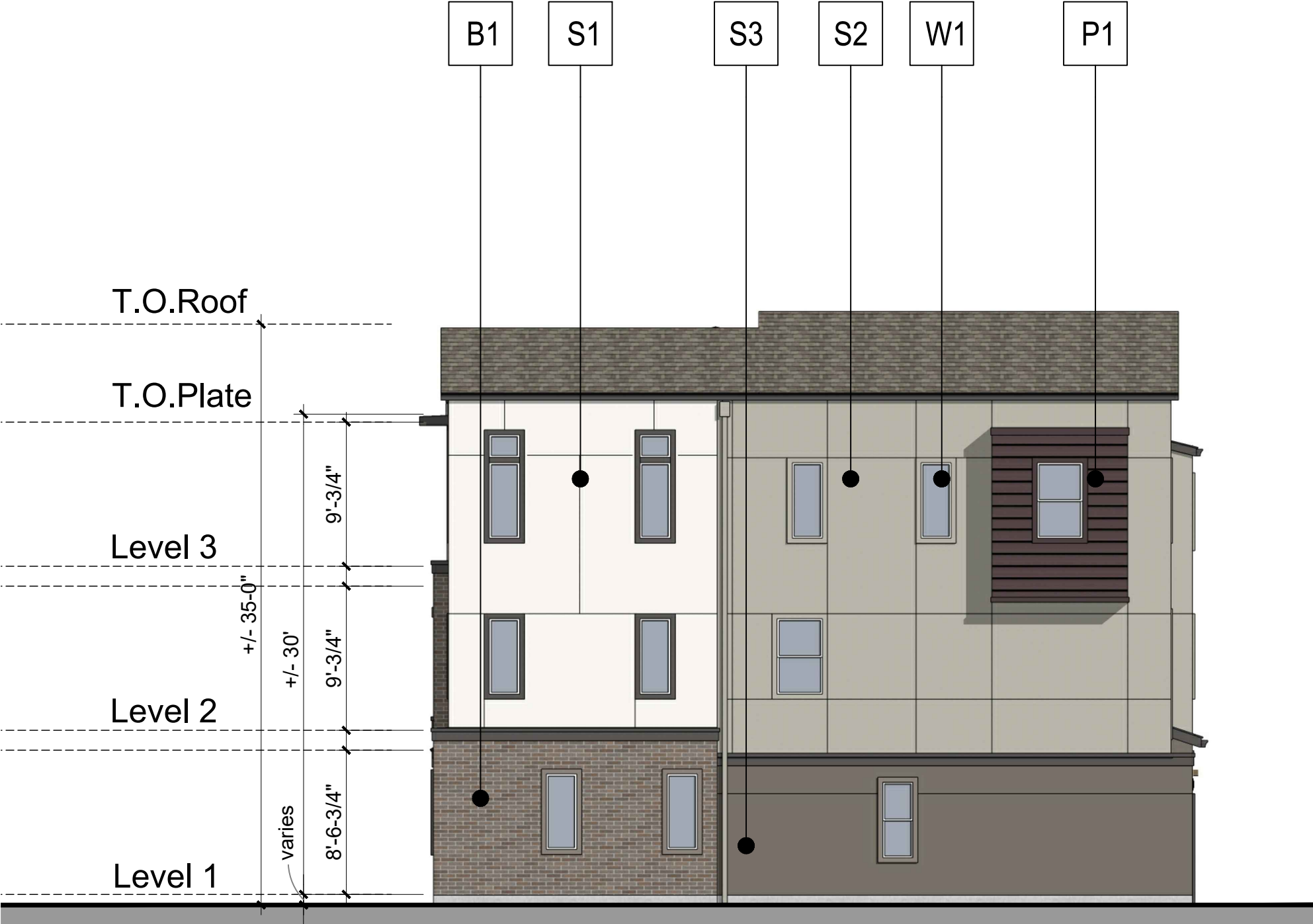


FRONT ELEVATION

COLOR & MATERIAL LEGEND*:

- RECEIVED
June 10, 2026
CITY OF SAN RAMON
PLANNING SERVICES
- | | |
|----|---------------------|
| S1 | Stucco 1 |
| S2 | Stucco 2 |
| S3 | Stucco 3 |
| W1 | Vinyl Window |
| M1 | Metal Railing |
| M2 | Metal Awning |
| B1 | Brick - Brown |
| P1 | Cementitious Siding |
| G1 | Metal Garage Door |

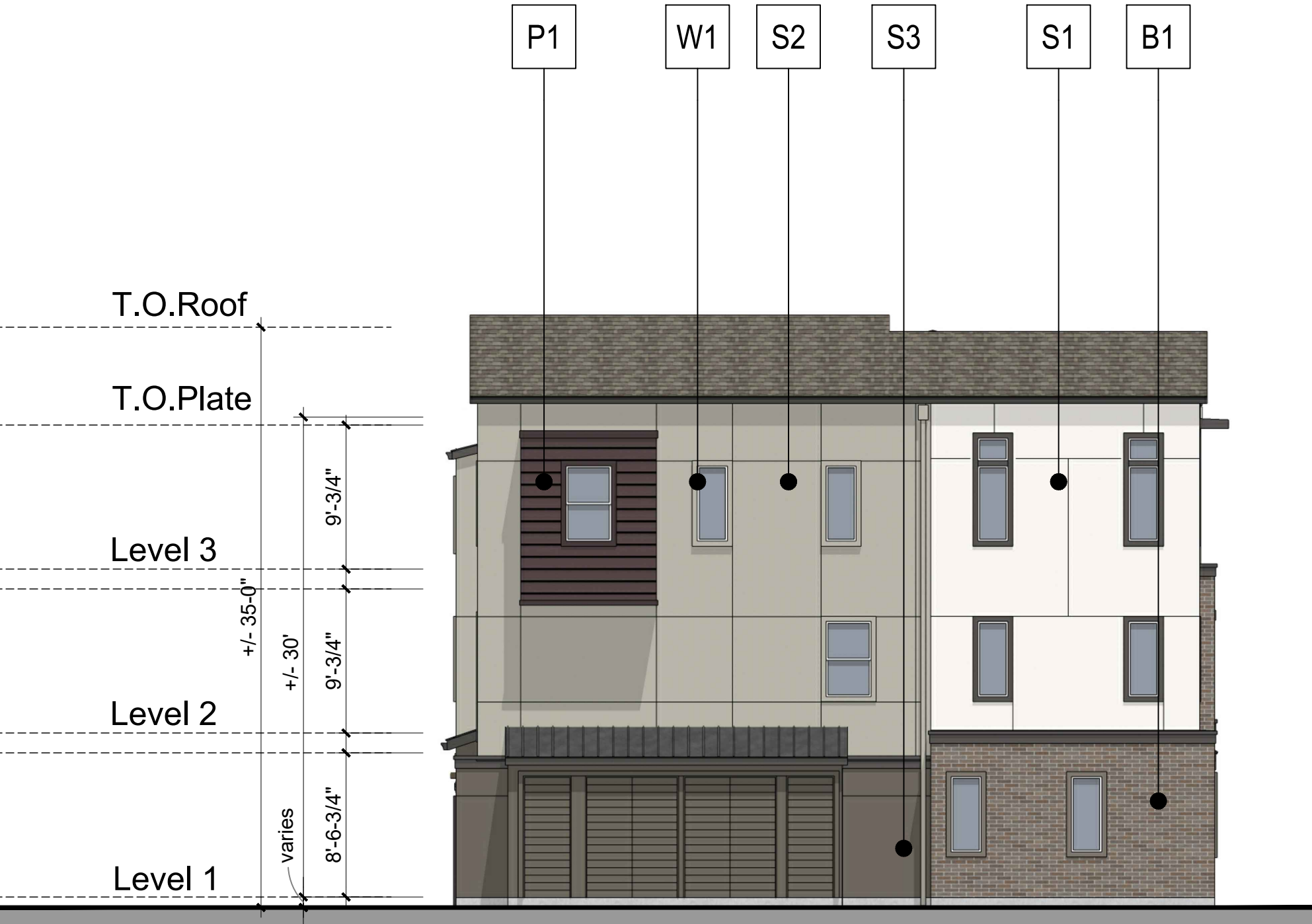
*Or approved equal.



RIGHT ELEVATION



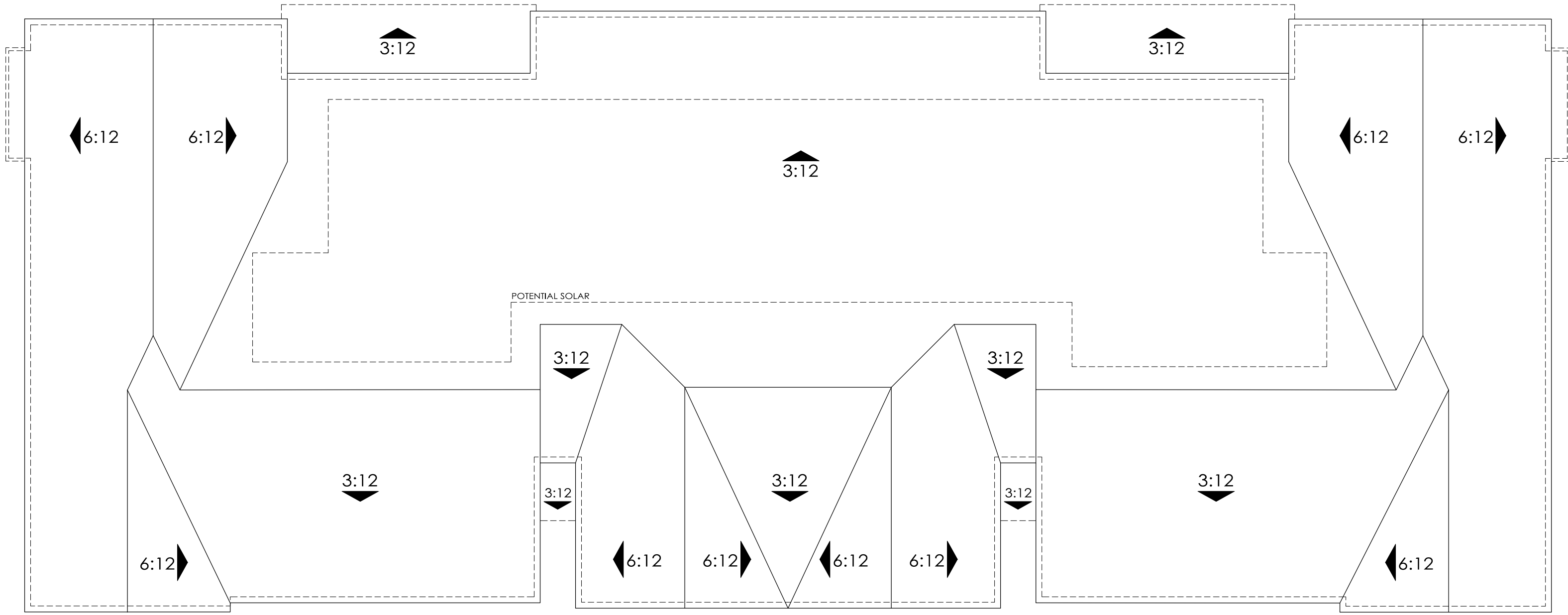
REAR ELEVATION



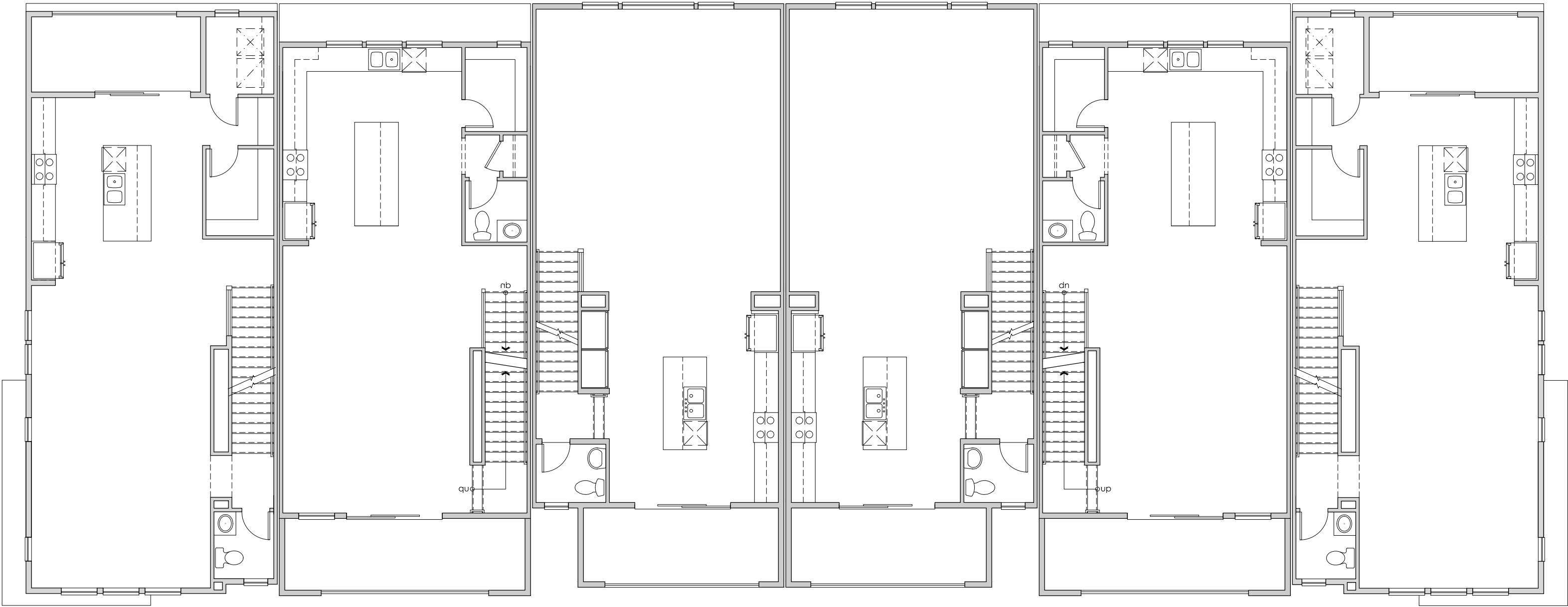
LEFT ELEVATION



FRONT ELEVATION

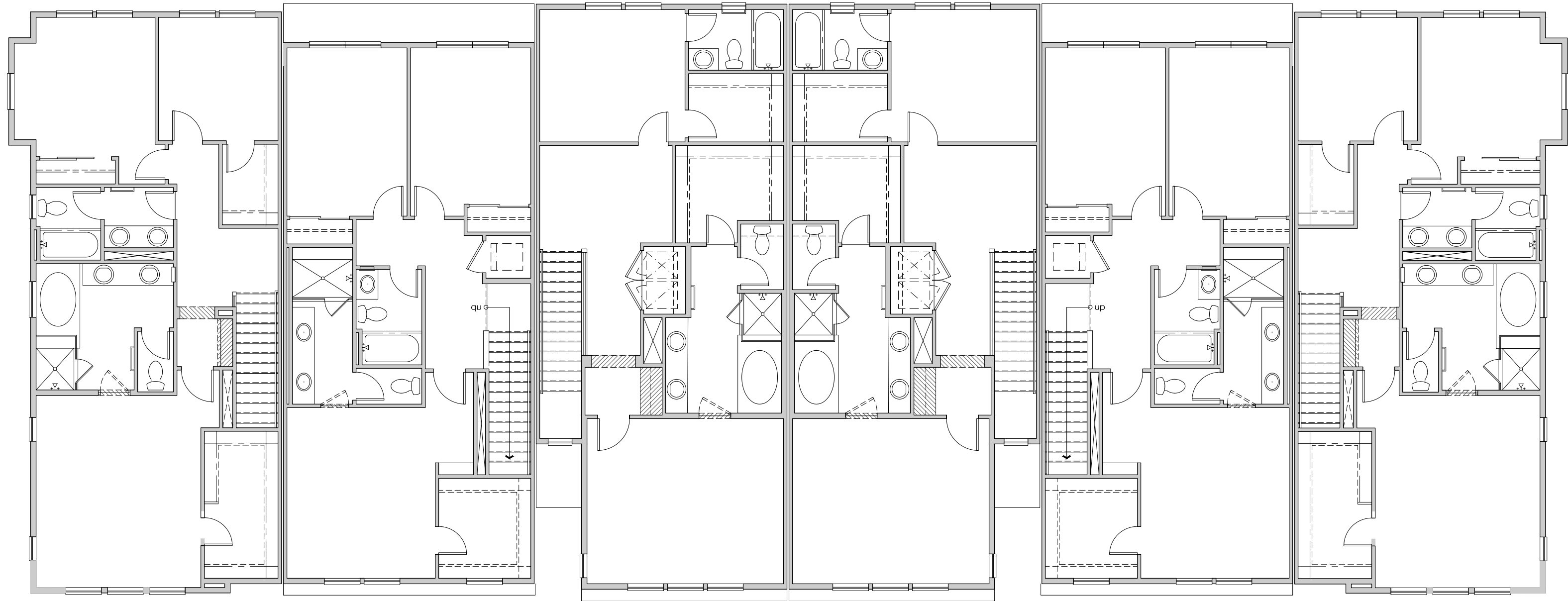


ROOF PLAN



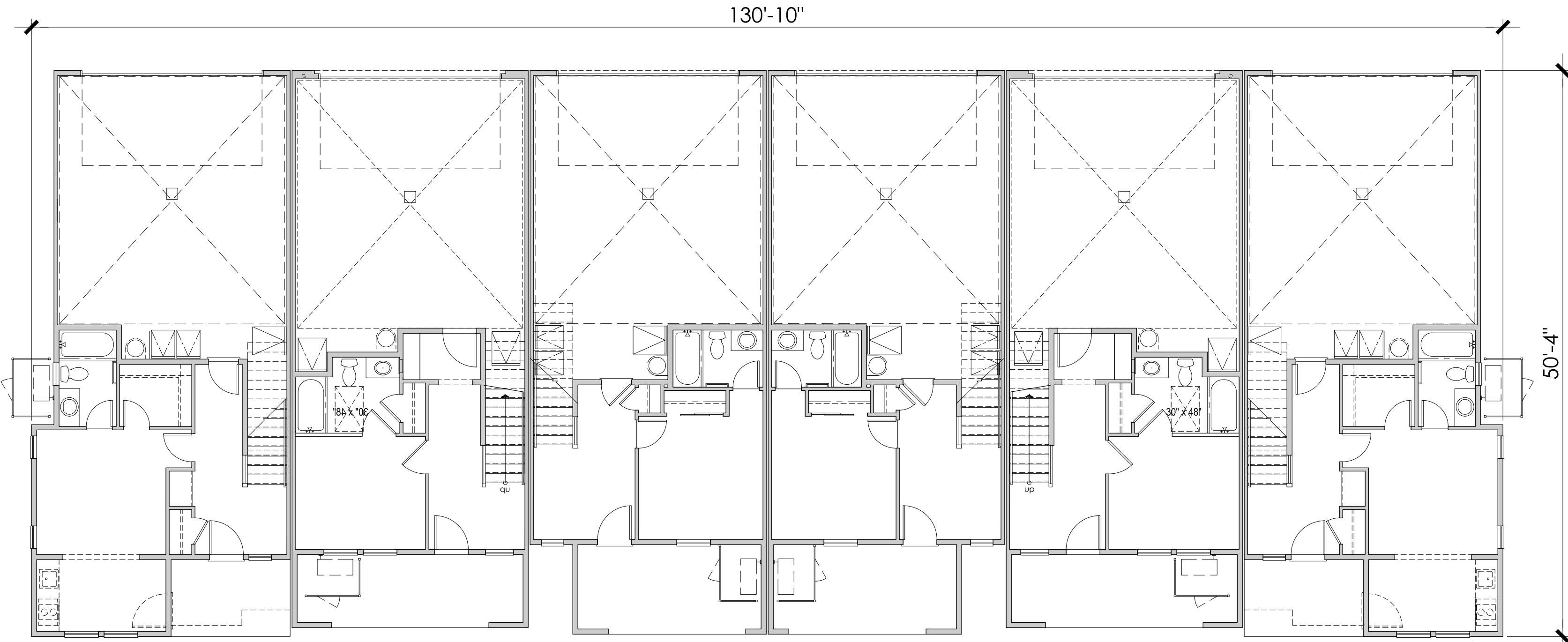
P3 P1 P2R P2 P1R P3R

SECOND FLOOR



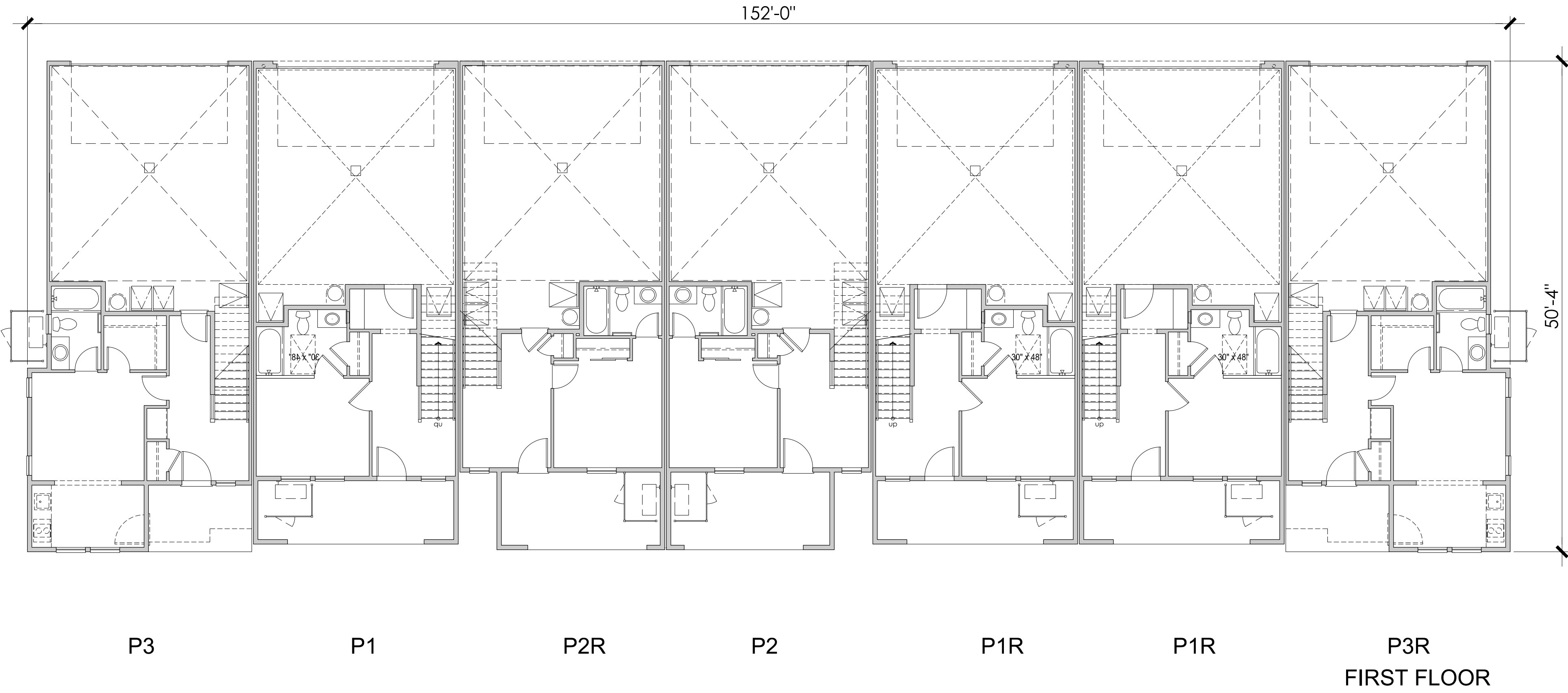
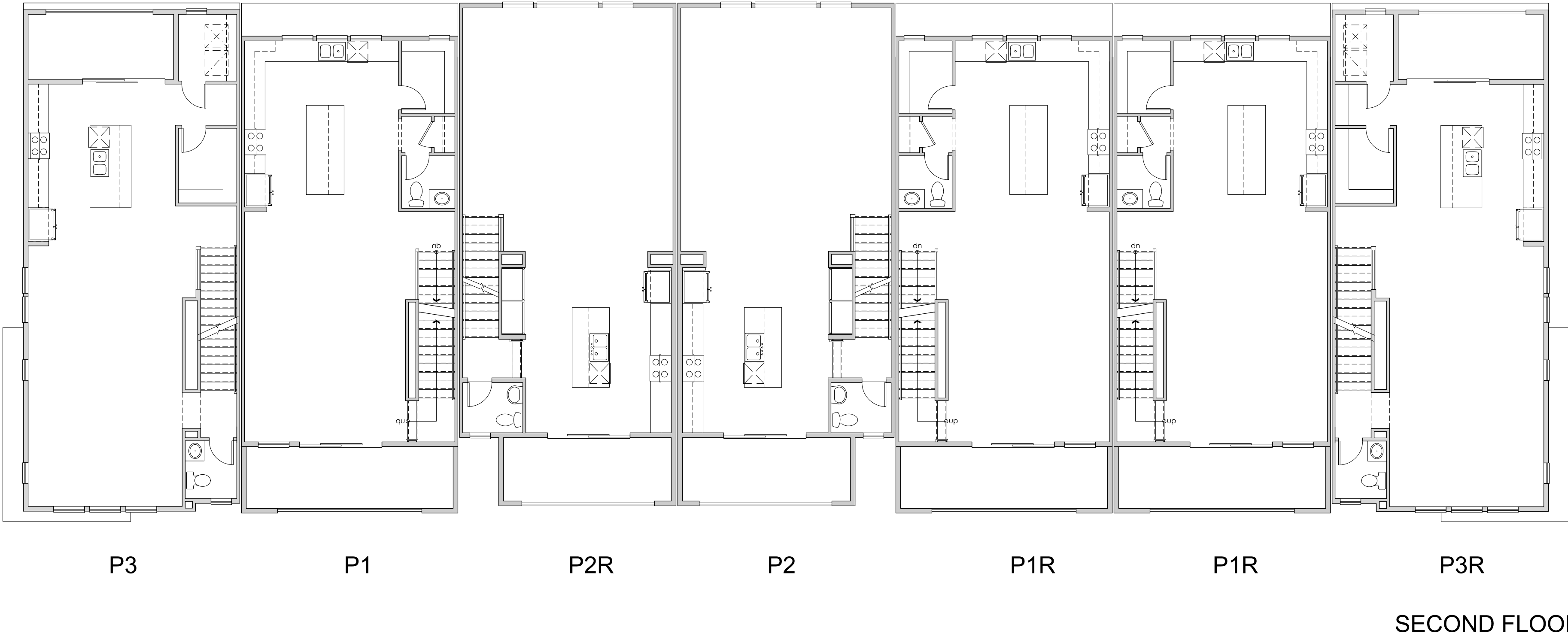
P3 P1 P2R P2 P1R P3R

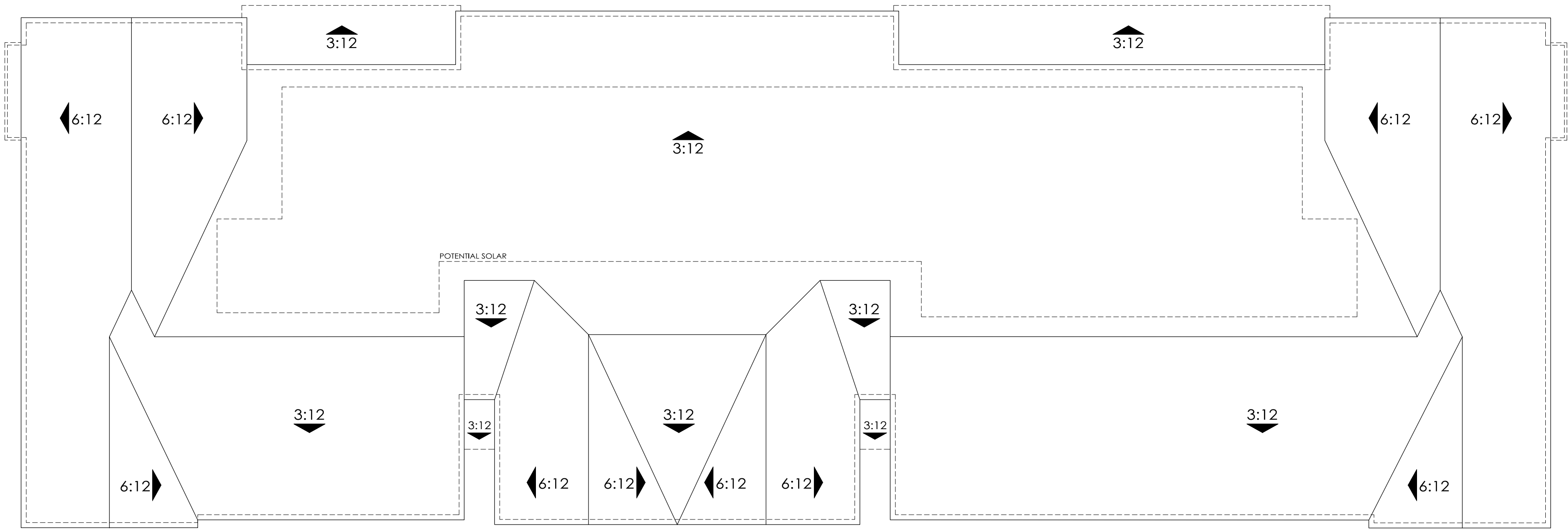
THIRD FLOOR



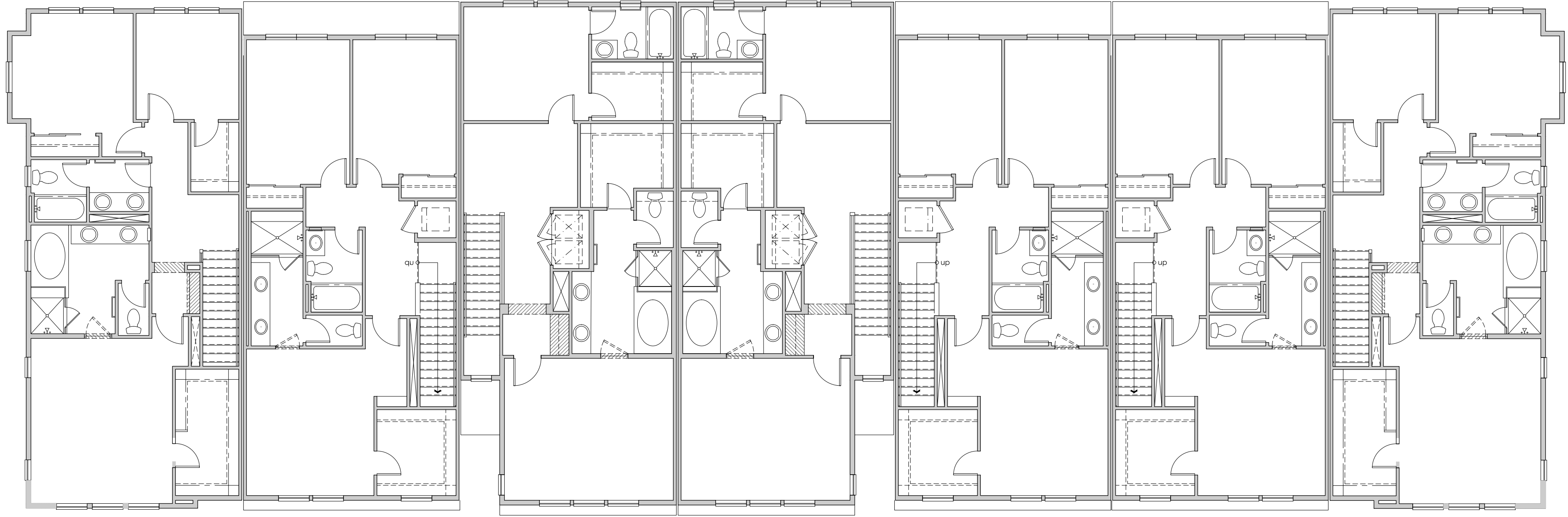
P3 P1 P2R P2 P1R P3R

FIRST FLOOR



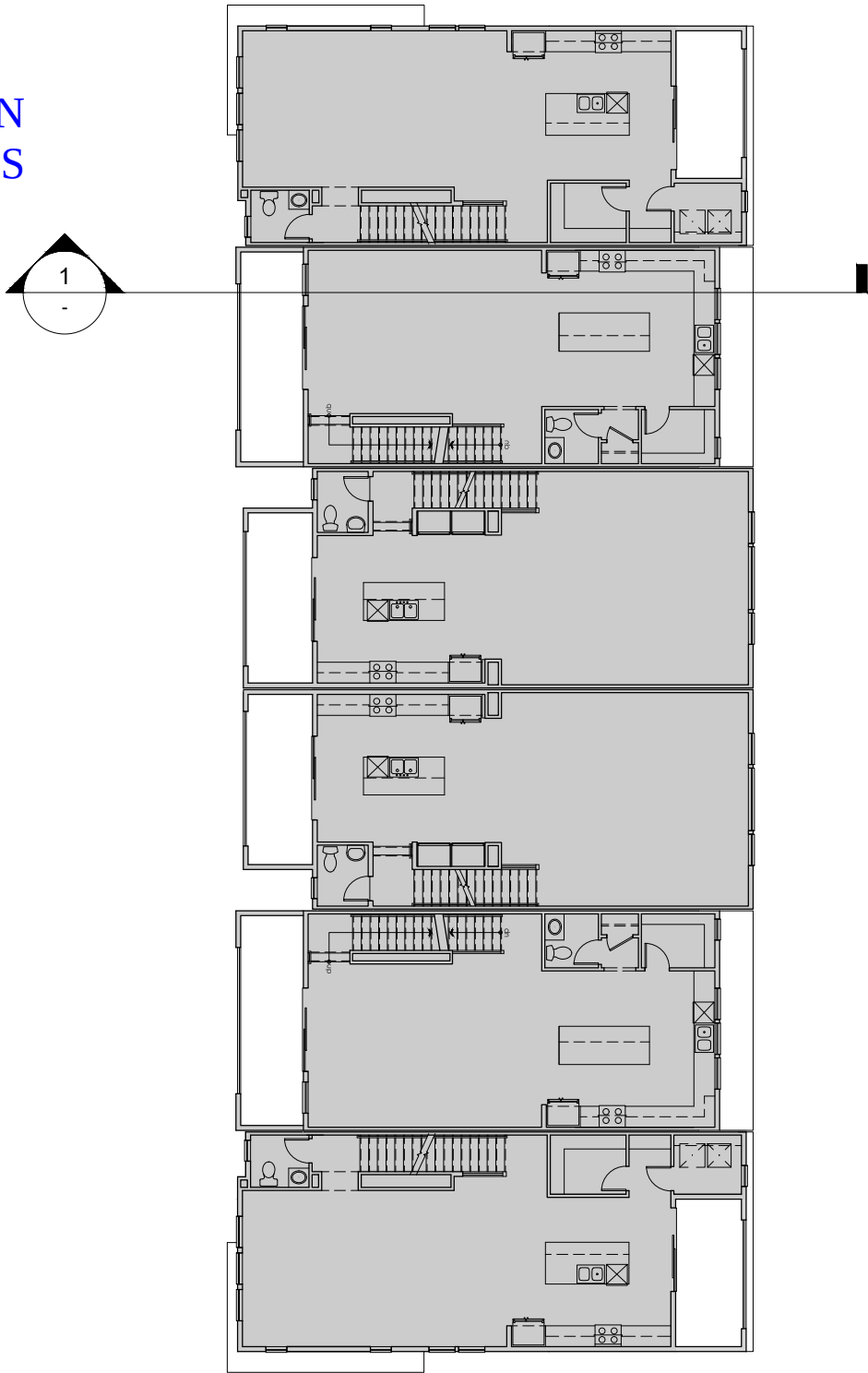


ROOF PLAN

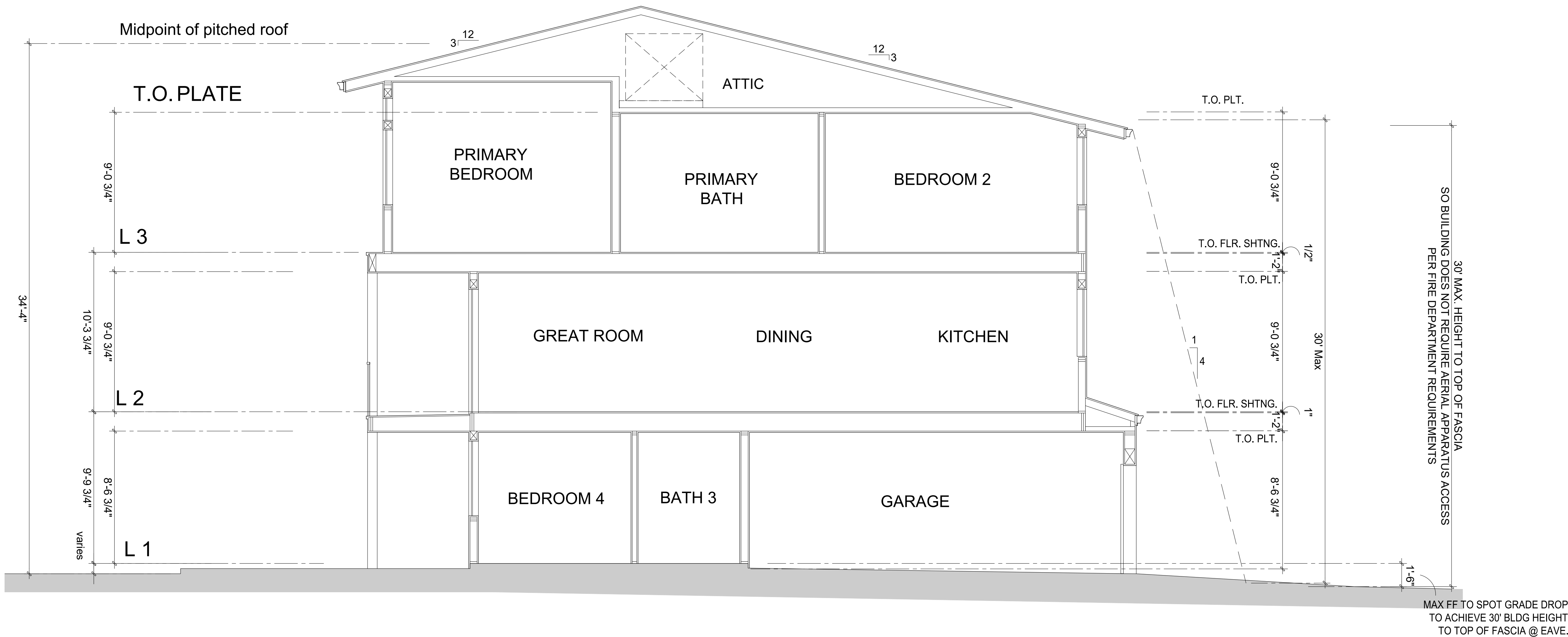


P3 P1 P2R P2 P1R P1R P3R

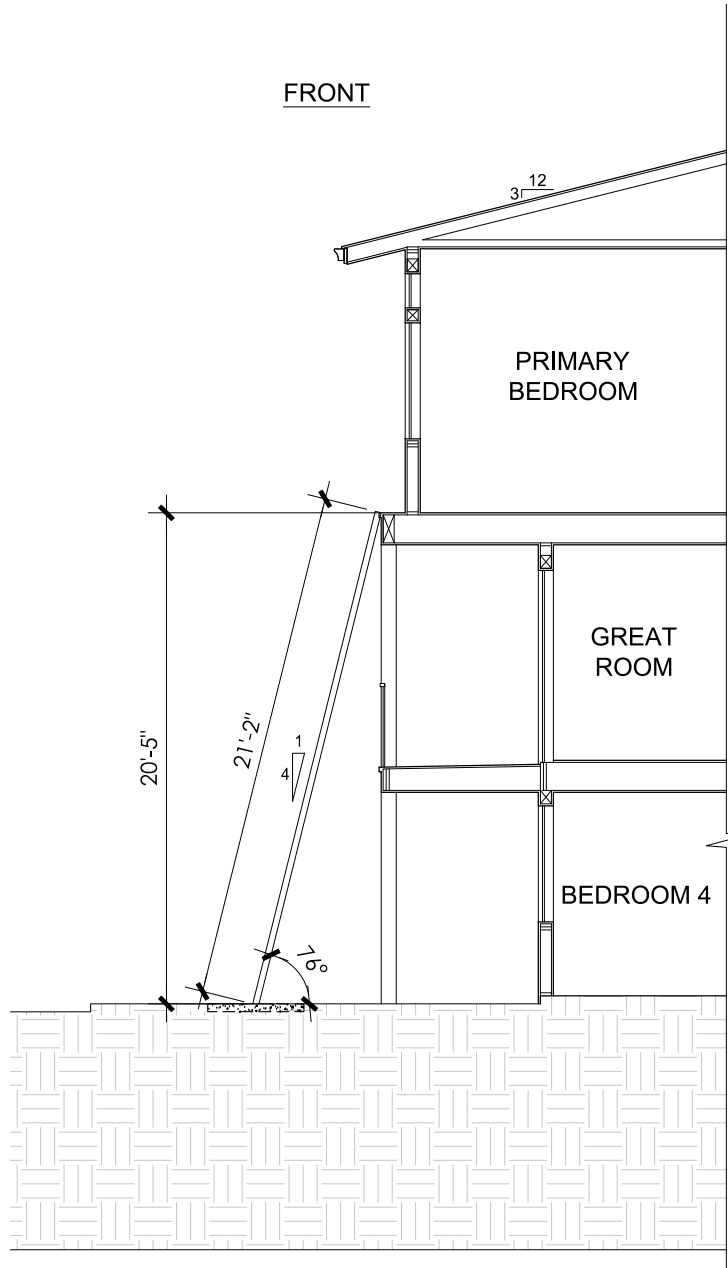
THIRD FLOOR



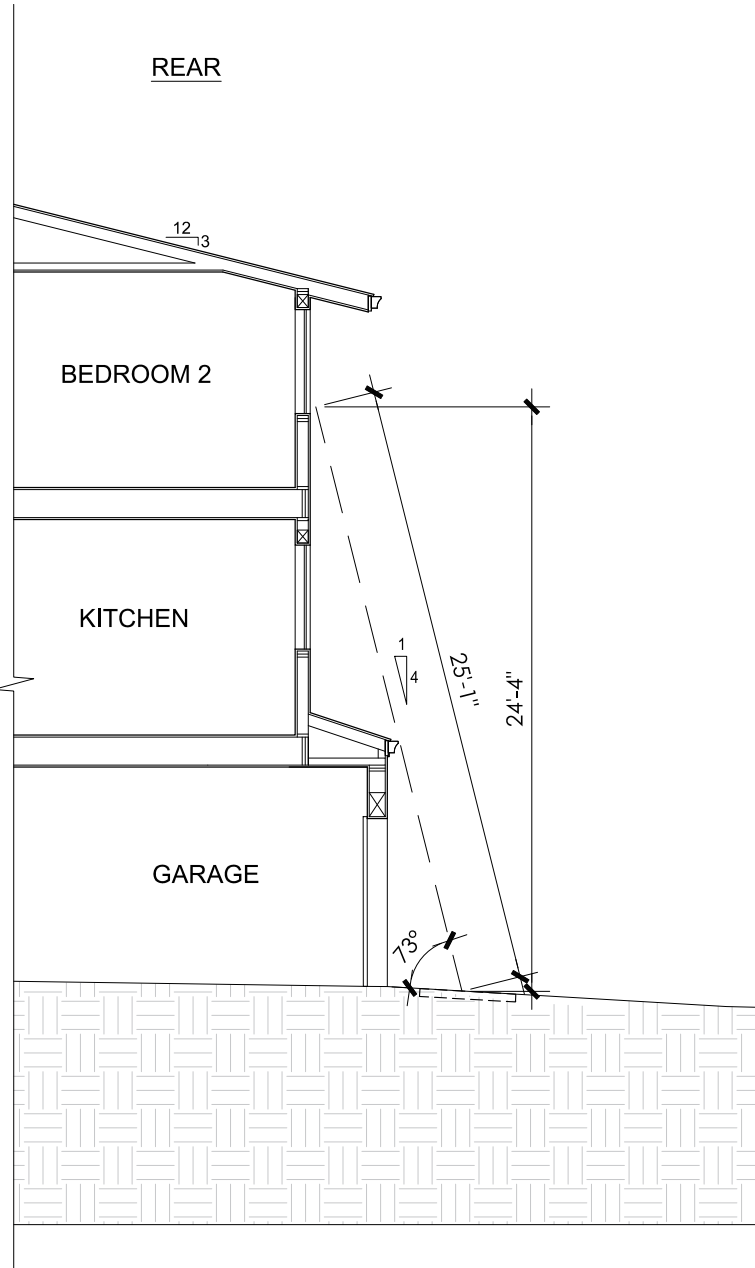
Key Plan (NTS)



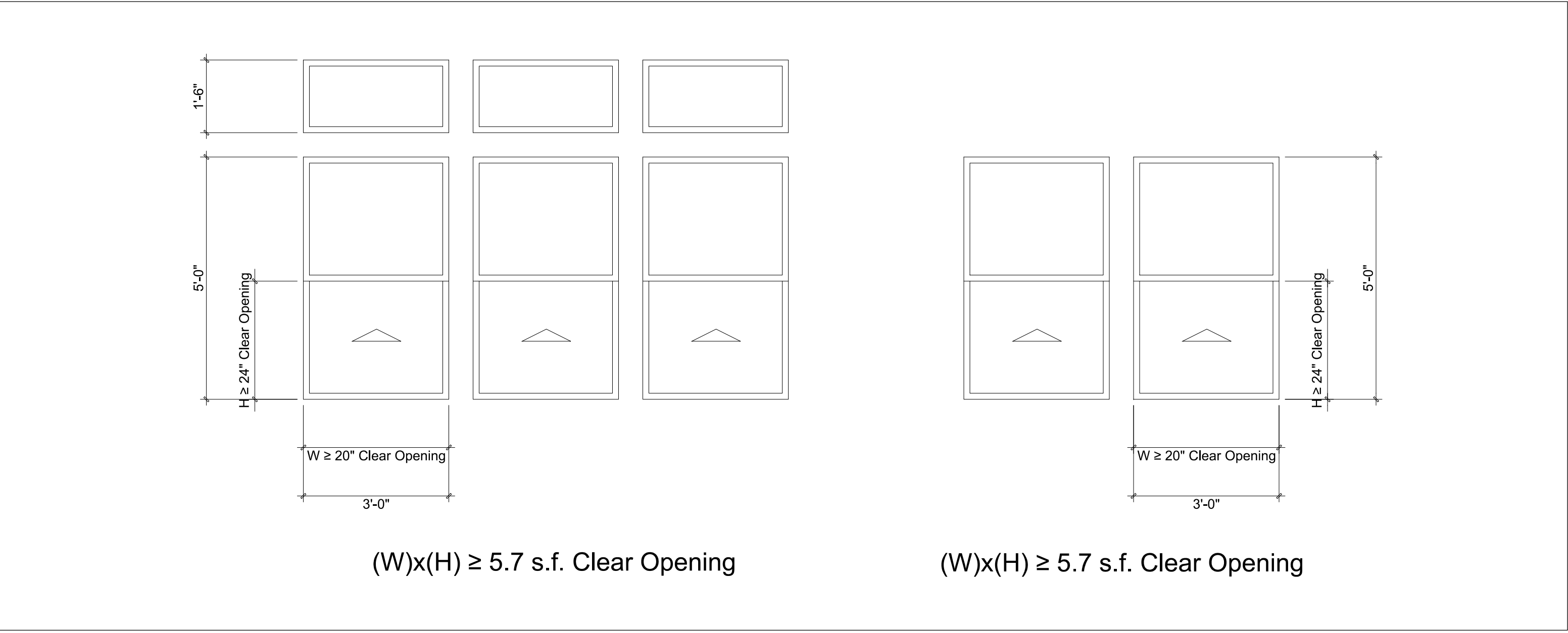
1. Cross Section



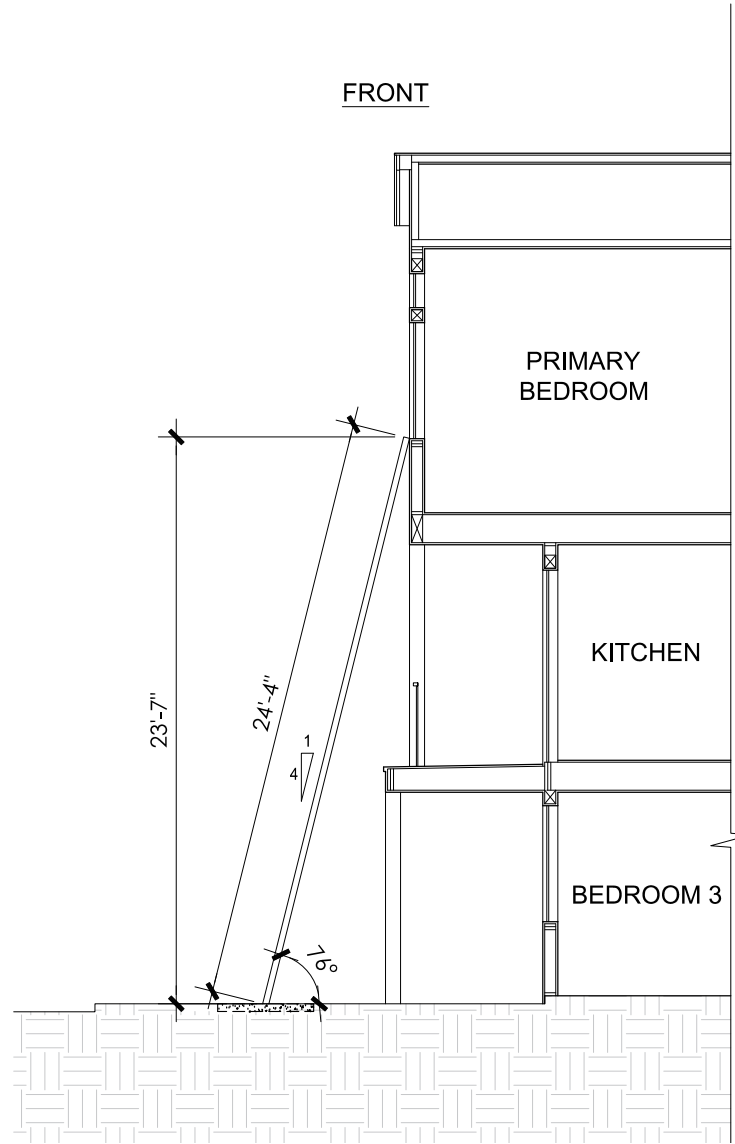
PLAN 1



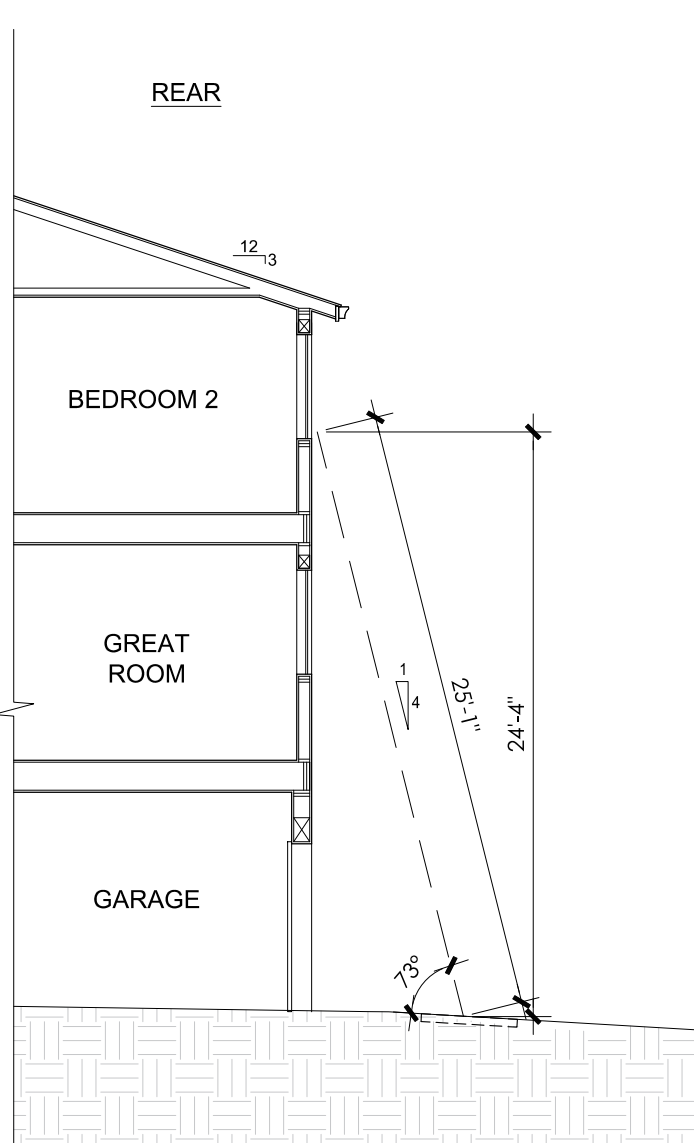
PLAN 1



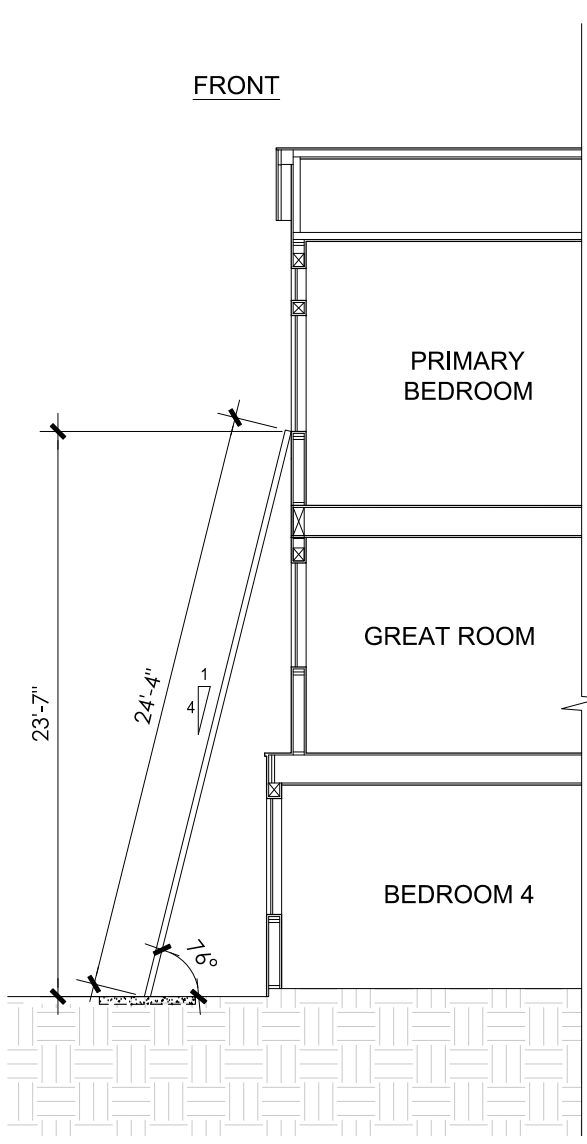
EMERGENCY ESCAPE AND RESCUE OPENINGS FOR TYPICAL EGRESS WINDOW



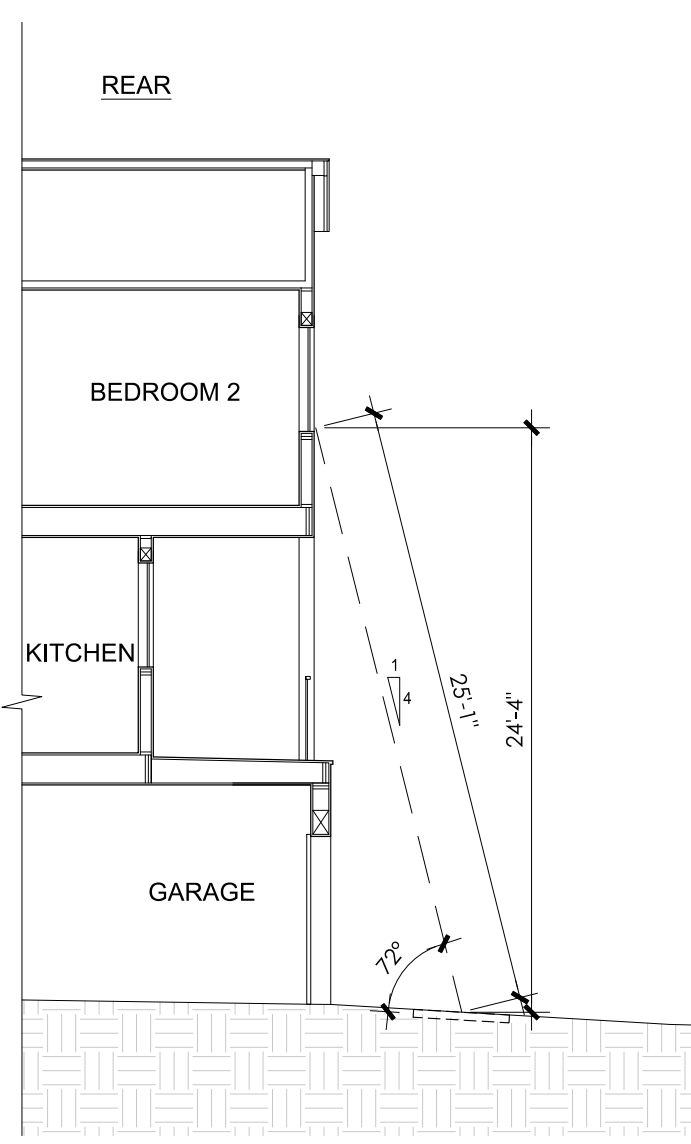
PLAN 2



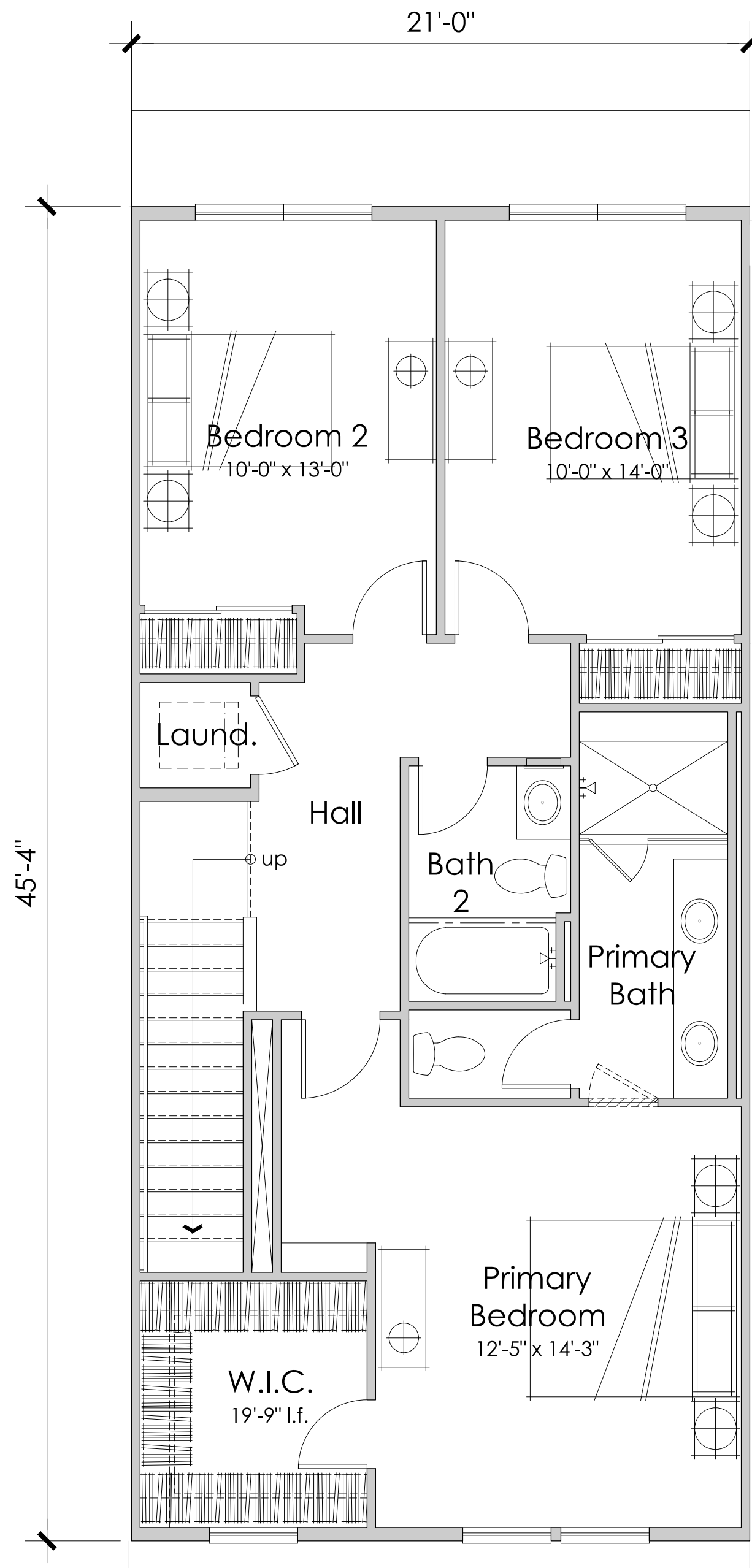
PLAN 2



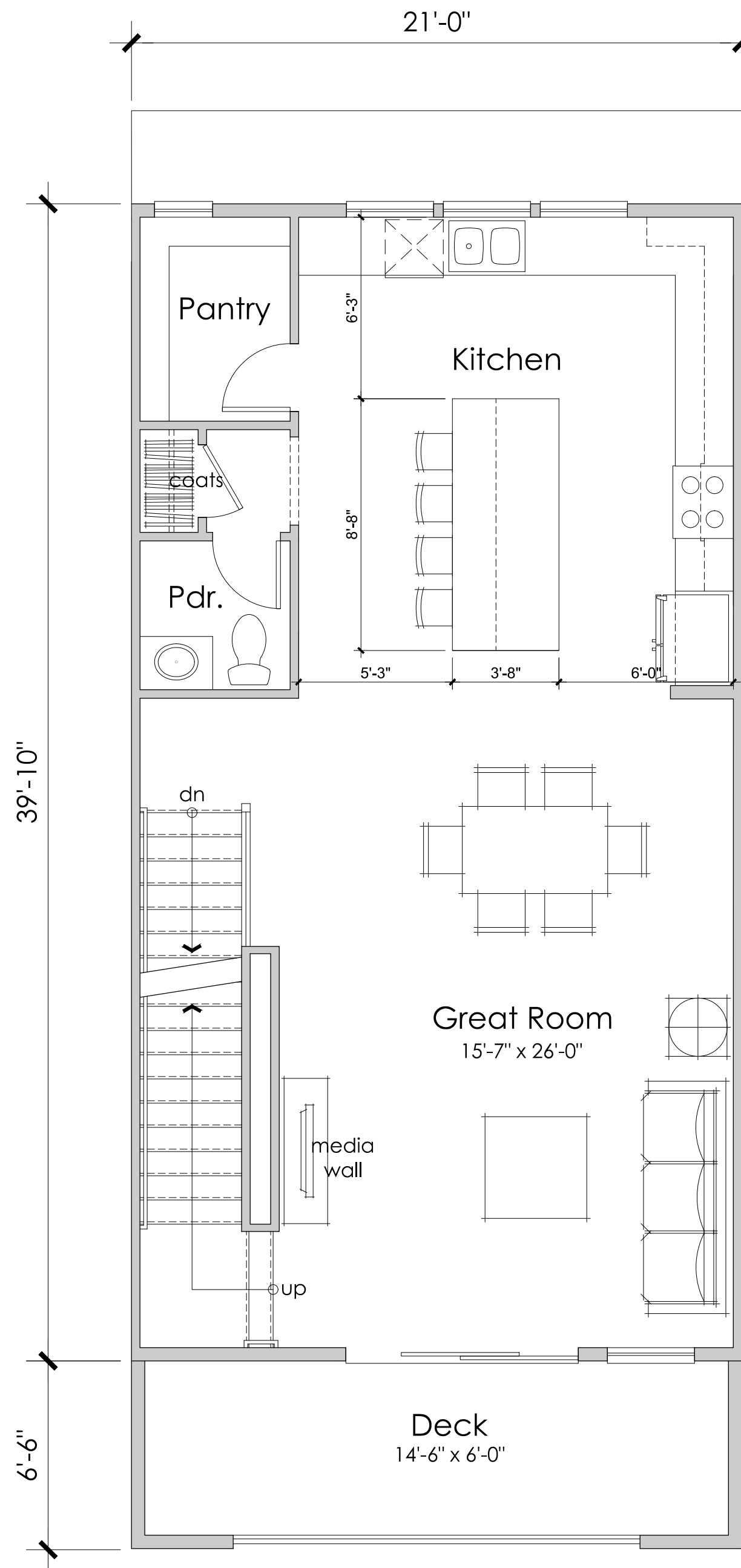
PLAN 3



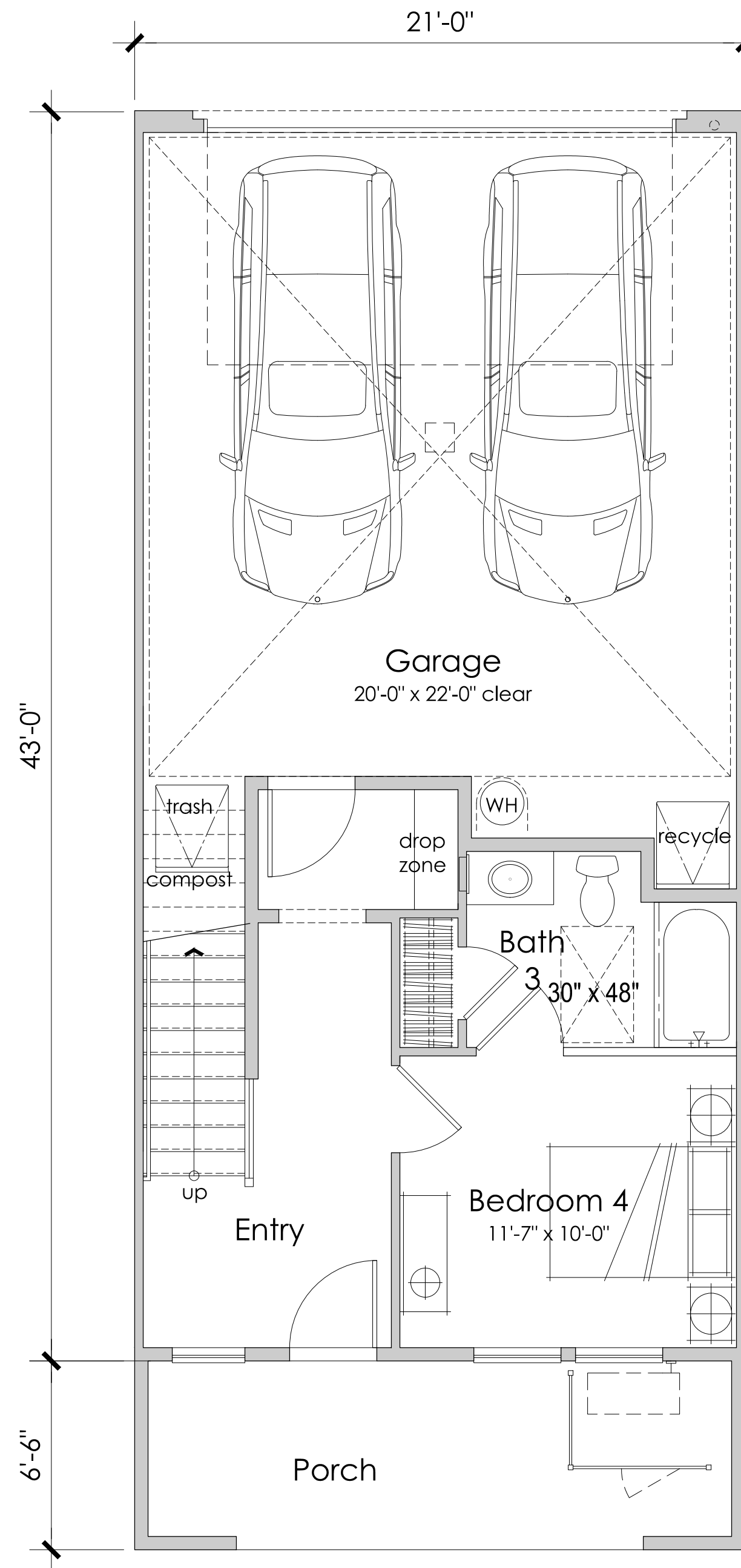
PLAN 3



Third Floor
878 N.S.F.

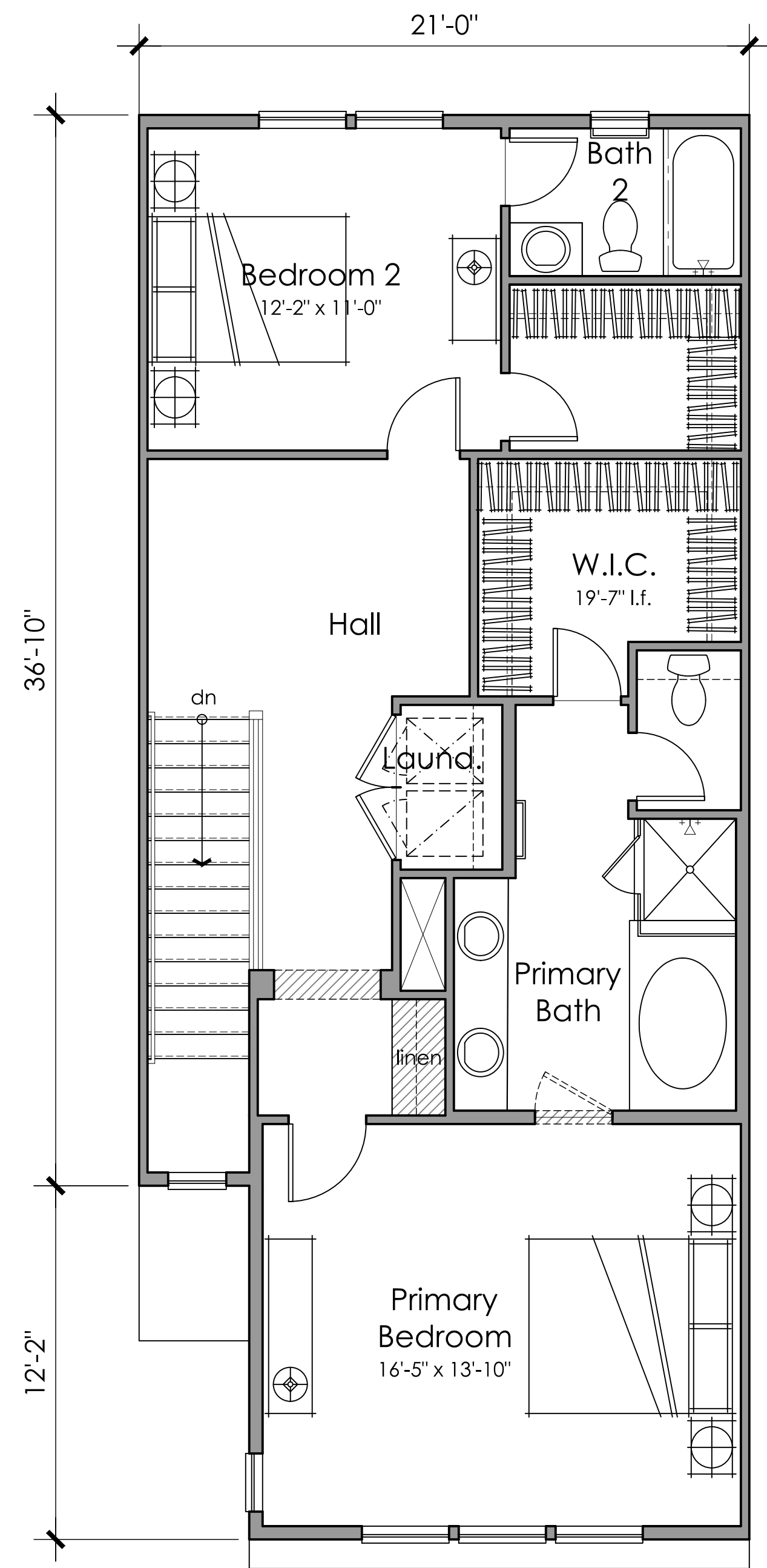


Second Floor
795 N.S.F.

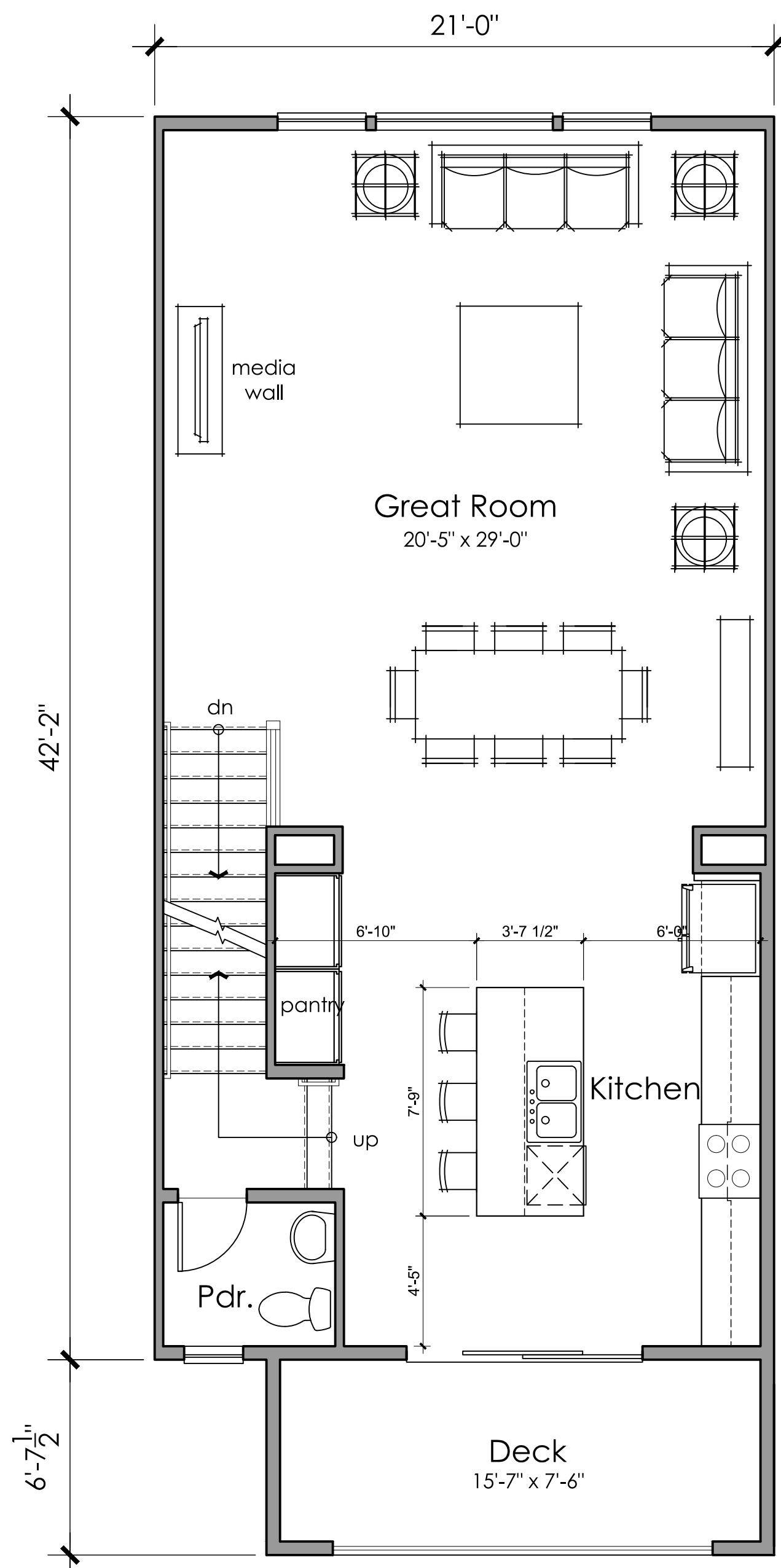


First Floor
360 N.S.F.

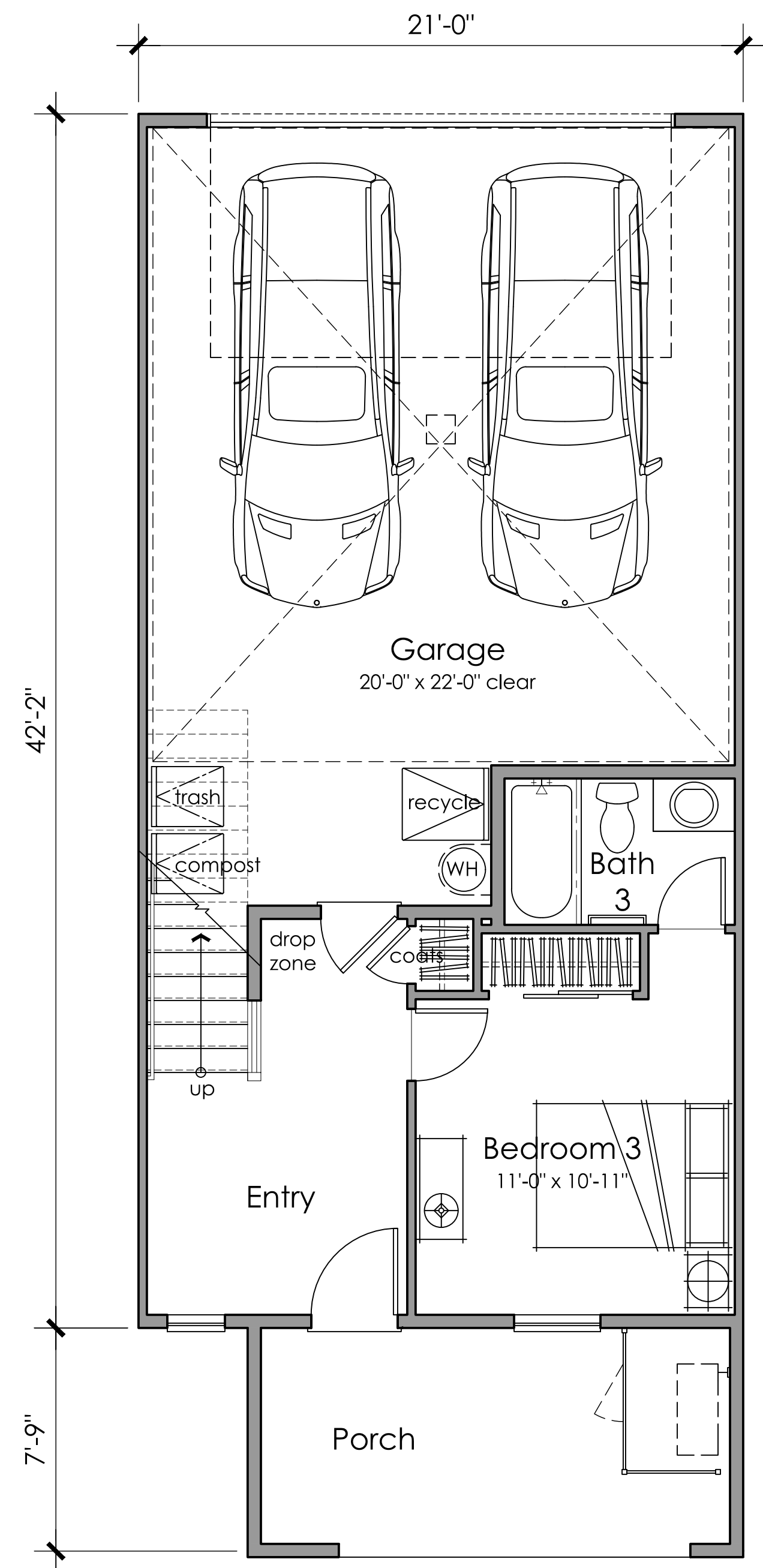
4 BEDROOMS
3.5 BATHS
2,033 N.S.F.



Third Floor
902 N.S.F.

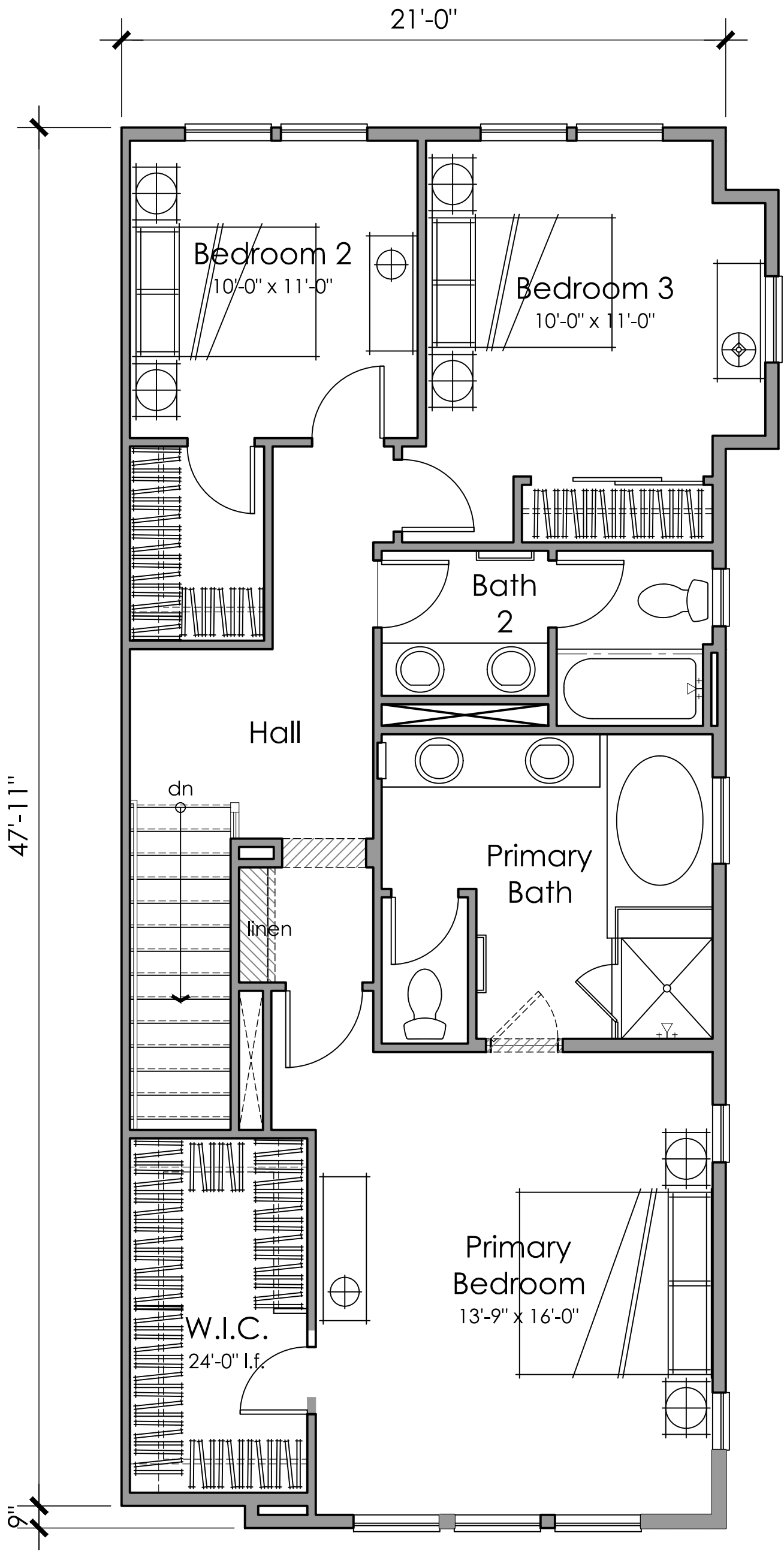


Second Floor
839 N.S.F.

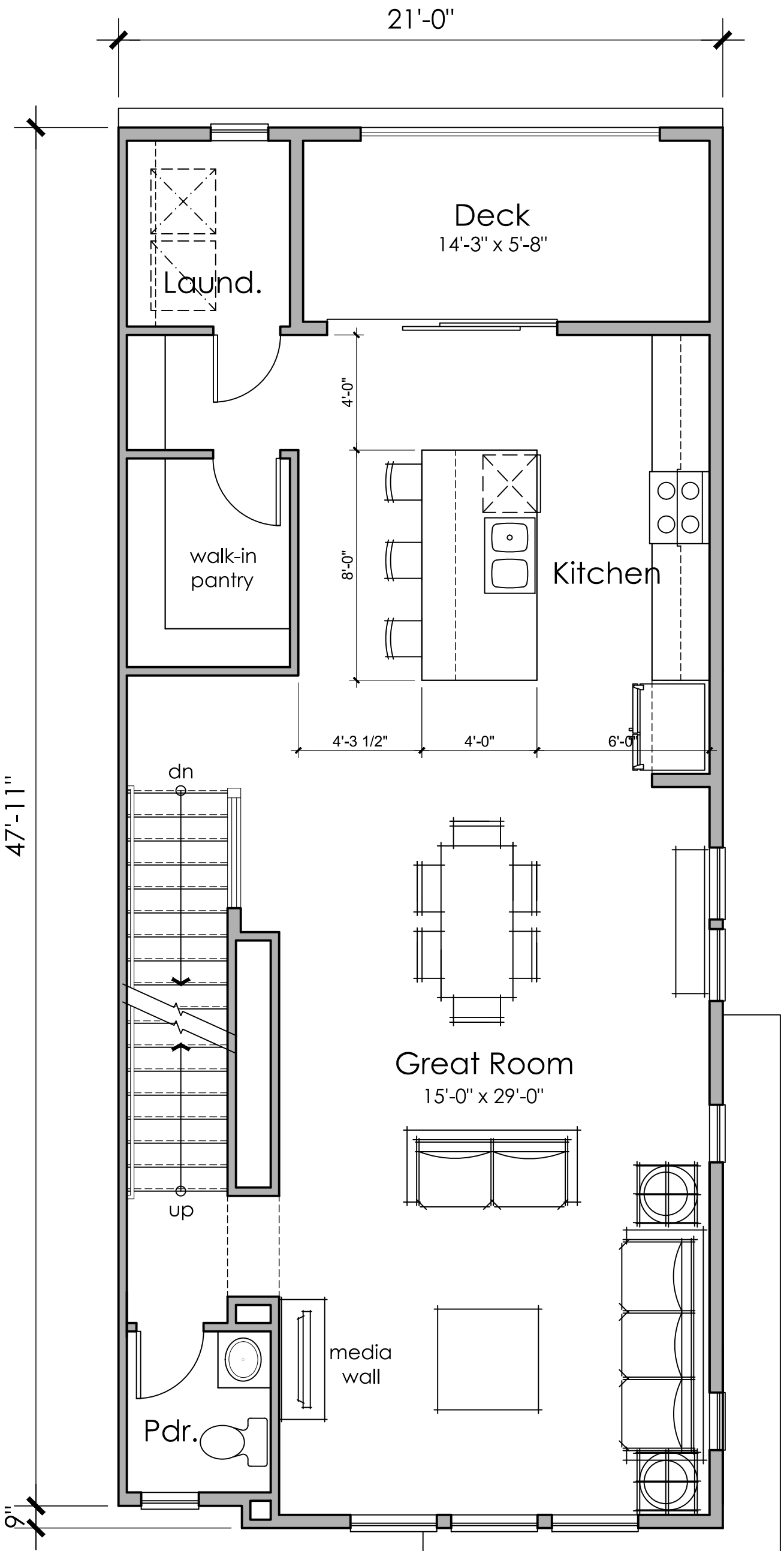


First Floor
340 N.S.F.

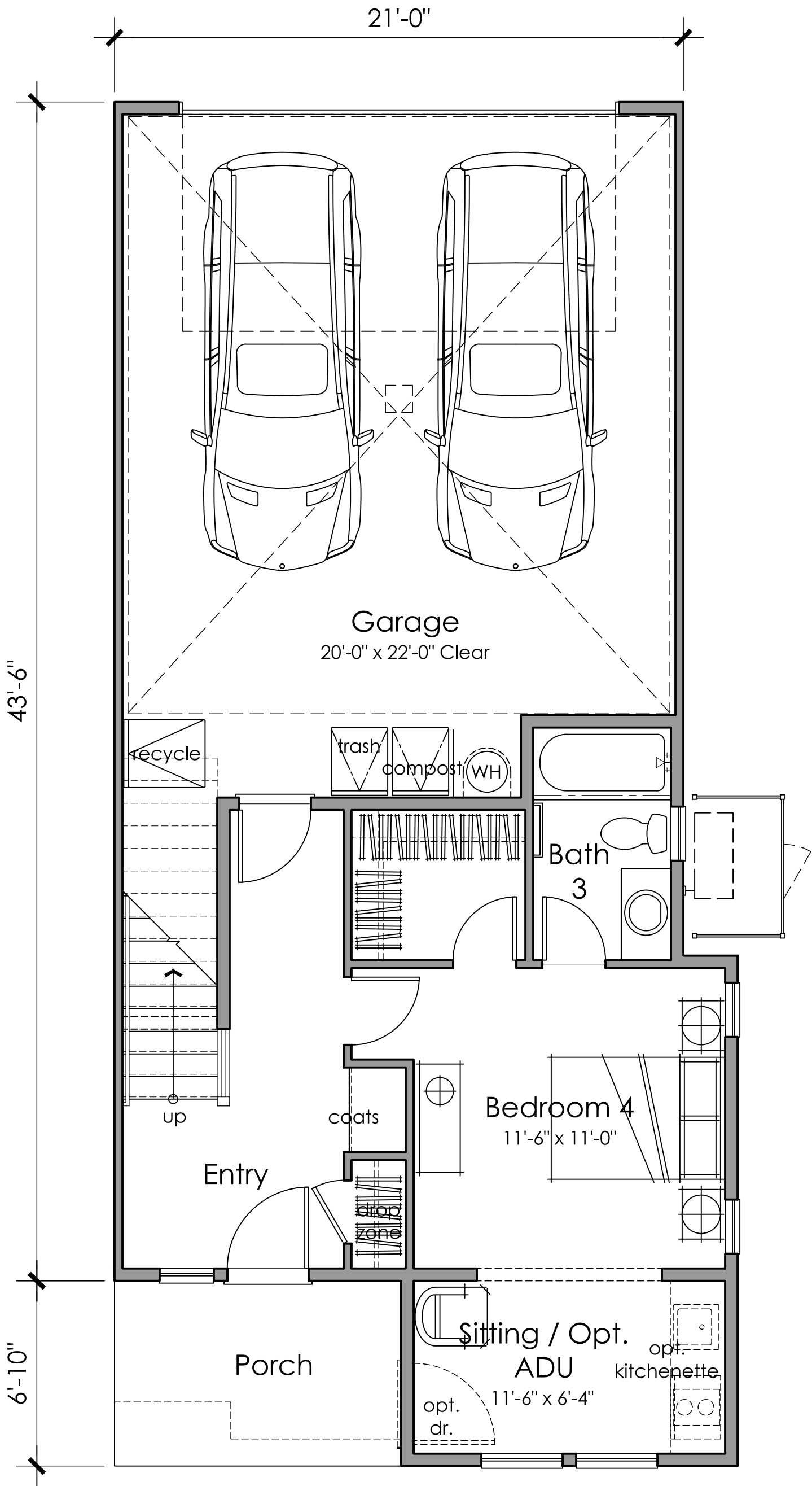
3 BEDROOMS
3.5 BATHS
2,081 N.S.F.



Third Floor
946 N.S.F.



Second Floor
864 N.S.F.



First Floor
460 N.S.F.

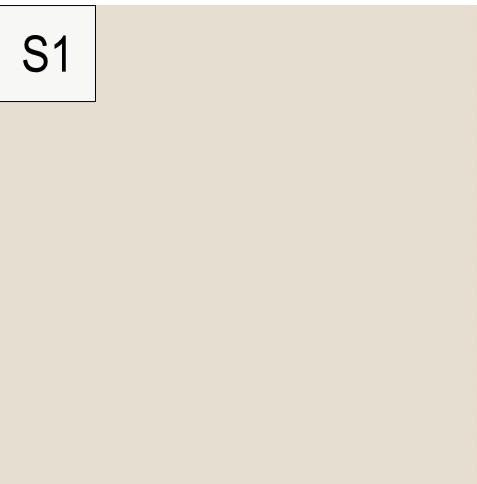
4 BEDROOMS
3.5 BATHS
2,270 N.S.F.



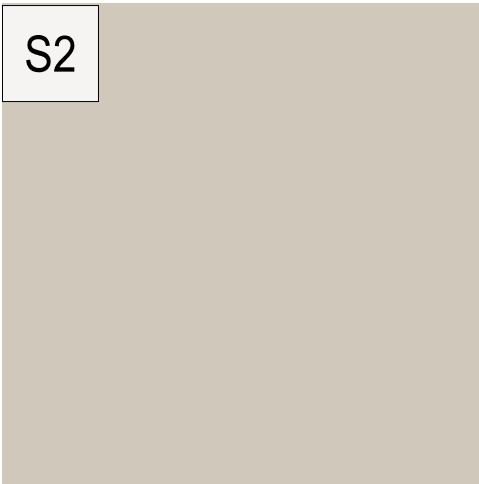
1. 6-Plex Town Home A Front Elevation



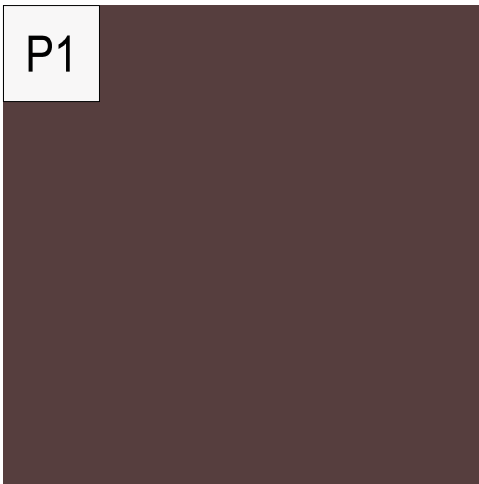
2. 6-Plex Town Home A Rear Elevation



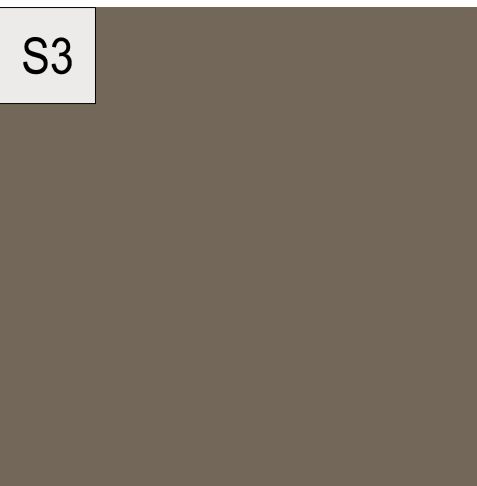
Stucco 1
SW 7010
White Duck



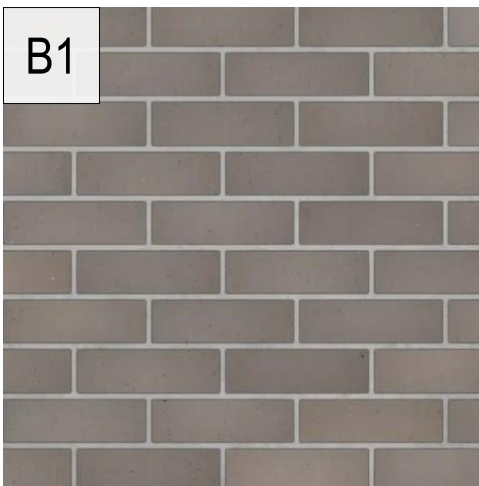
Stucco 2
SW7036
Accessible Beige



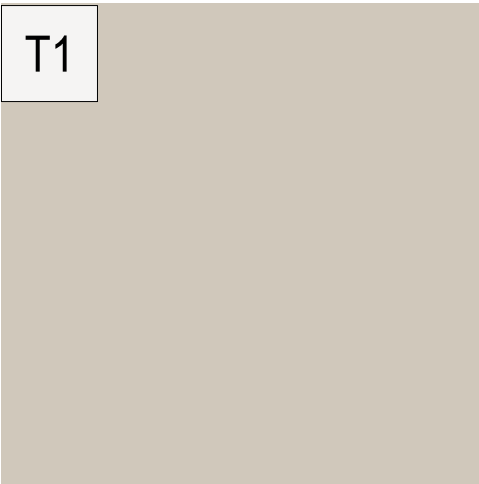
Cementitious Lap Siding 1
SW7580
Carnelian



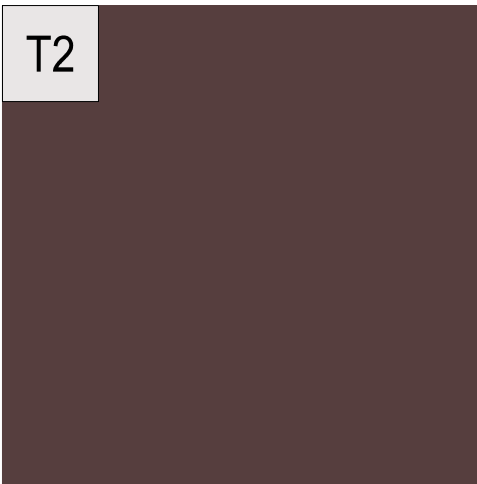
Stucco 3
SW 7033
Brainstorm Bronze



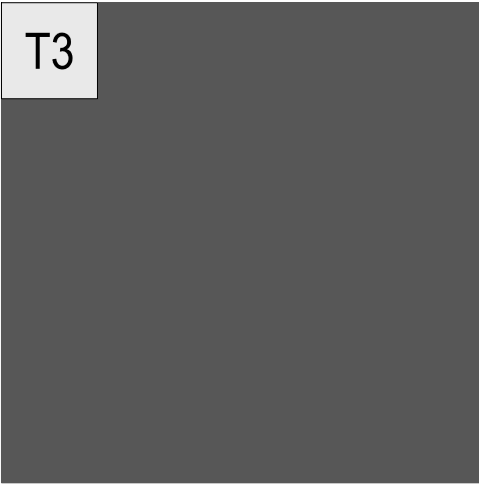
Brick Veneer
Endicott- Thin Brick
Light Grey Blend



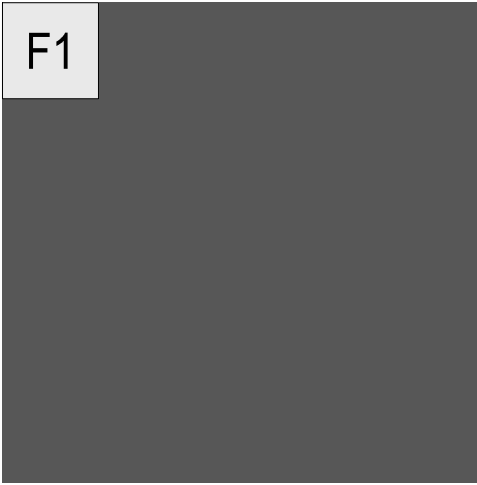
Trim 1
SW7036
Accessible Beige



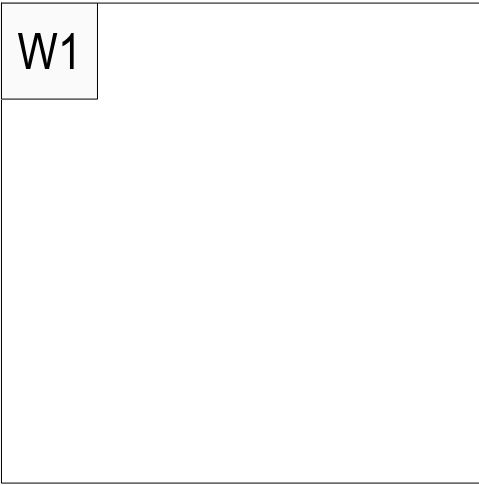
Trim 2
SW7580
Carnelian



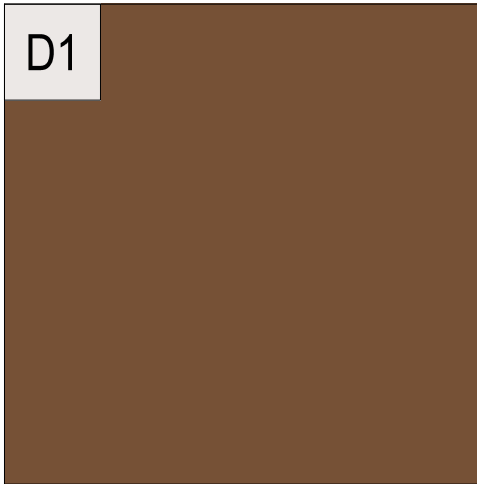
Trim 3
SW 7674
Peppercorn



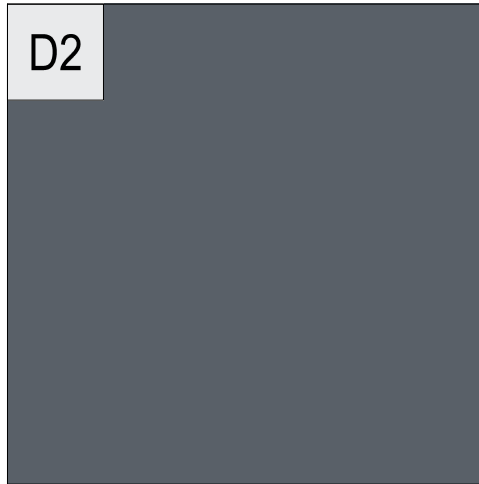
Fascia Board
SW 7674
Peppercorn



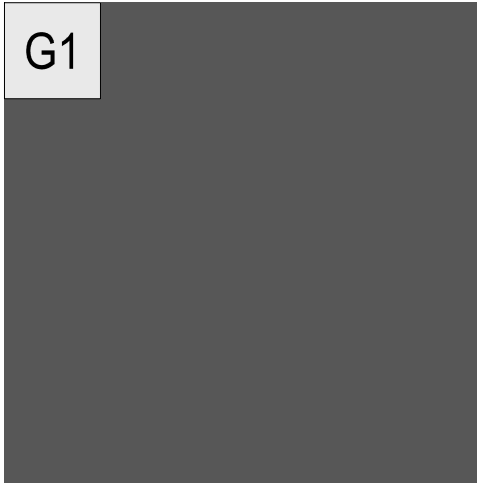
Vinyl Window
White (or sim.)



Entry Door
SW 9100
Umber Rust



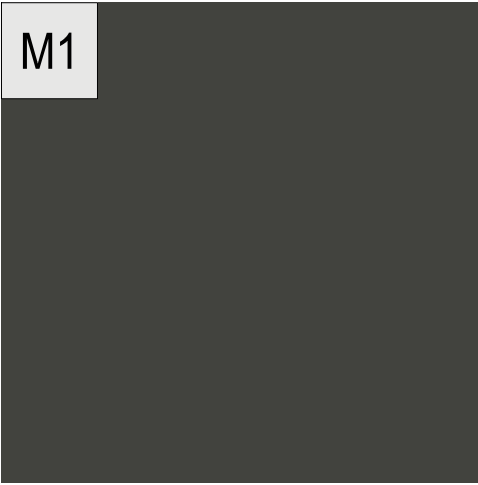
Entry Door
SW 6257
Gibraltar



Metal Garage
Door
SW 7674
Peppercorn



Composite
Shingle Roof
Driftwood



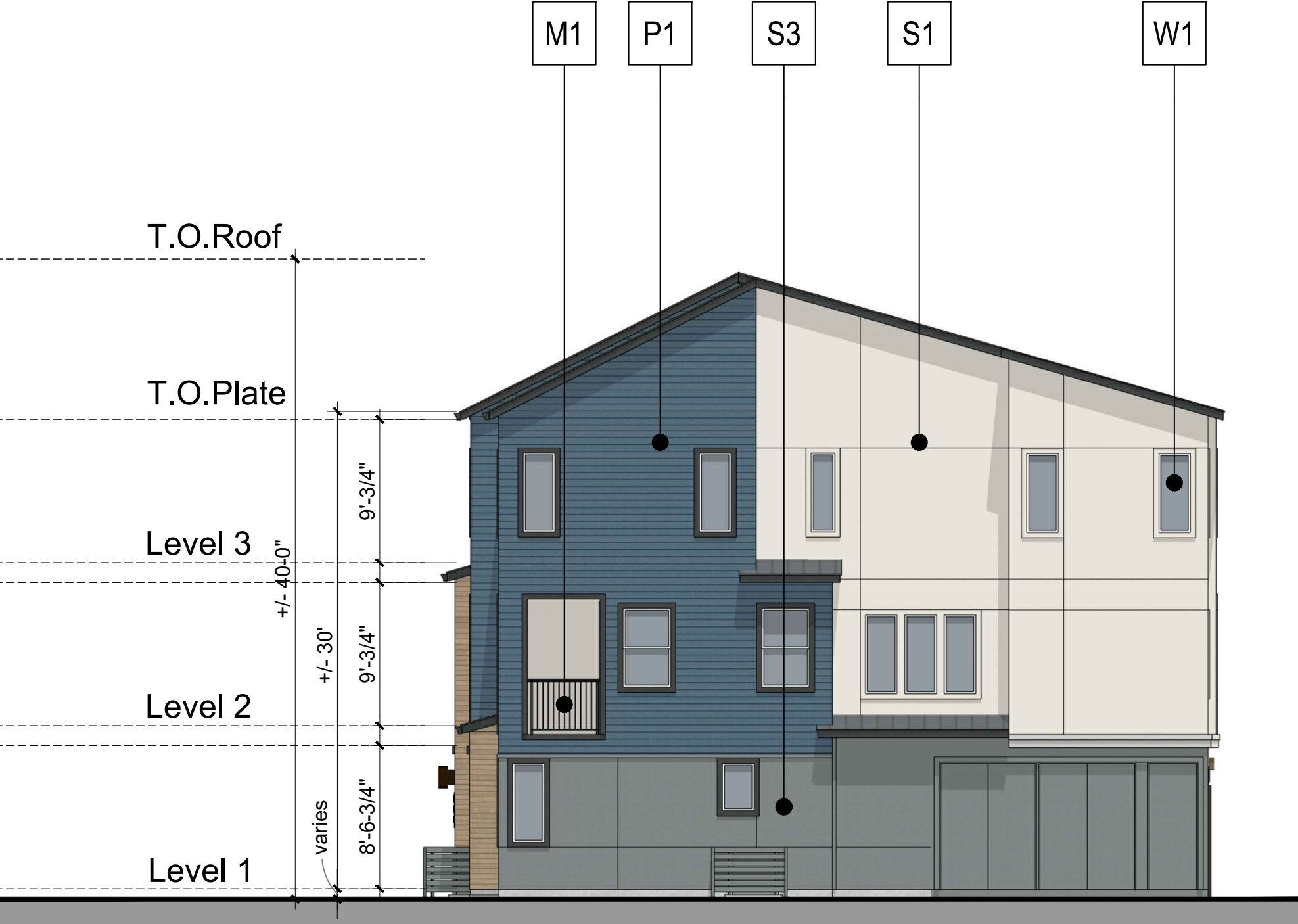
Metal Railing +
Awnings
SW 7069
Iron Ore

Note: Or similar product

COLOR & MATERIAL LEGEND*:

- RECEIVED
June 10, 2026
CITY OF SAN RAMON
PLANNING SERVICES
- S1 Stucco 1
 - S2 Stucco 2
 - S3 Stucco 3
 - W1 Vinyl Window
 - M1 Metal Railing
 - M2 Metal Awning
 - P1 Cementitious Siding
 - P2 Composite Wood Siding
 - G1 Metal Garage Door

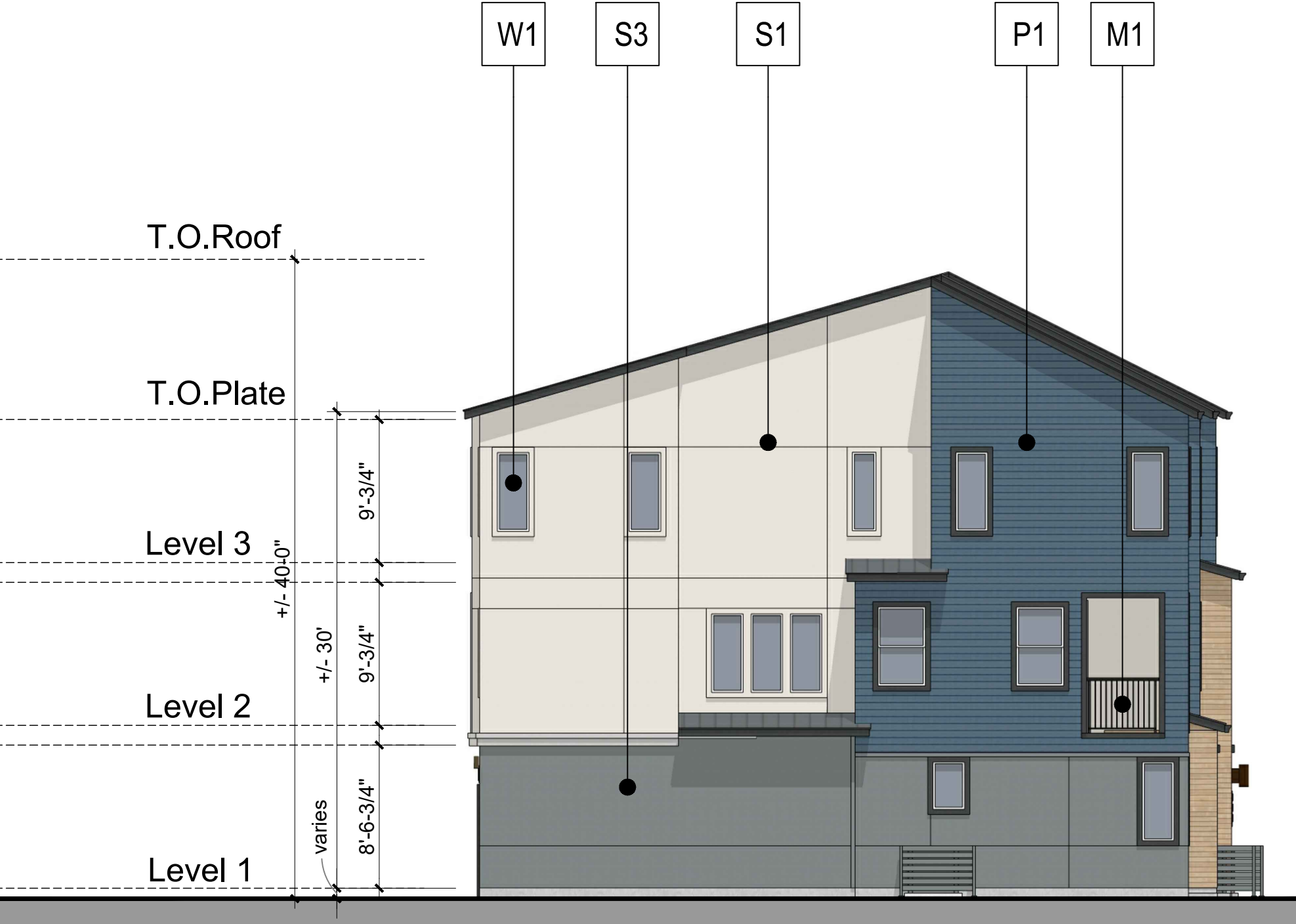
*Or approved equal.



RIGHT ELEVATION



REAR ELEVATION



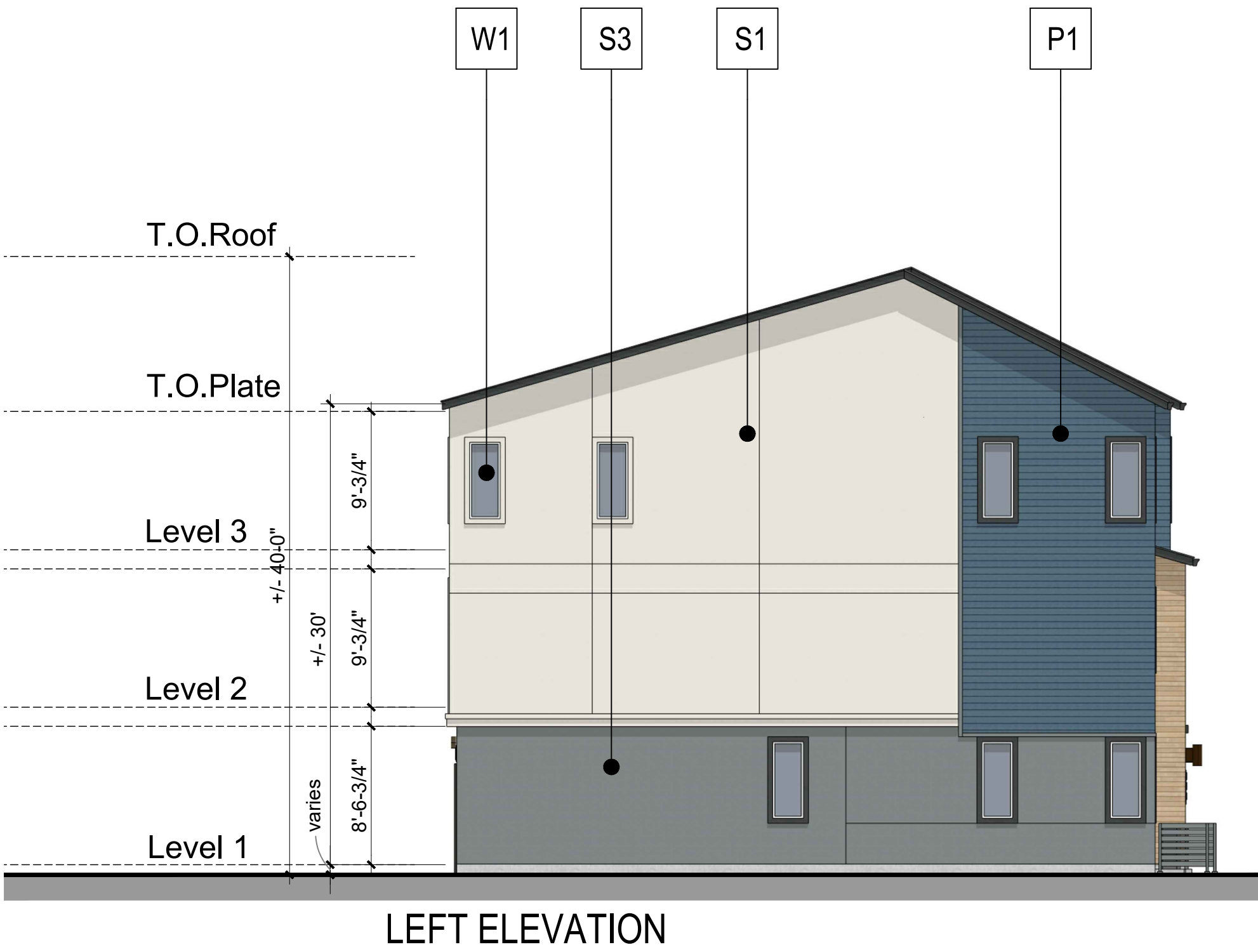
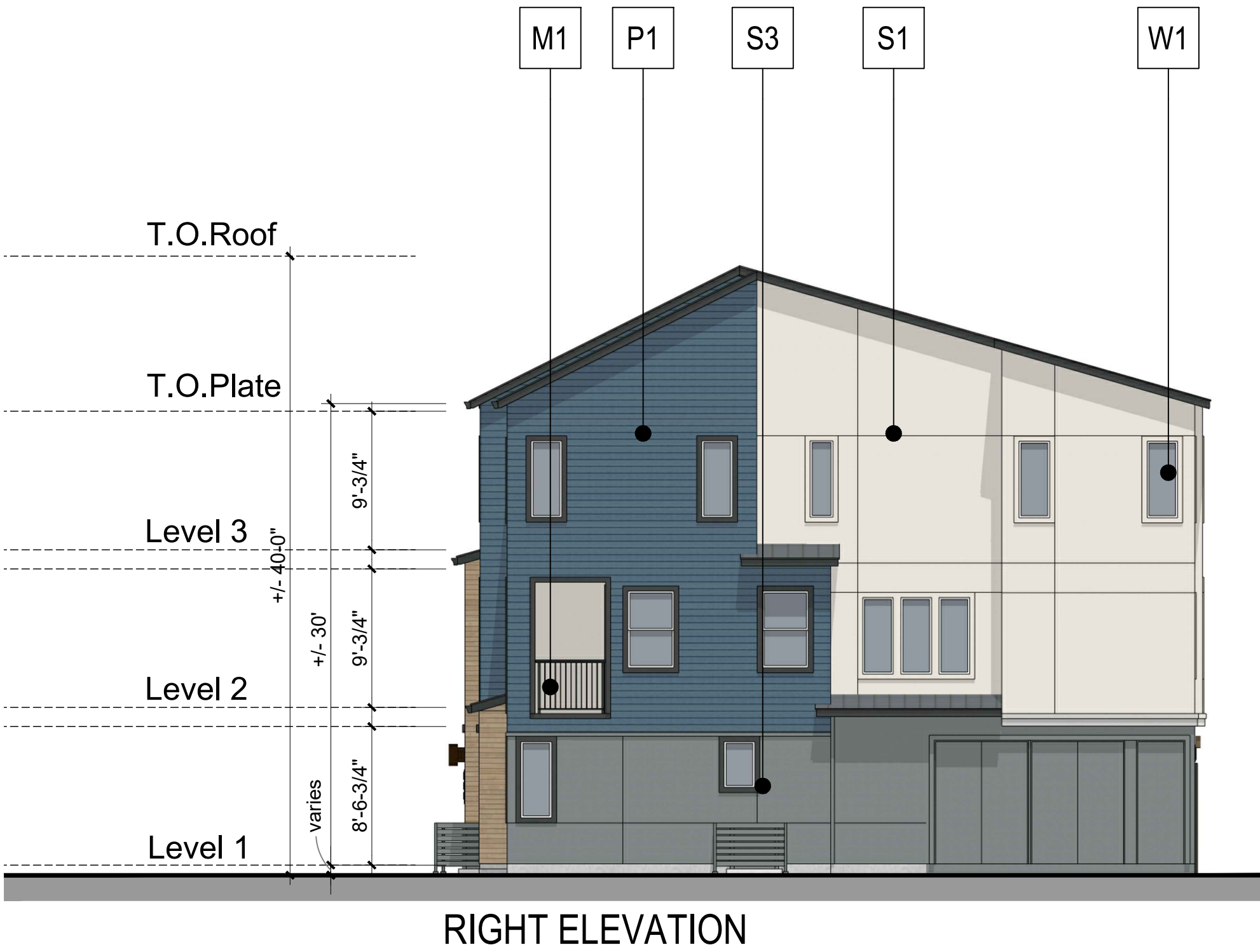
LEFT ELEVATION



FRONT ELEVATION

- S1 Stucco 1
- S2 Stucco 2
- S3 Stucco 3
- W1 Vinyl Window
- M1 Metal Railing
- M2 Metal Awning
- P1 Cementitious Siding
- P2 Composite Wood Siding
- G1 Metal Garage Door

*Or approved equal.

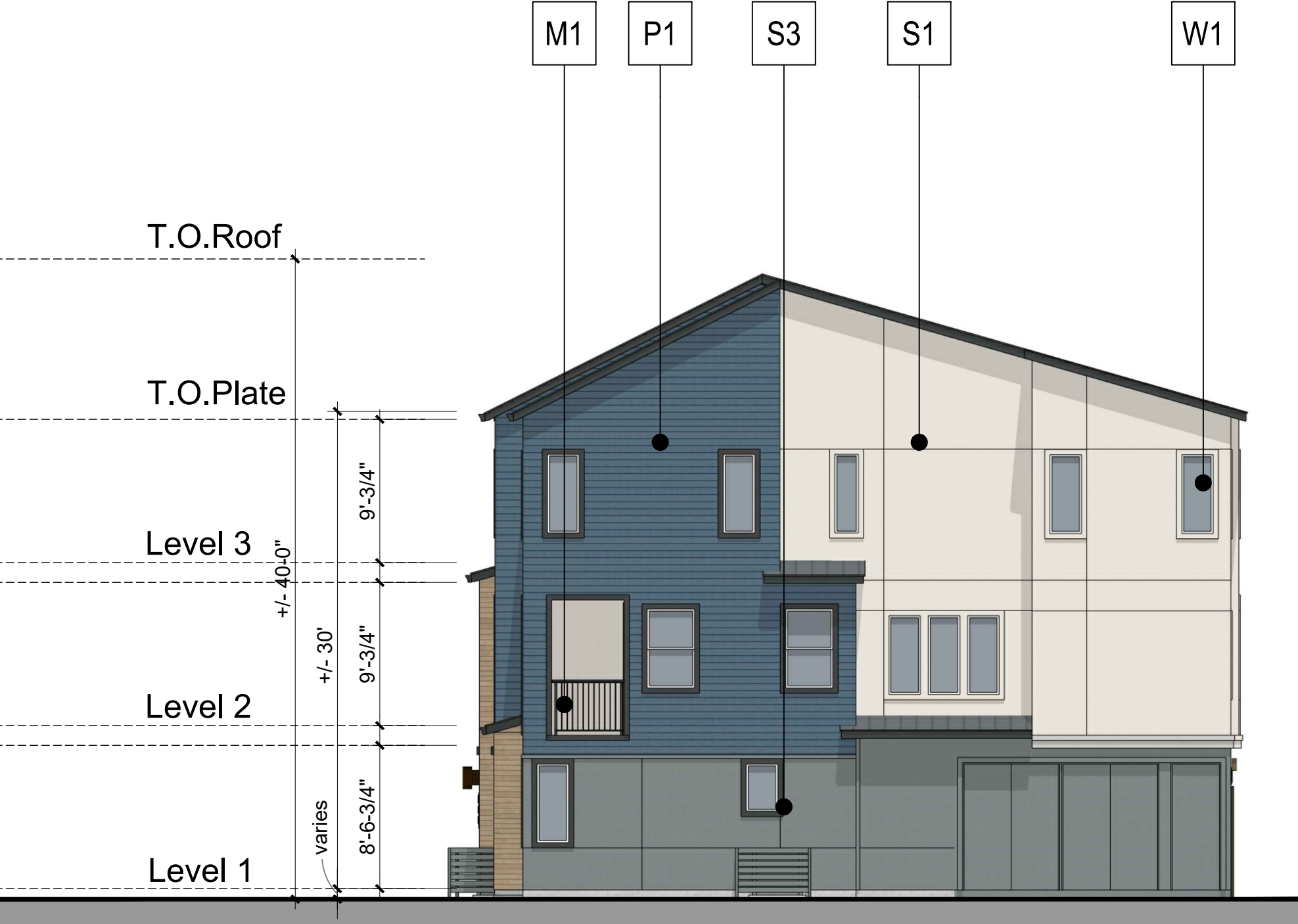


COLOR & MATERIAL LEGEND*:

- S1 Stucco 1
- S2 Stucco 2
- S3 Stucco 3
- W1 Vinyl Window
- M1 Metal Railing
- M2 Metal Awning
- P1 Cementitious Siding
- P2 Composite Wood Siding
- G1 Metal Garage Door

*Or approved equal.

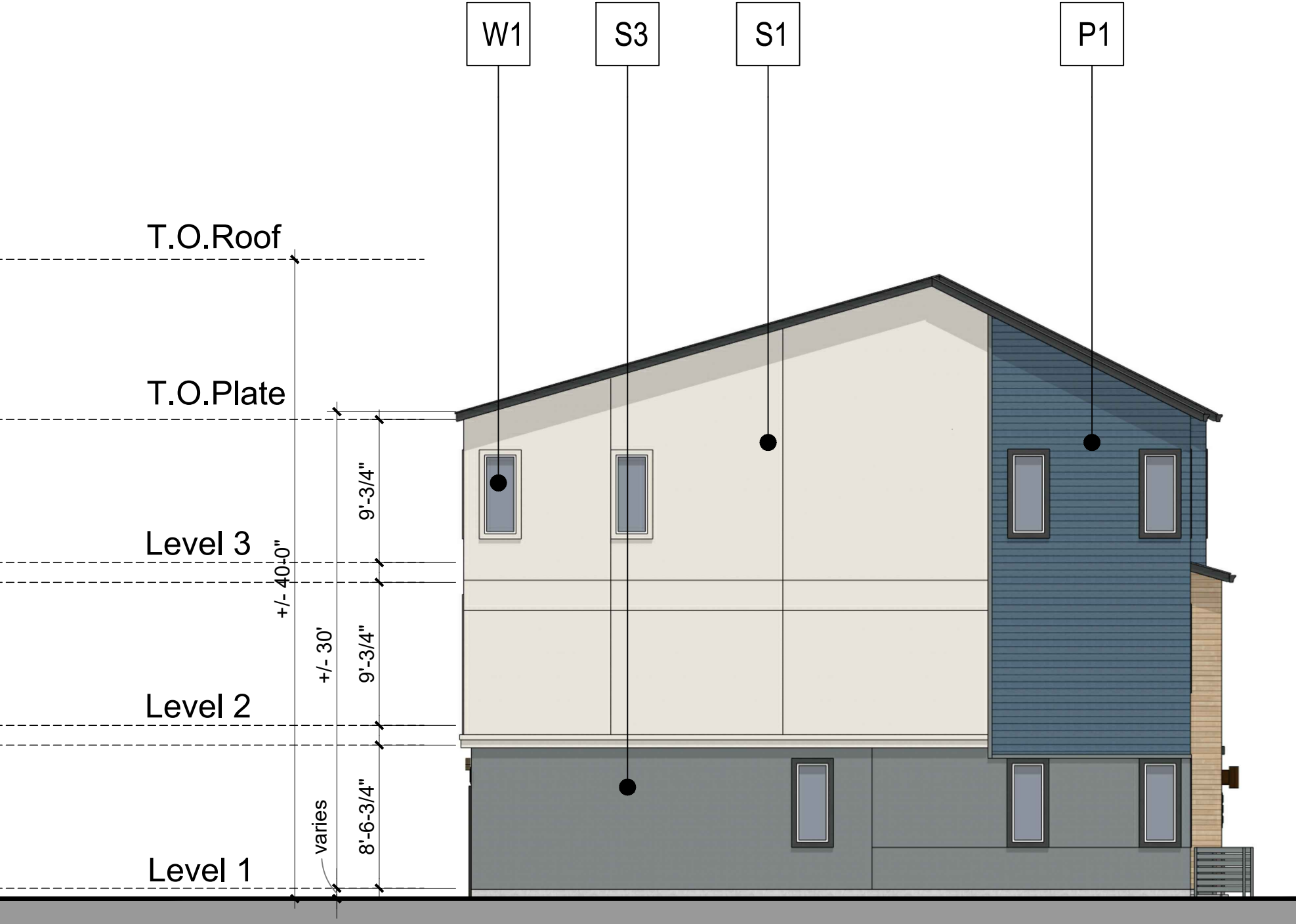
RECEIVED
June 10, 2026
CITY OF SAN RAMON
PLANNING SERVICES



RIGHT ELEVATION



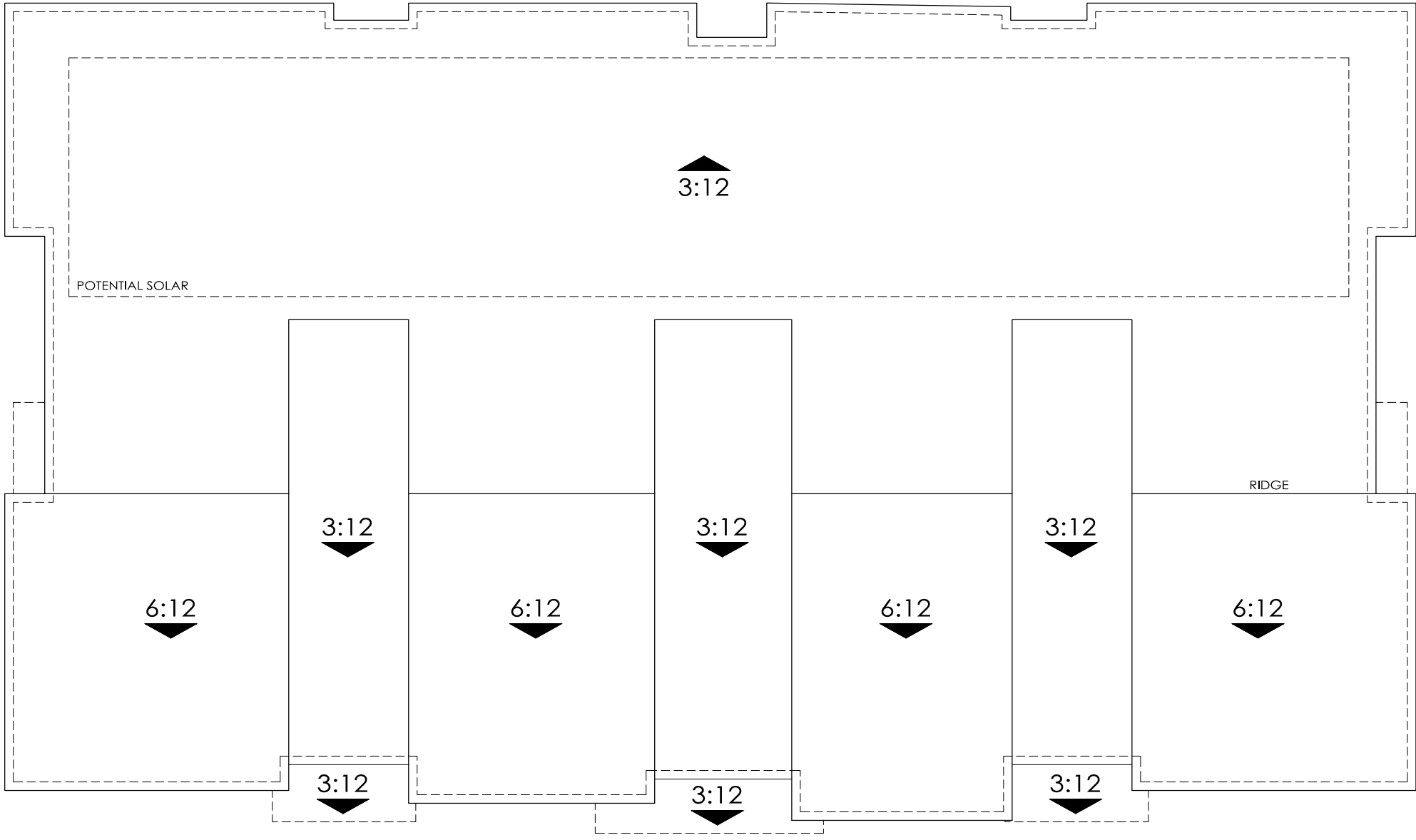
REAR ELEVATION



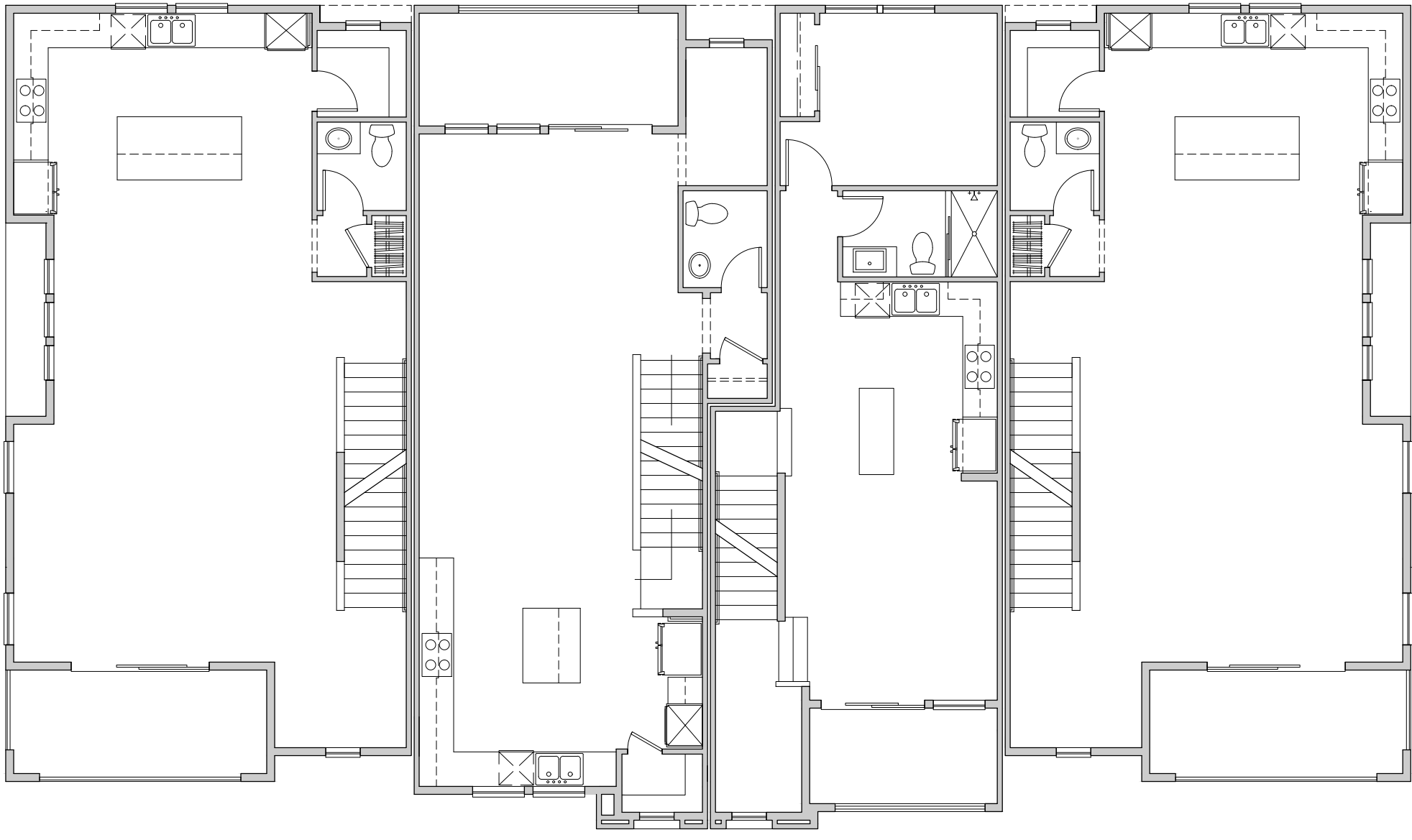
LEFT ELEVATION



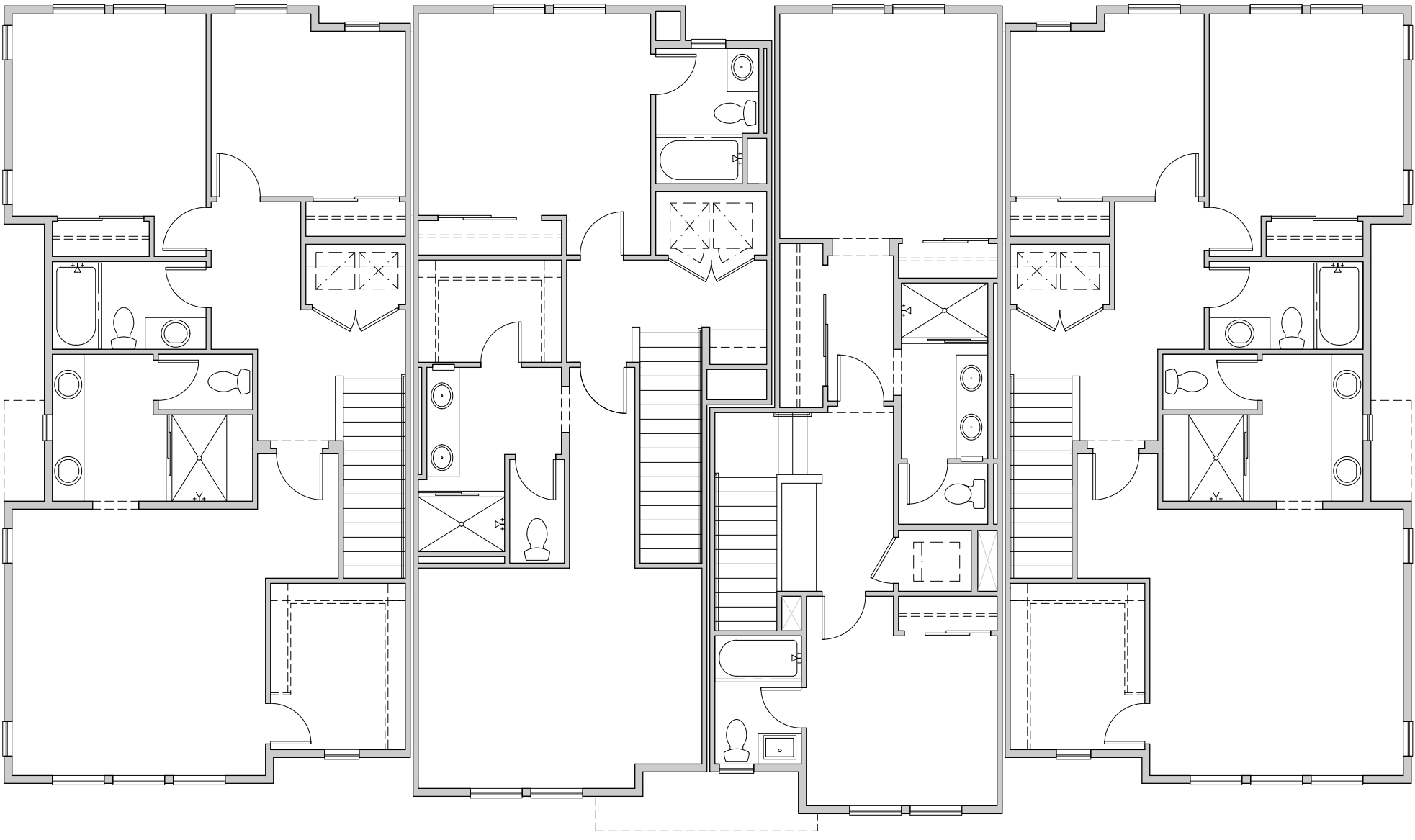
FRONT ELEVATION



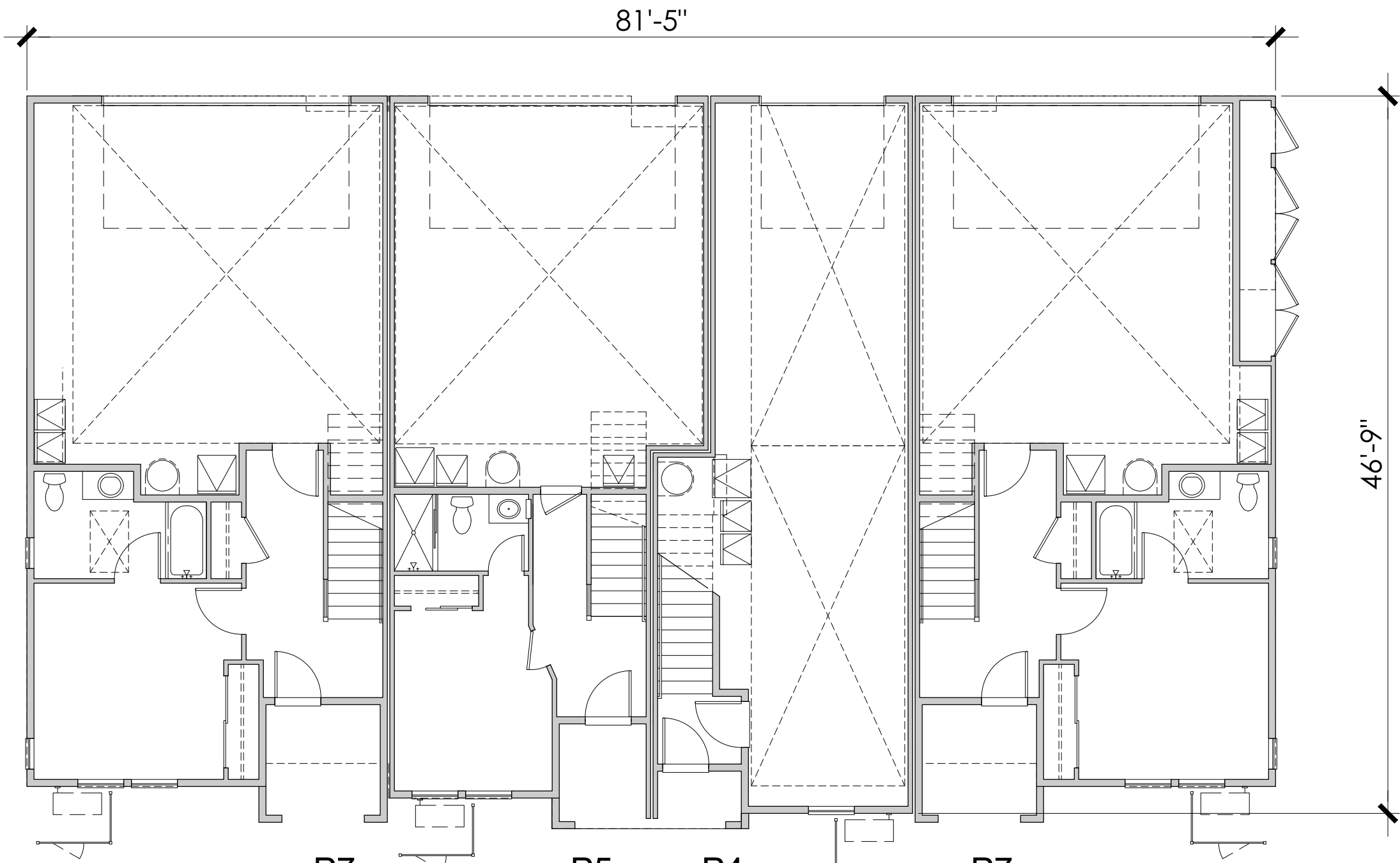
ROOF LEVEL



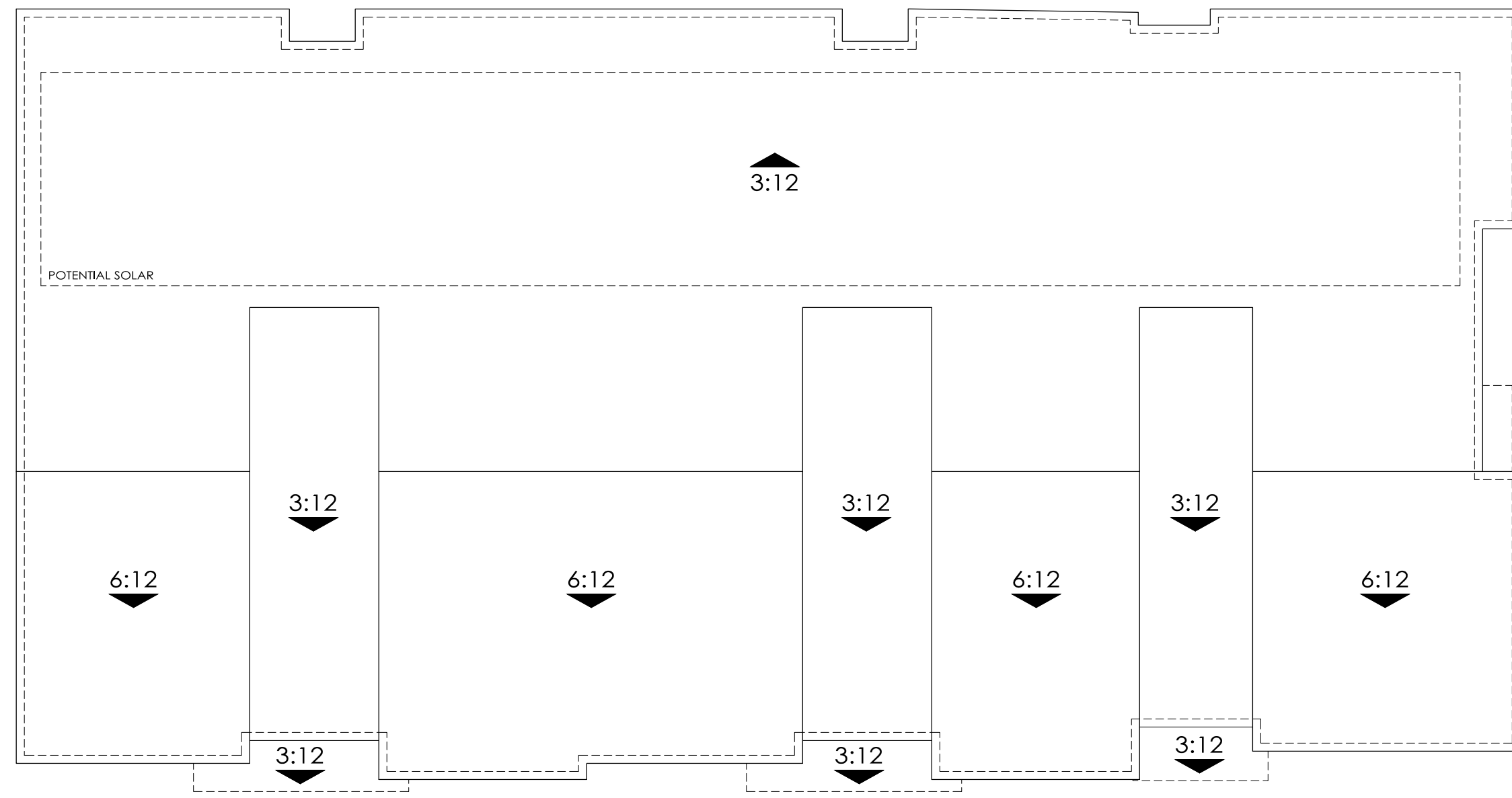
SECOND FLOOR



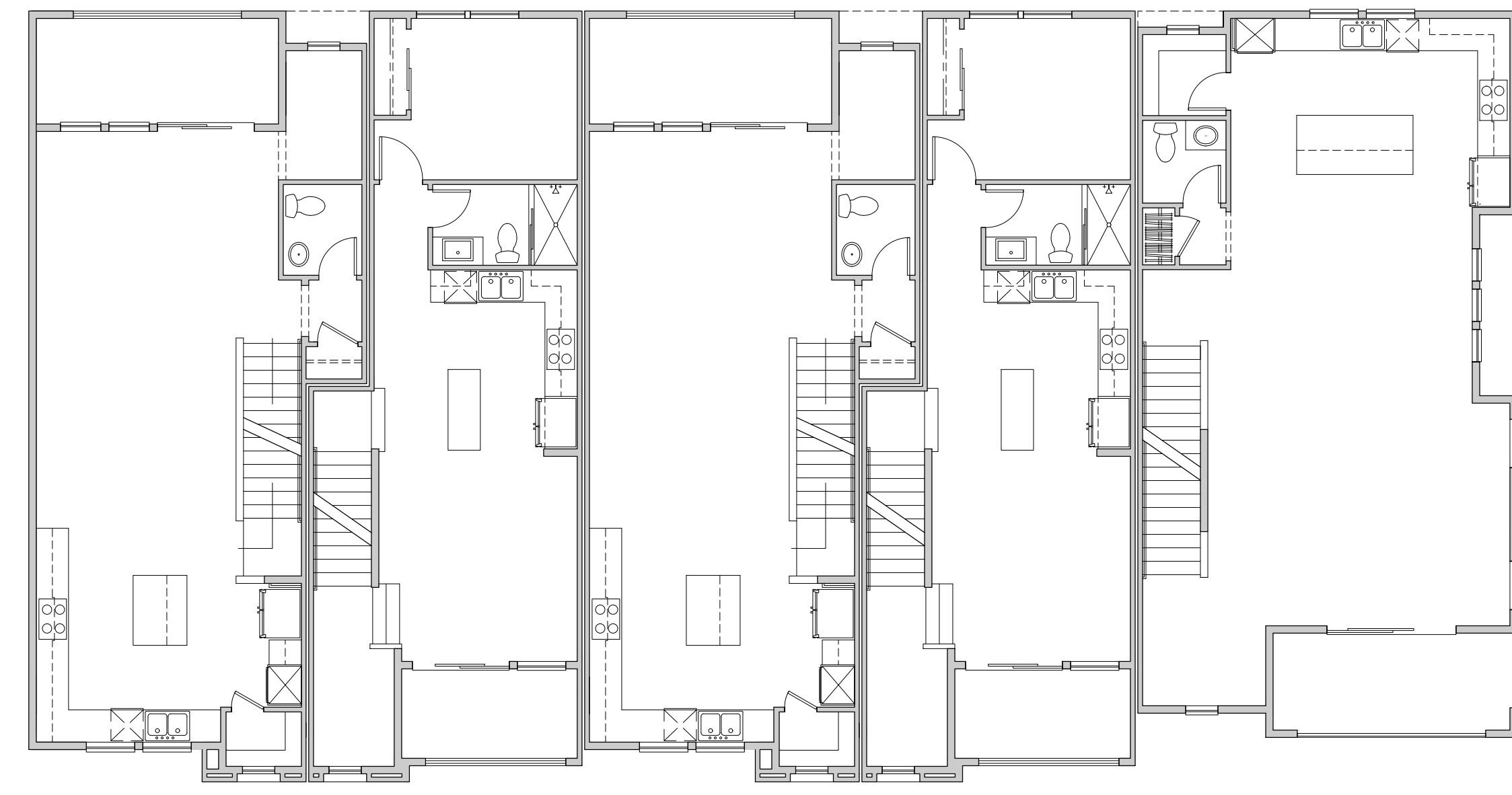
THIRD FLOOR



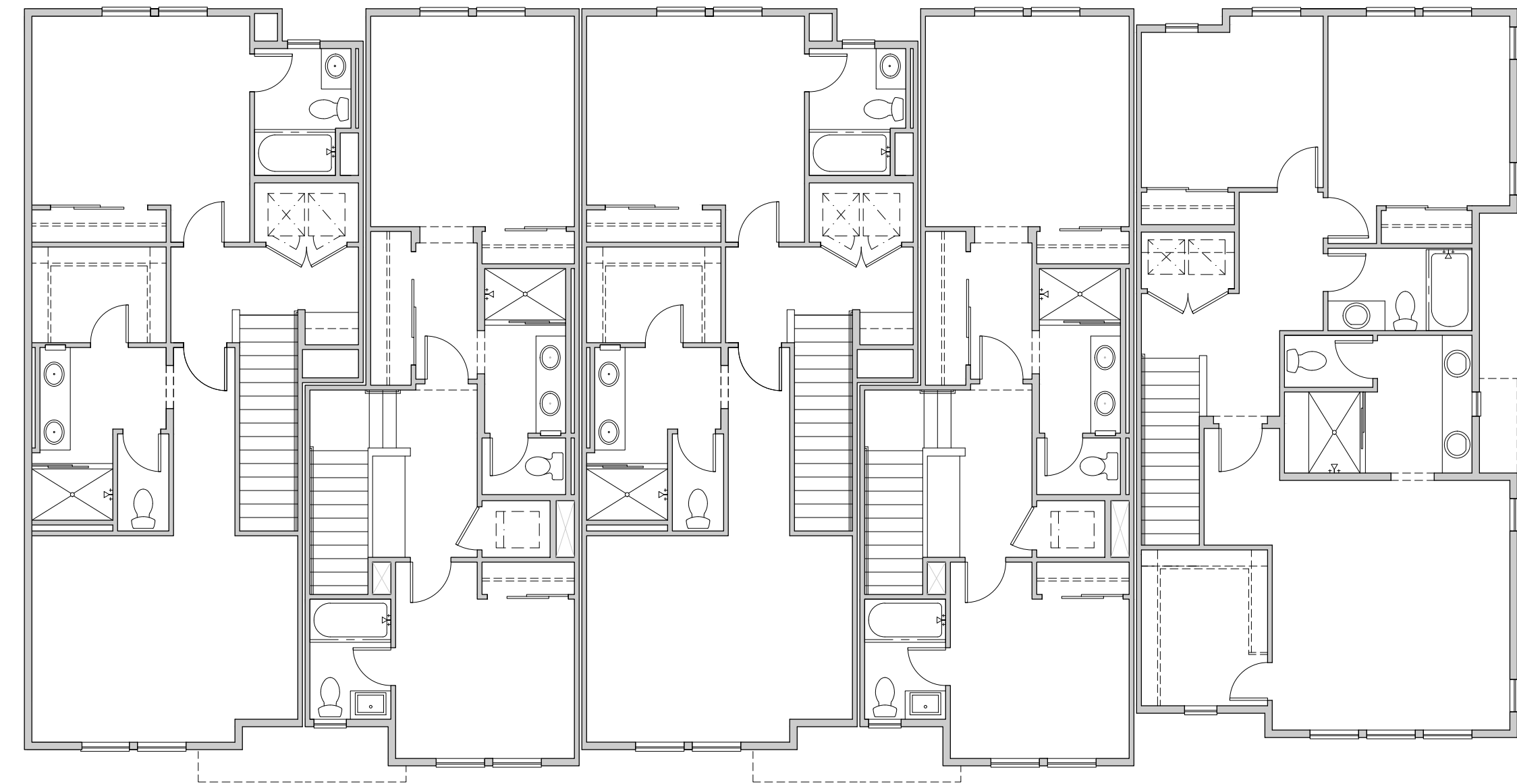
FIRST FLOOR



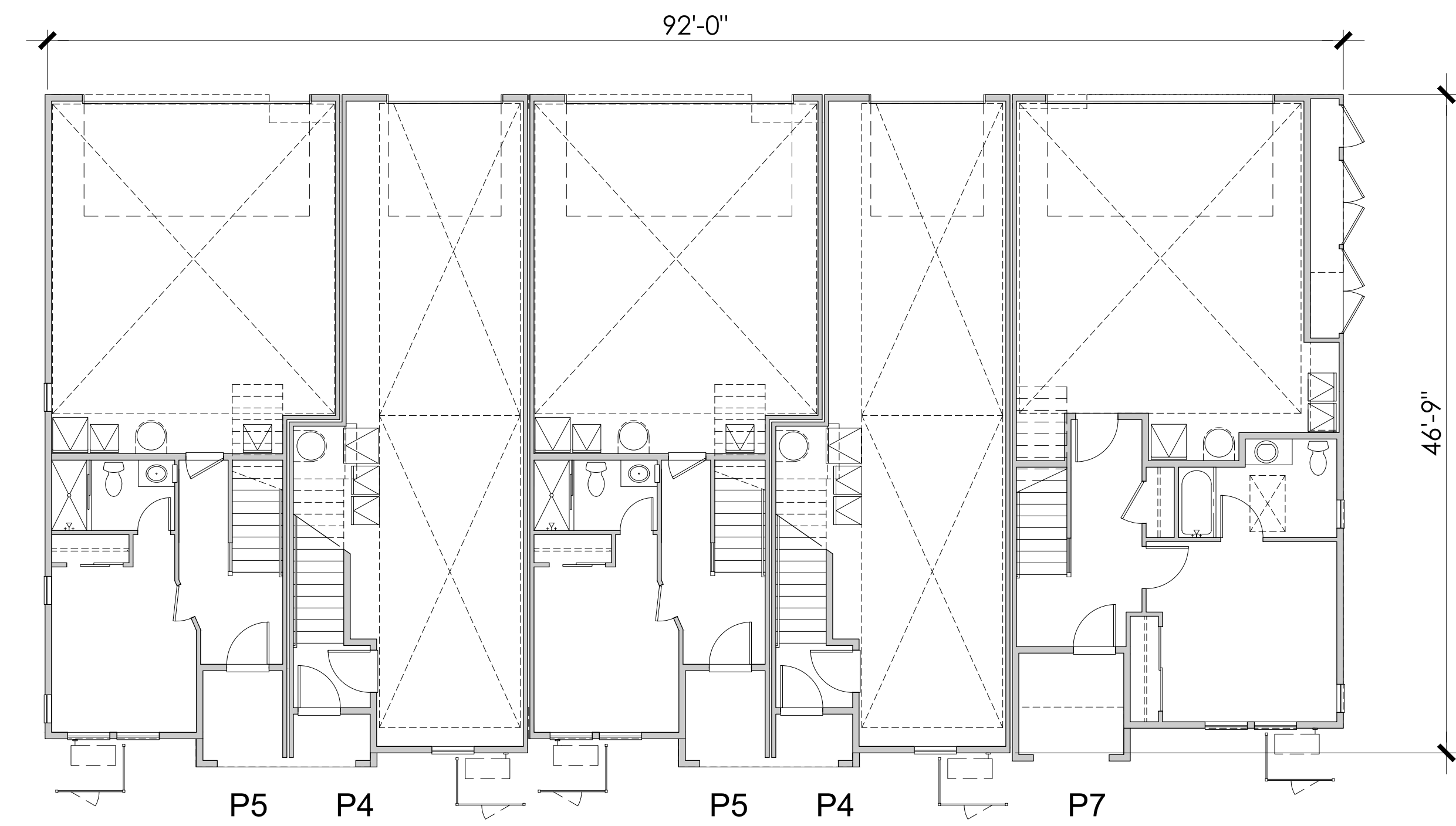
ROOF LEVEL



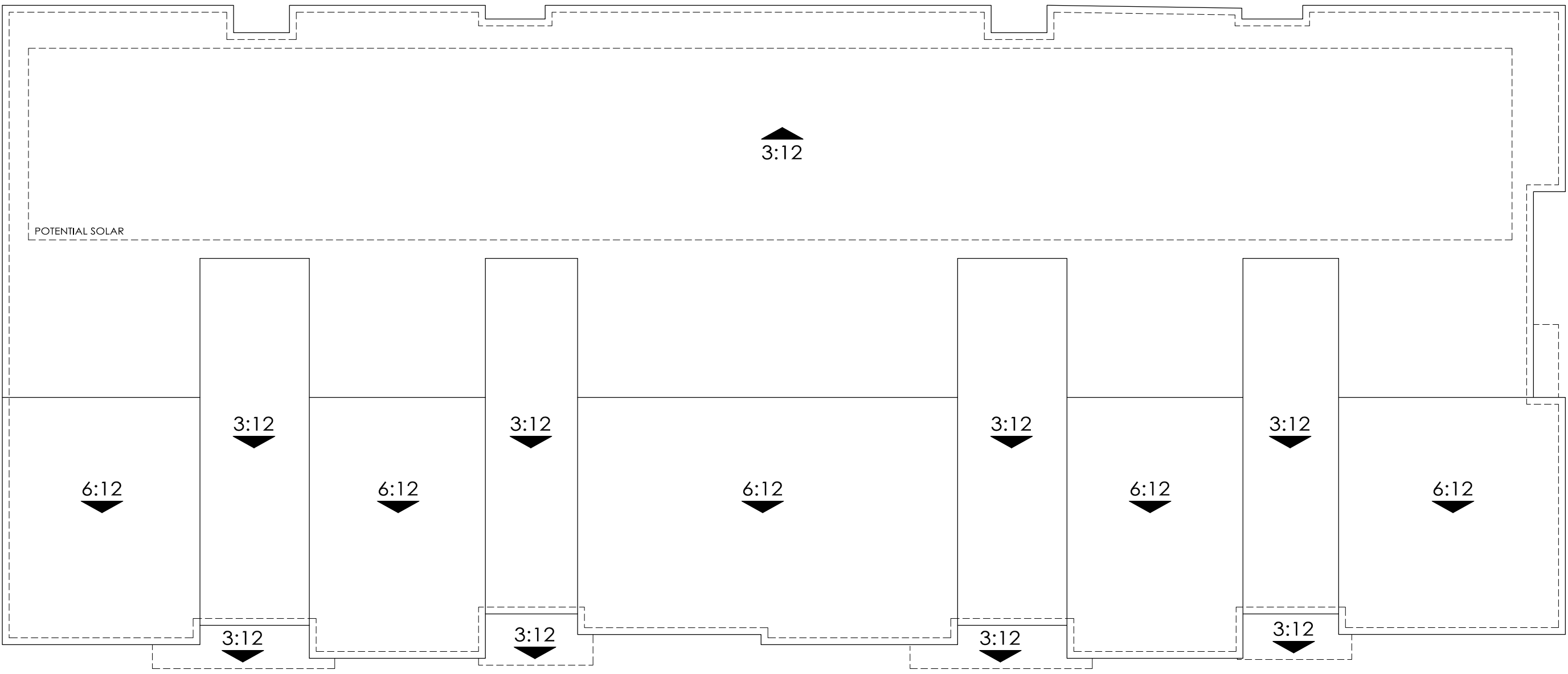
P7



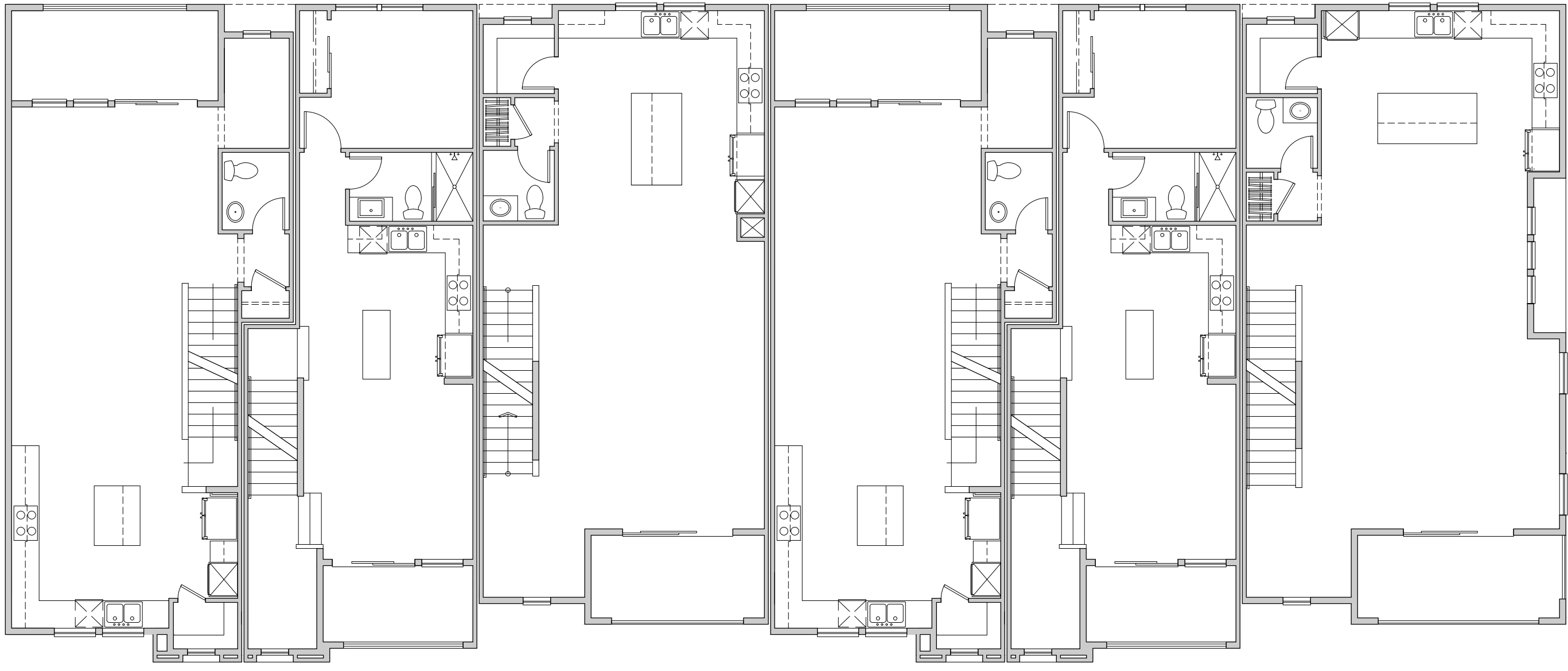
P7



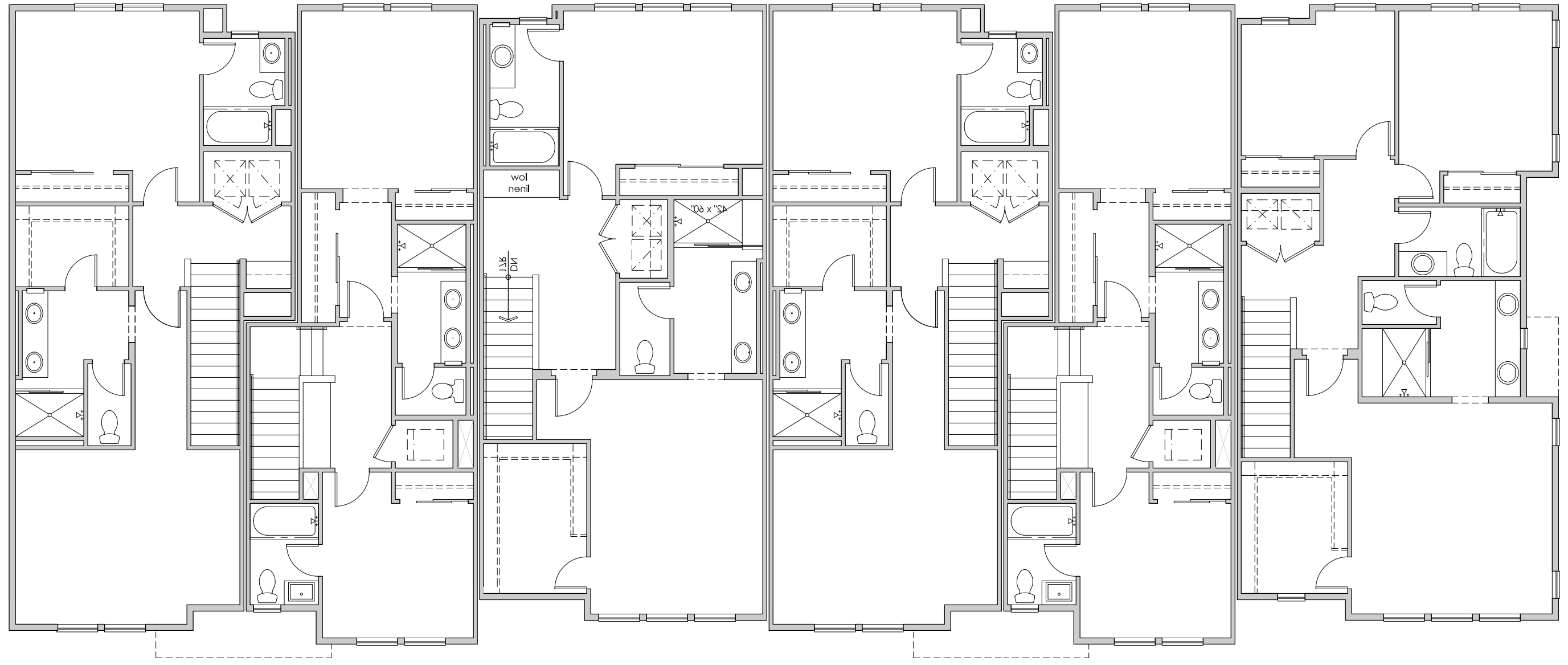
P7



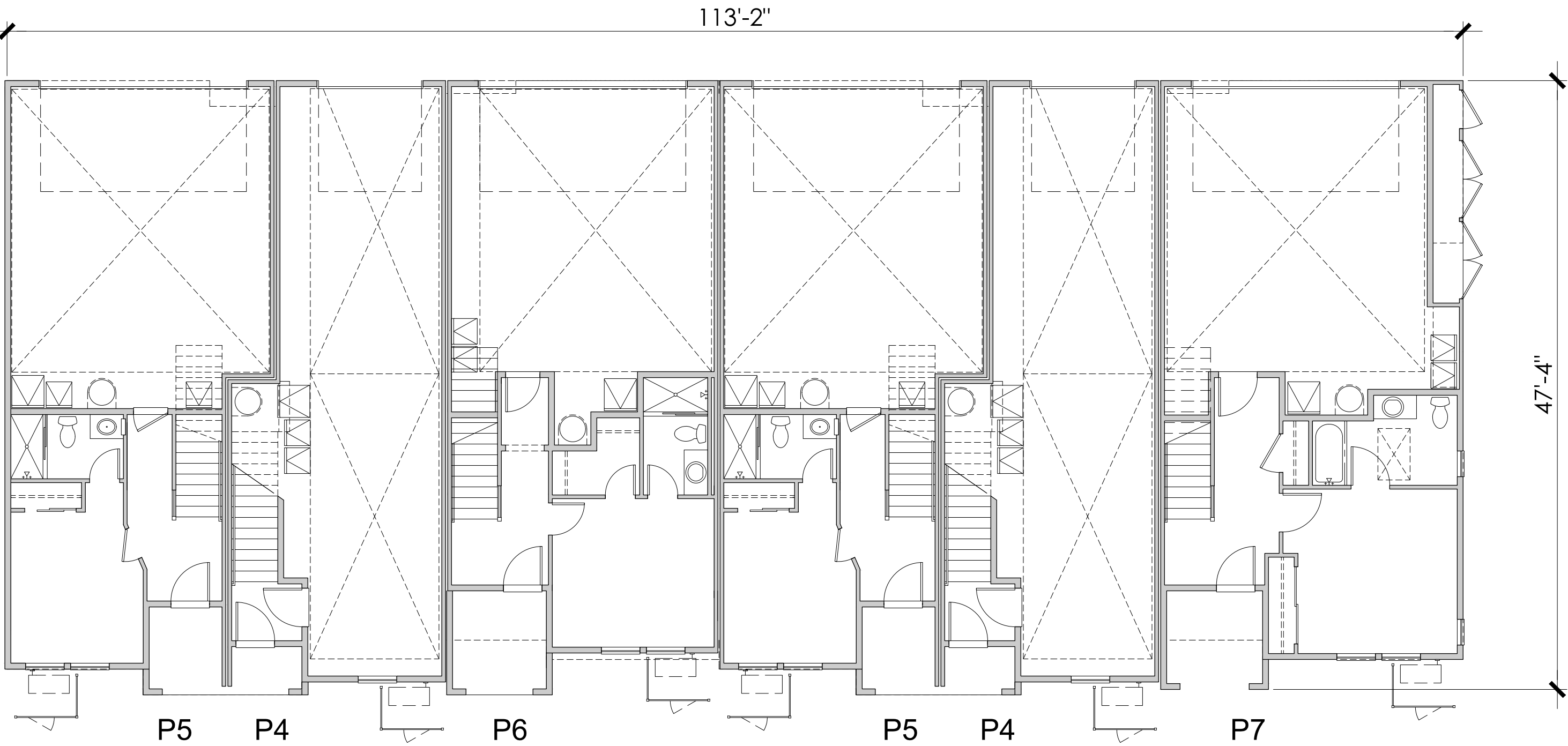
ROOF LEVEL



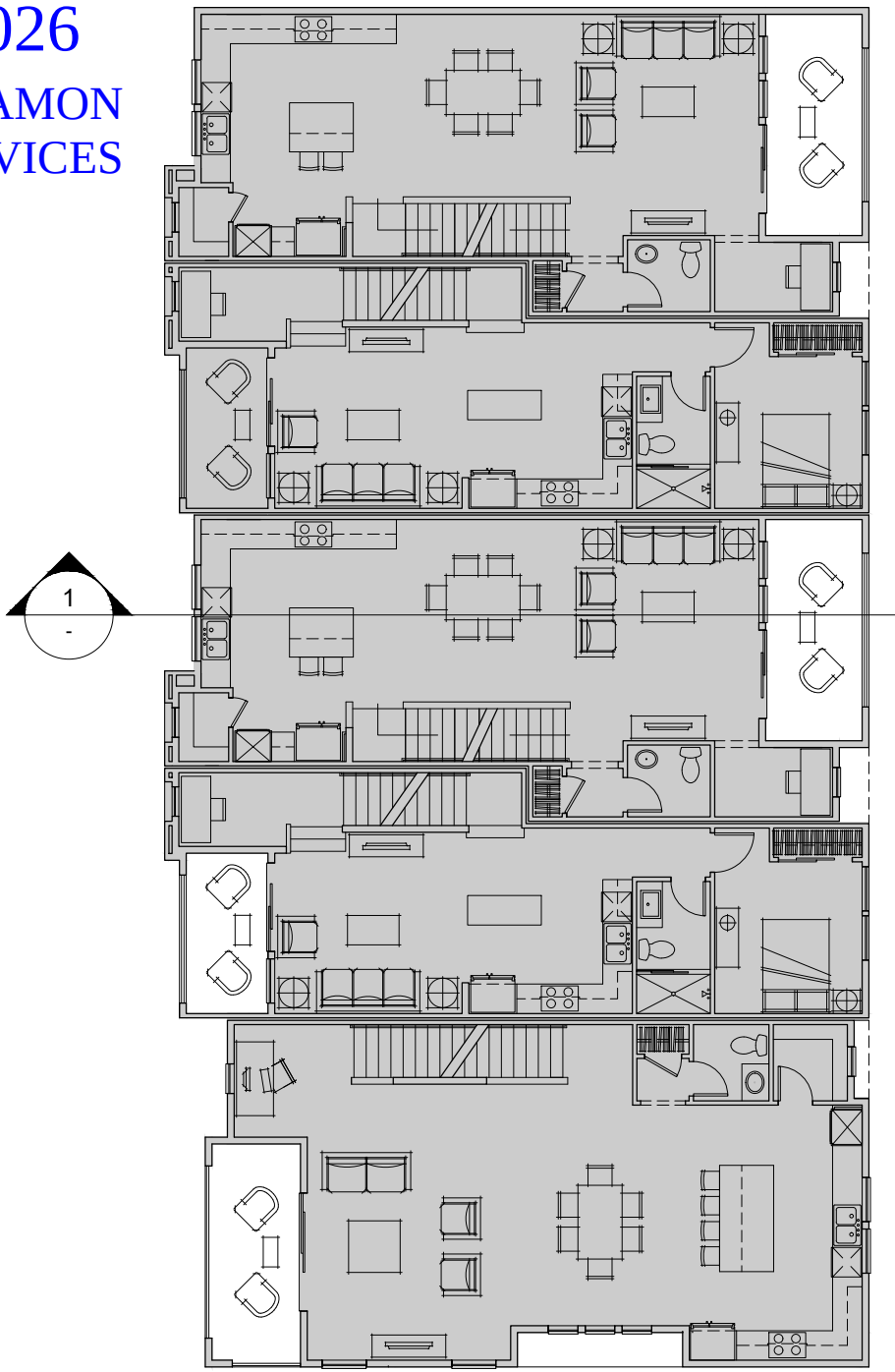
SECOND FLOOR



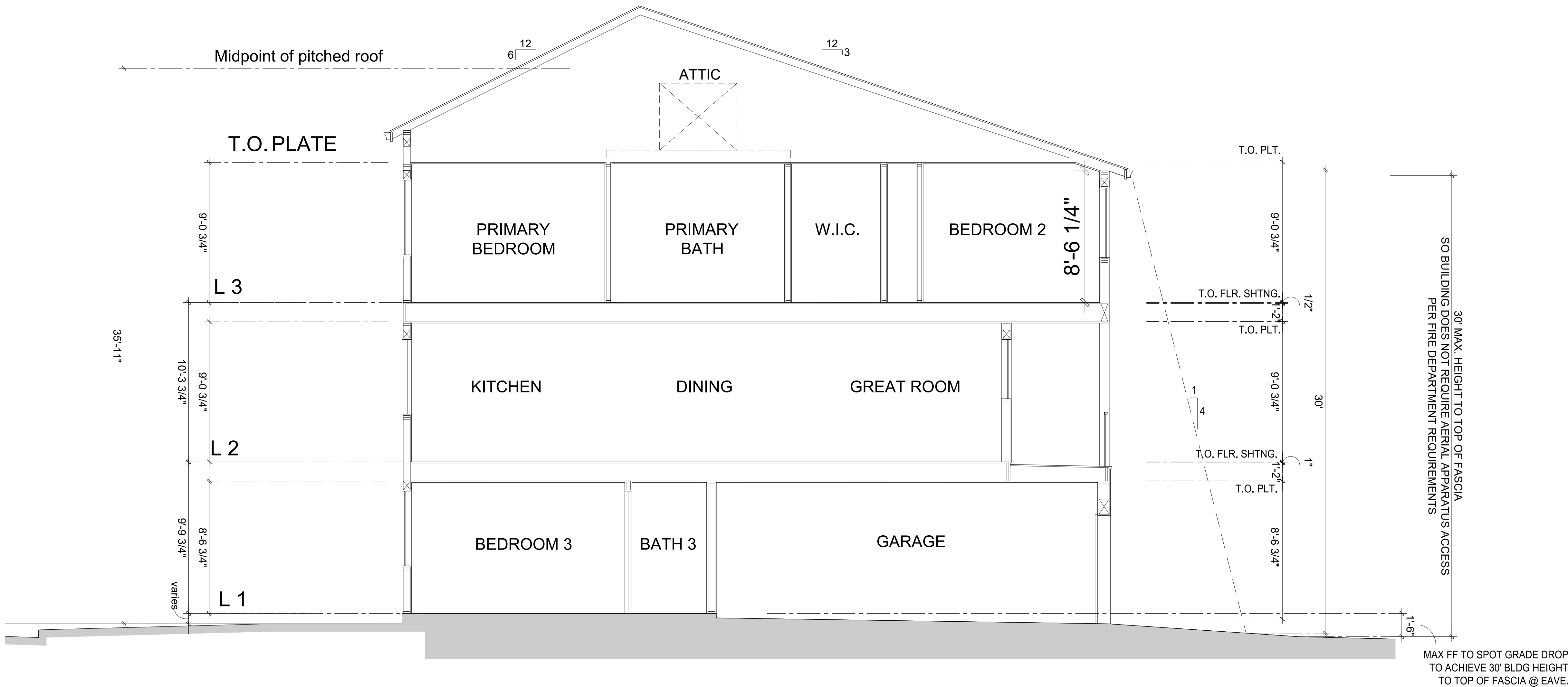
THIRD FLOOR



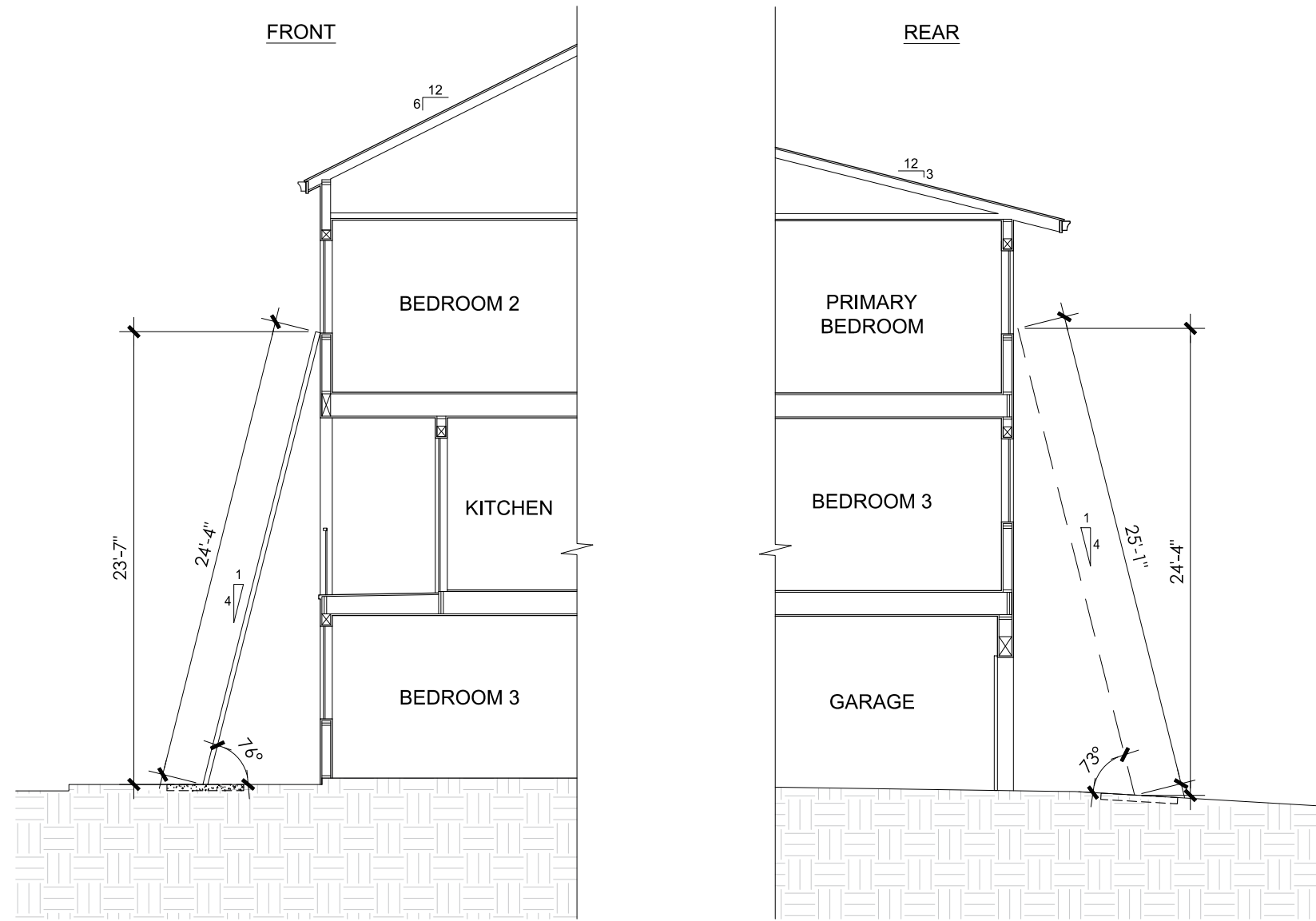
FIRST FLOOR



Key Plan (NTS)

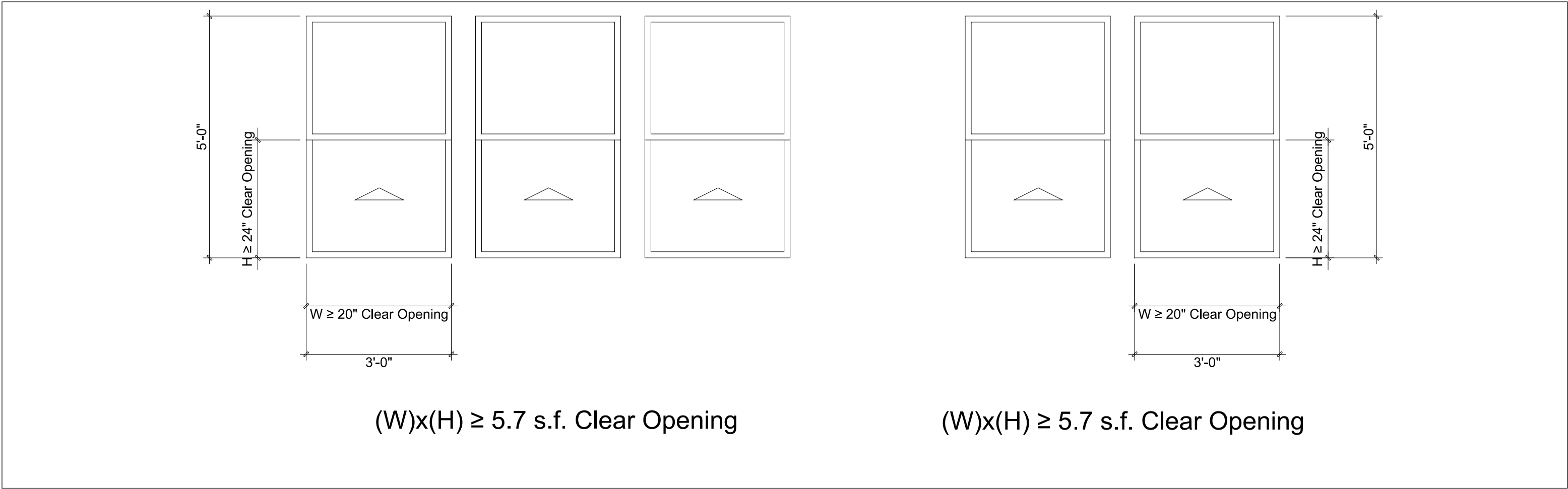


1. Cross Section

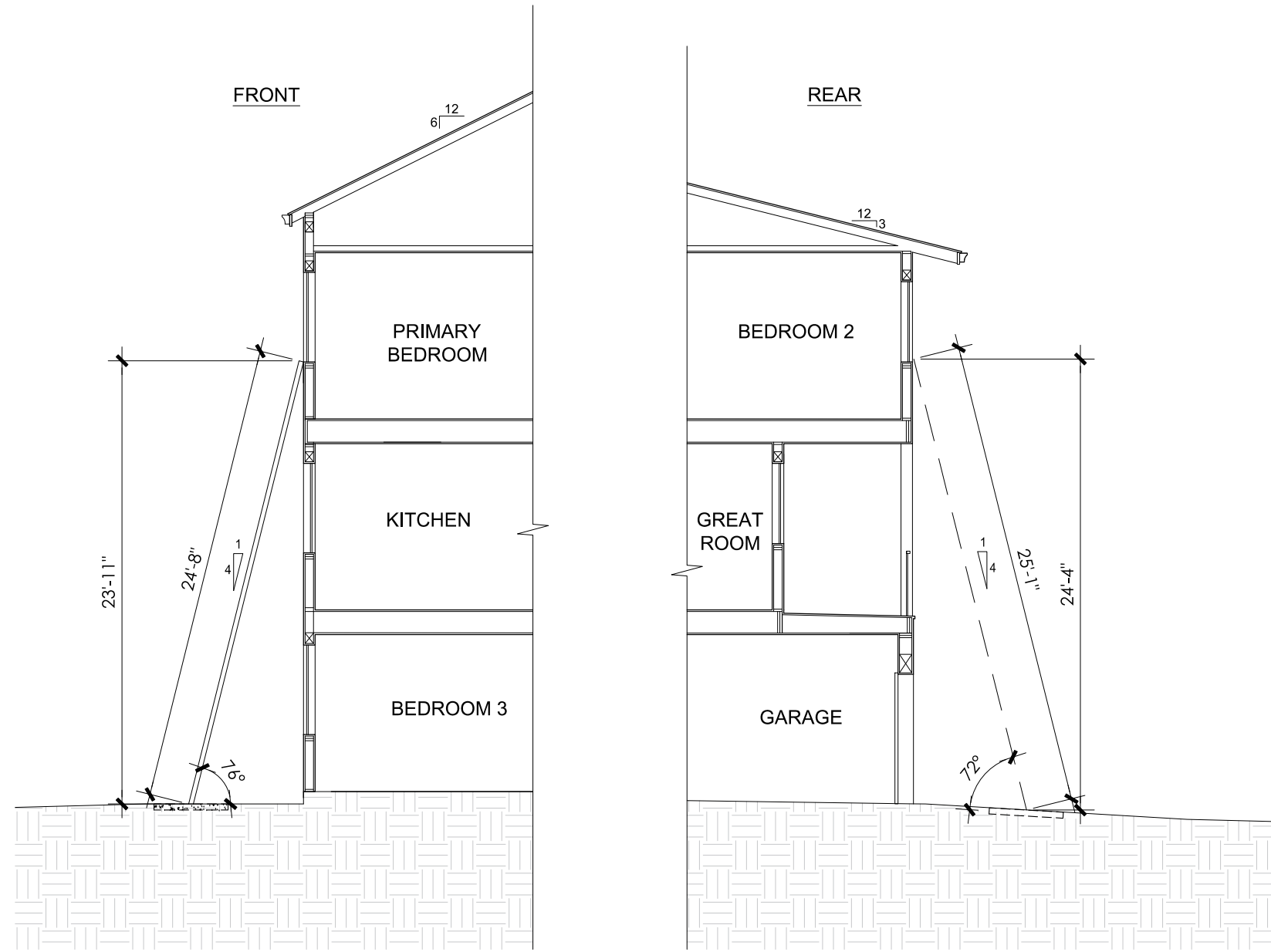


PLAN 4

PLAN 4

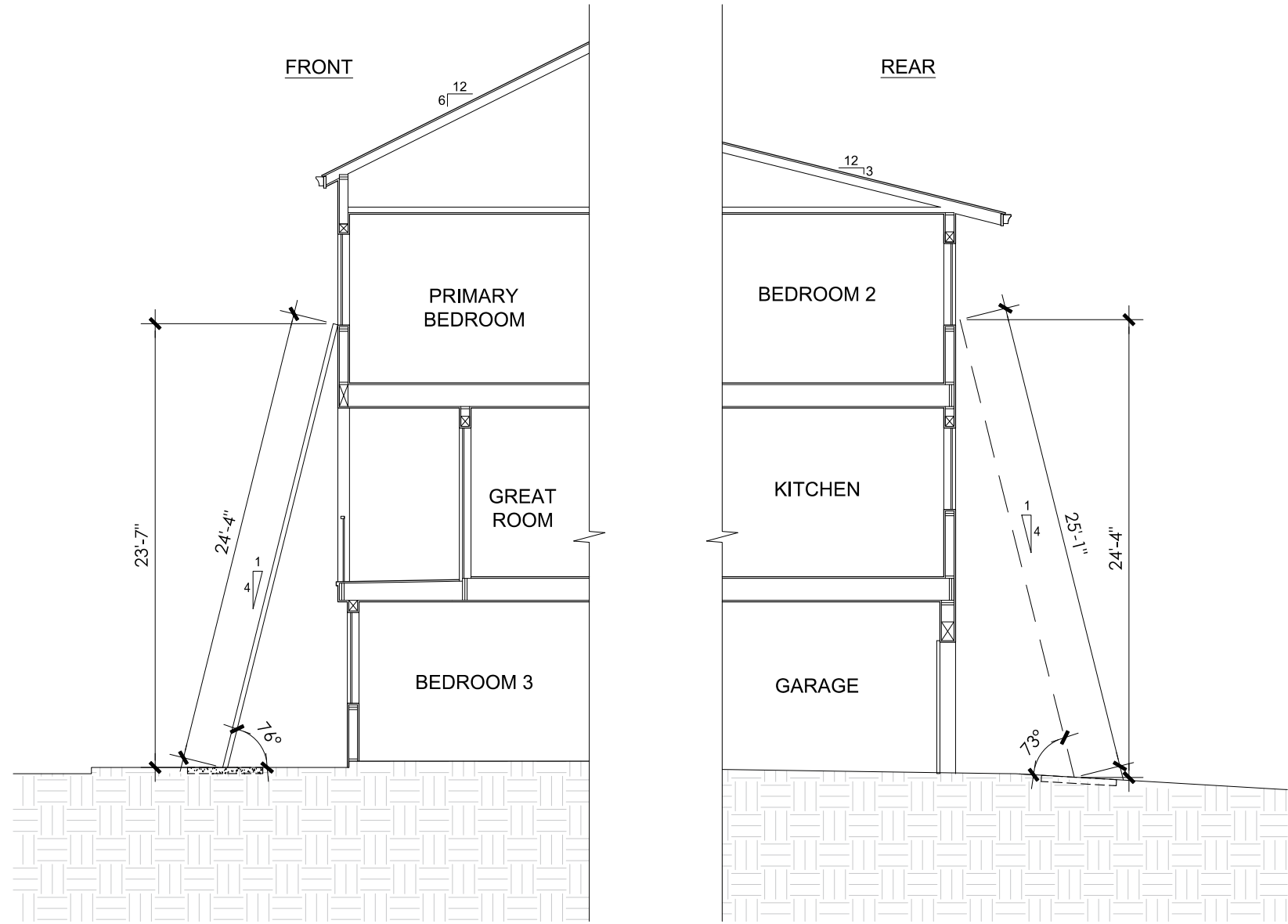


EMERGENCY ESCAPE AND RESCUE OPENINGS FOR TYPICAL EGRESS WINDOW



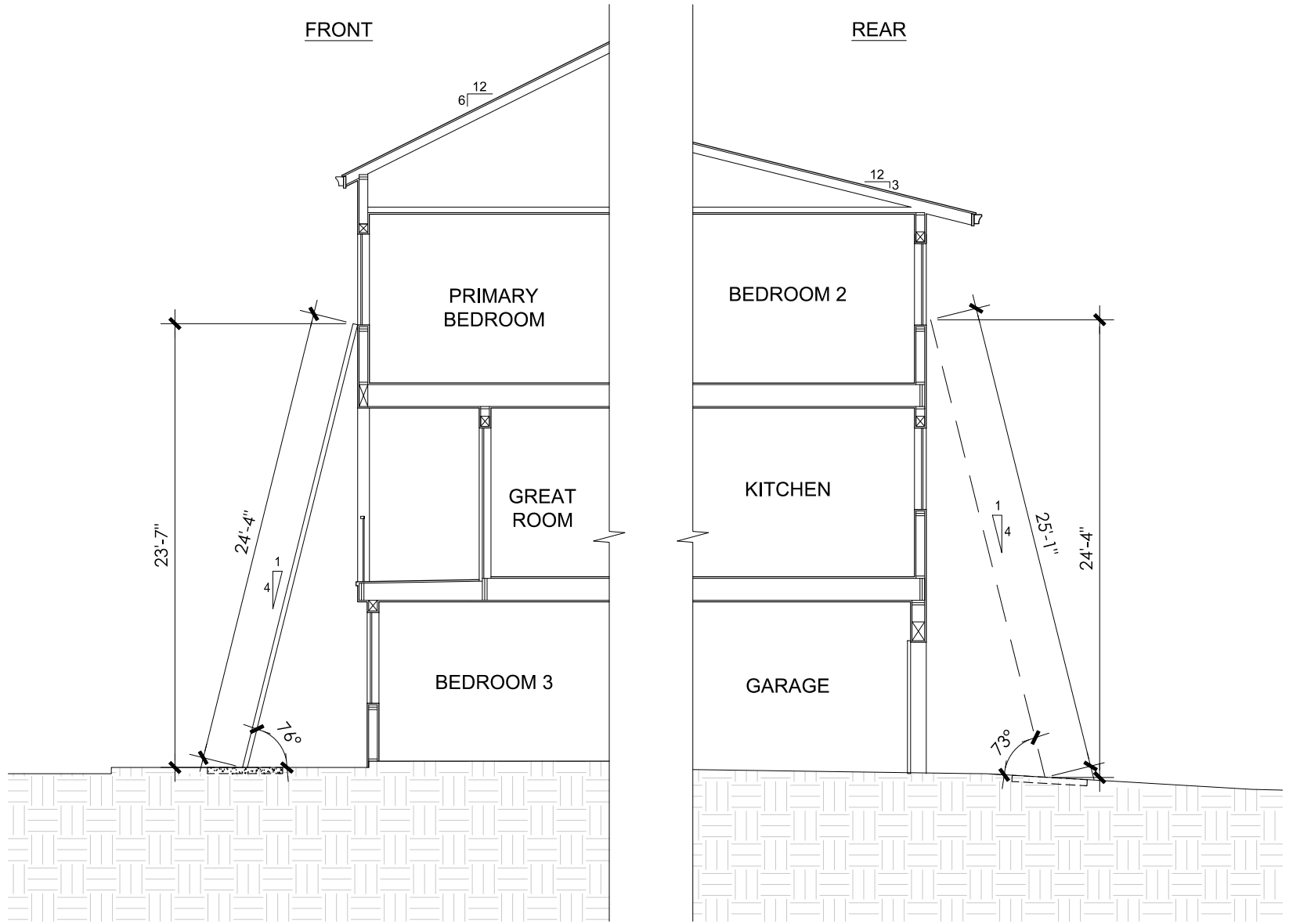
PLAN 5

PLAN 5



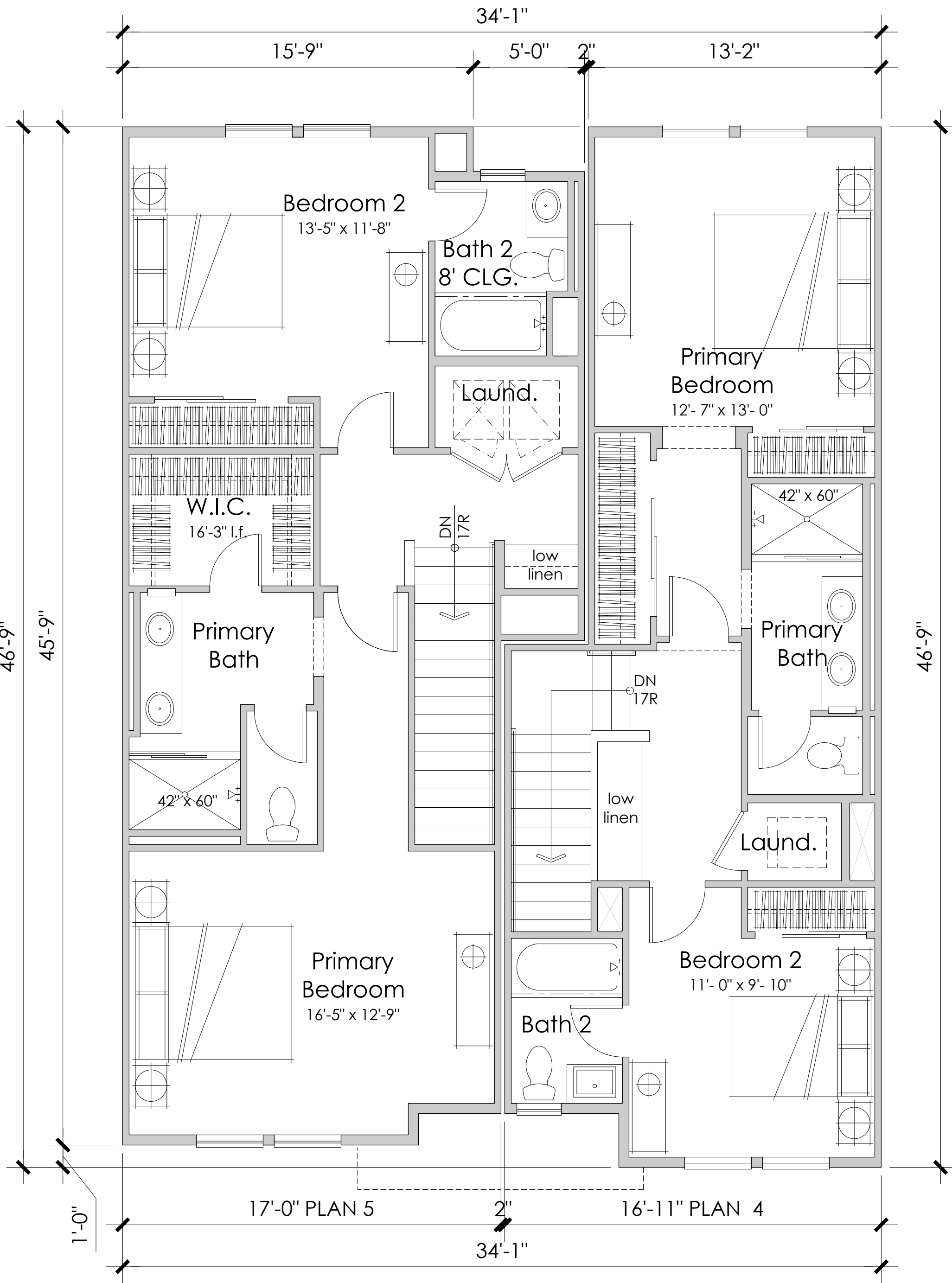
PLAN 6

PLAN 6



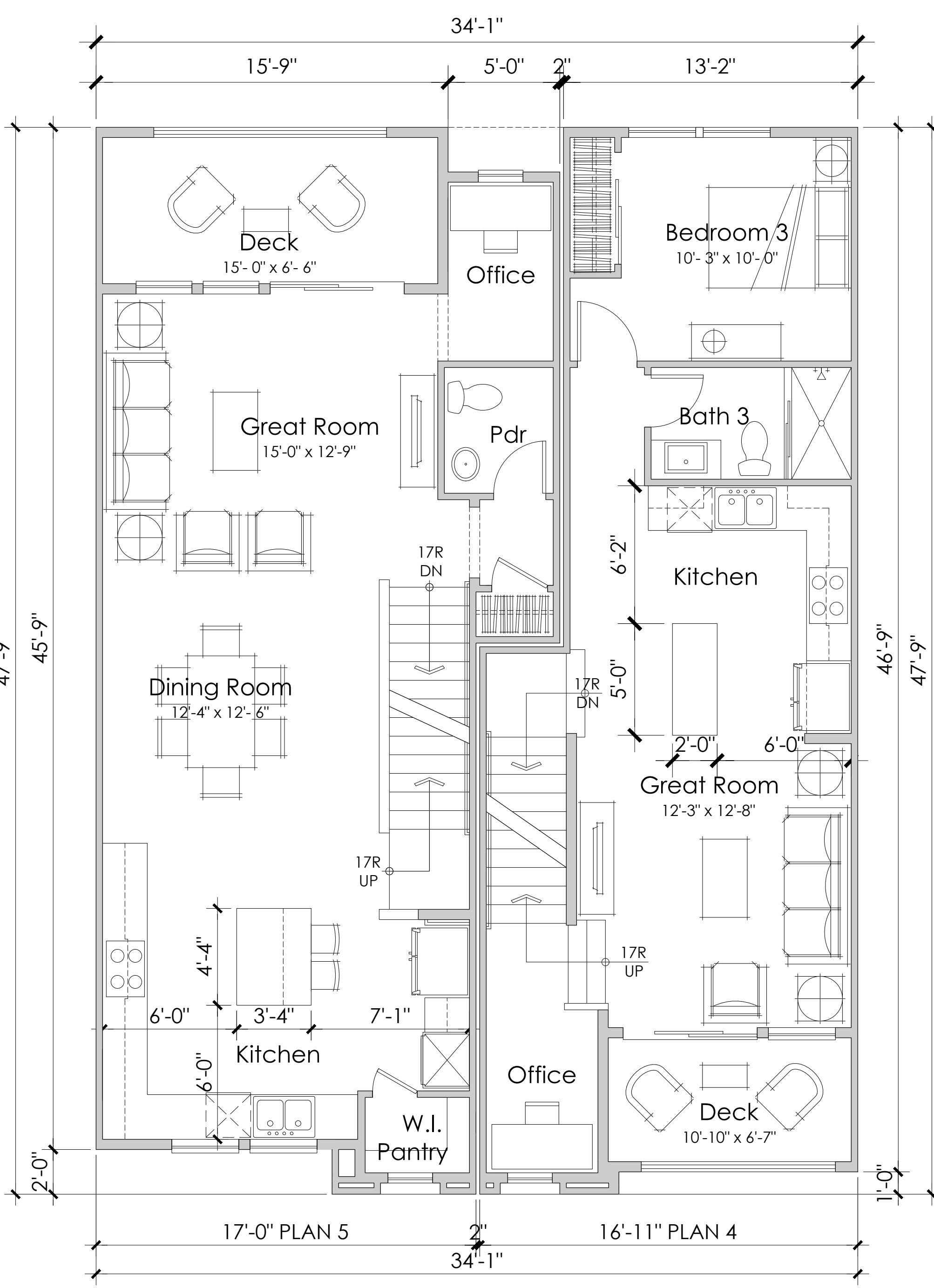
PLAN 6

PLAN 6



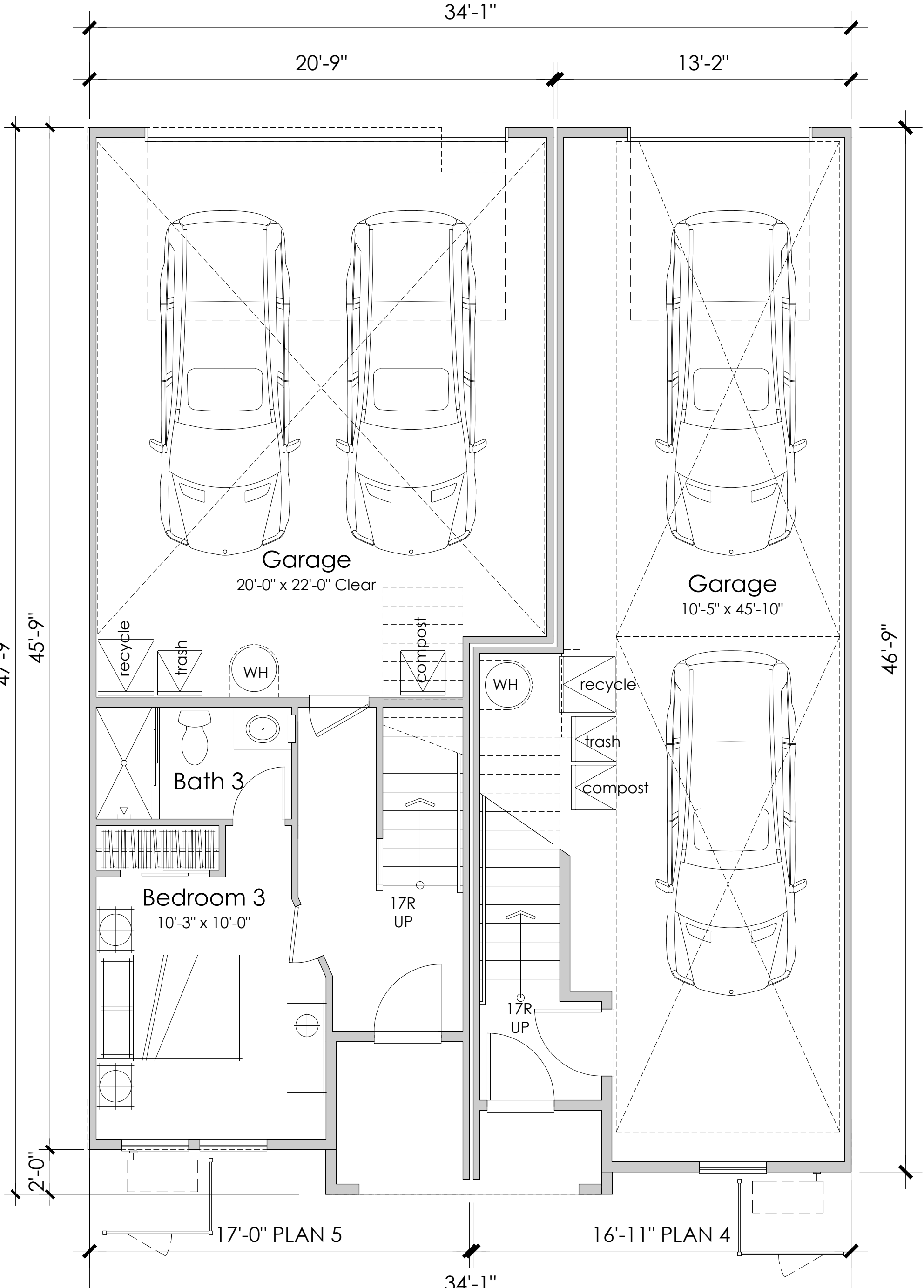
Third Floor

Plan 4: 626 N.S.F.
Plan 5: 777 N.S.F.



Second Floor

Plan 4: 597 N.S.F.
Plan 5: 709 N.S.F.

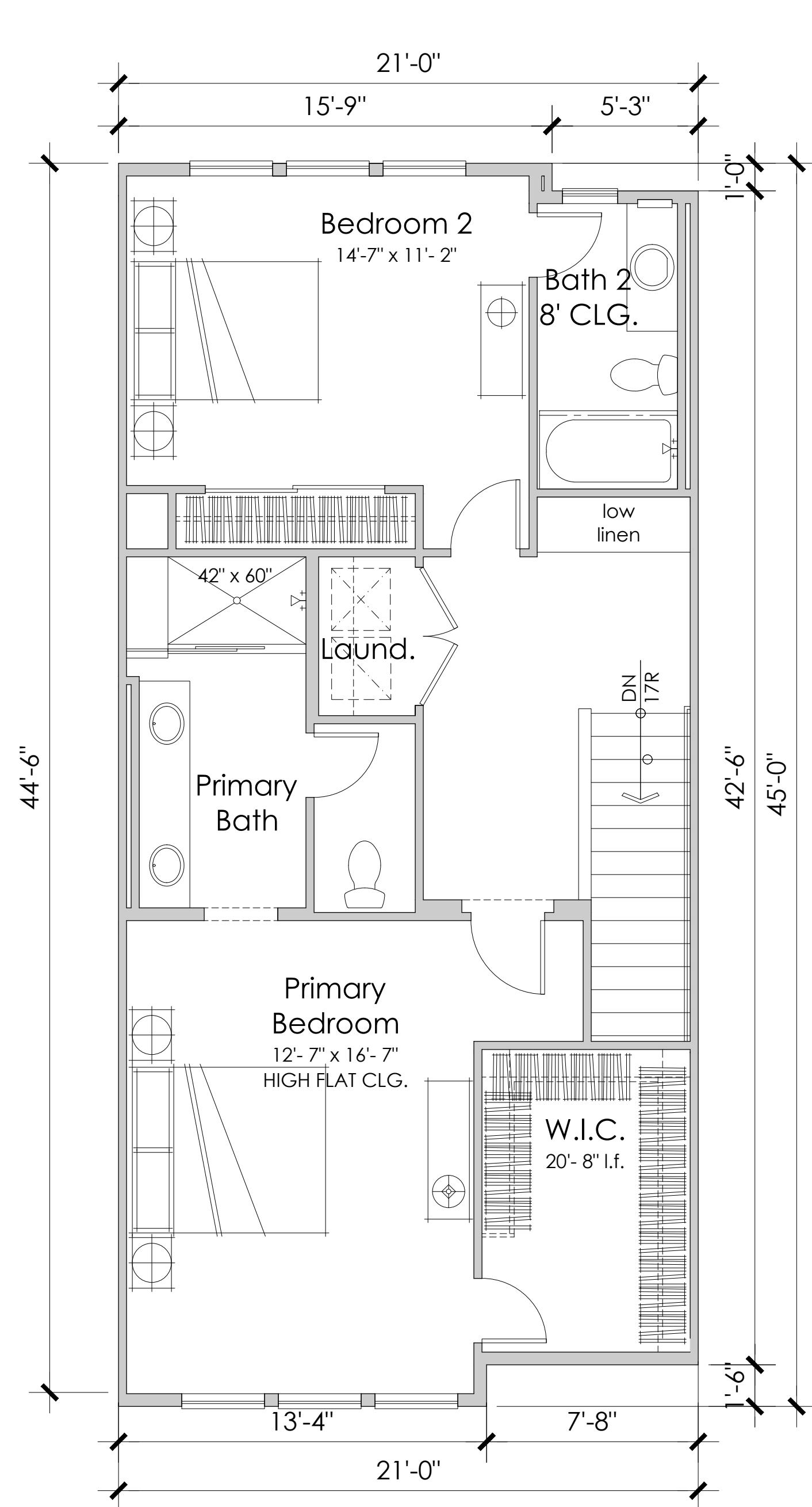


First Floor

Plan 4: 65 N.S.F.
Plan 5: 295 N.S.F.

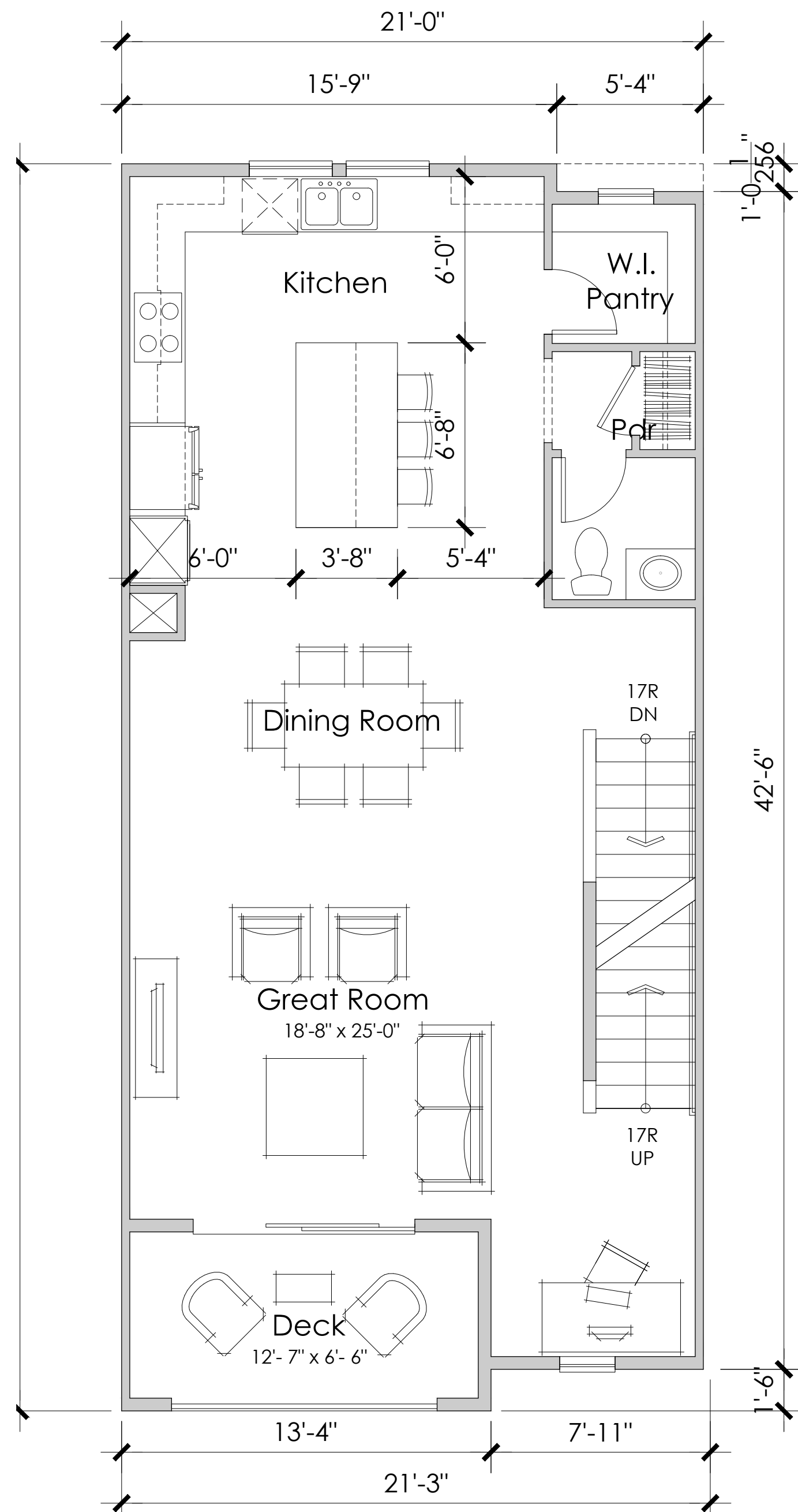
PLAN 5
3 BEDROOMS
3.5 BATHS
1,781 N.S.F.

PLAN 4
3 BEDROOMS
3 BATHS
1,288 N.S.F.



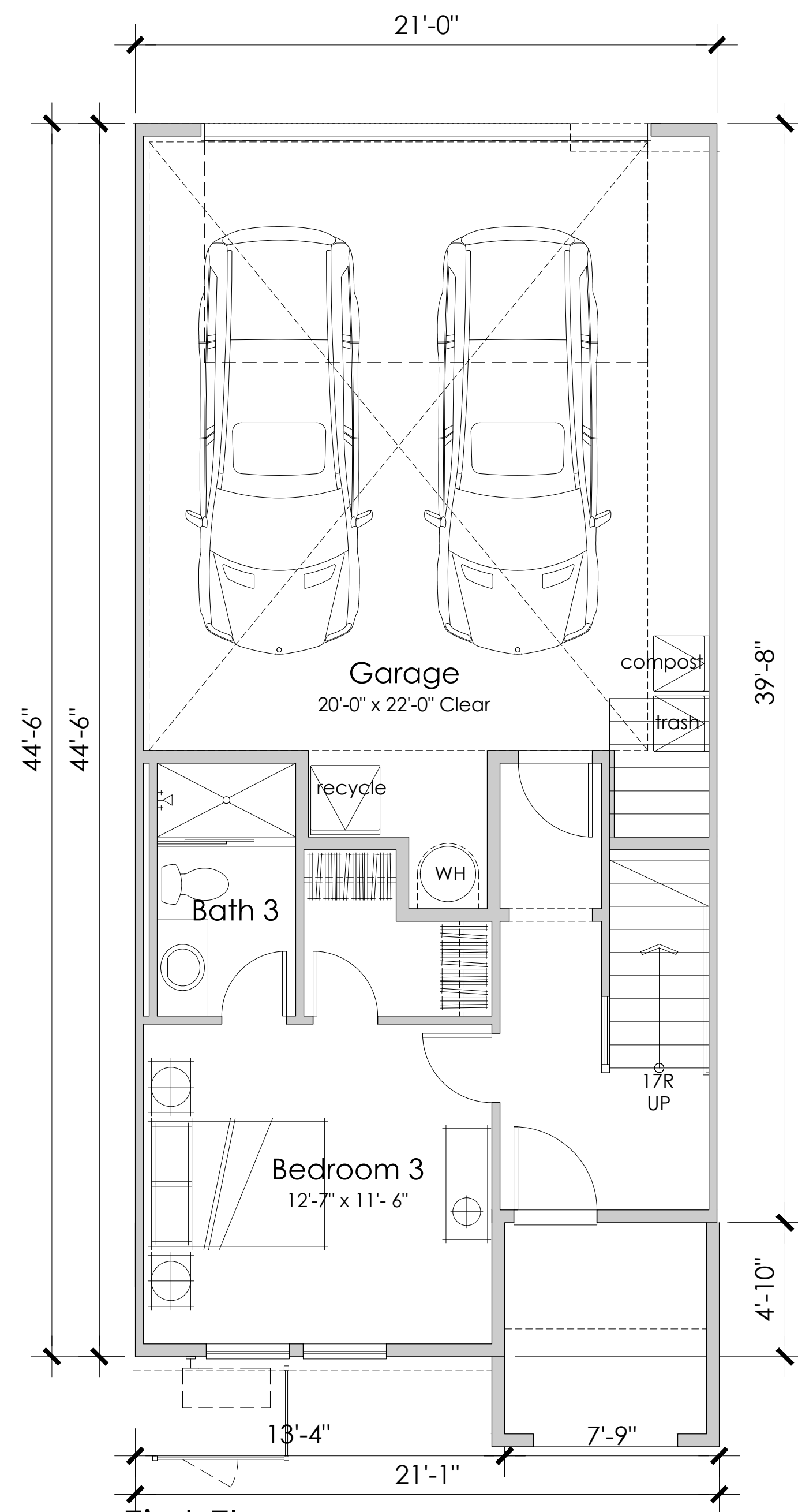
Third Floor

861 N.S.F.



Second Floor

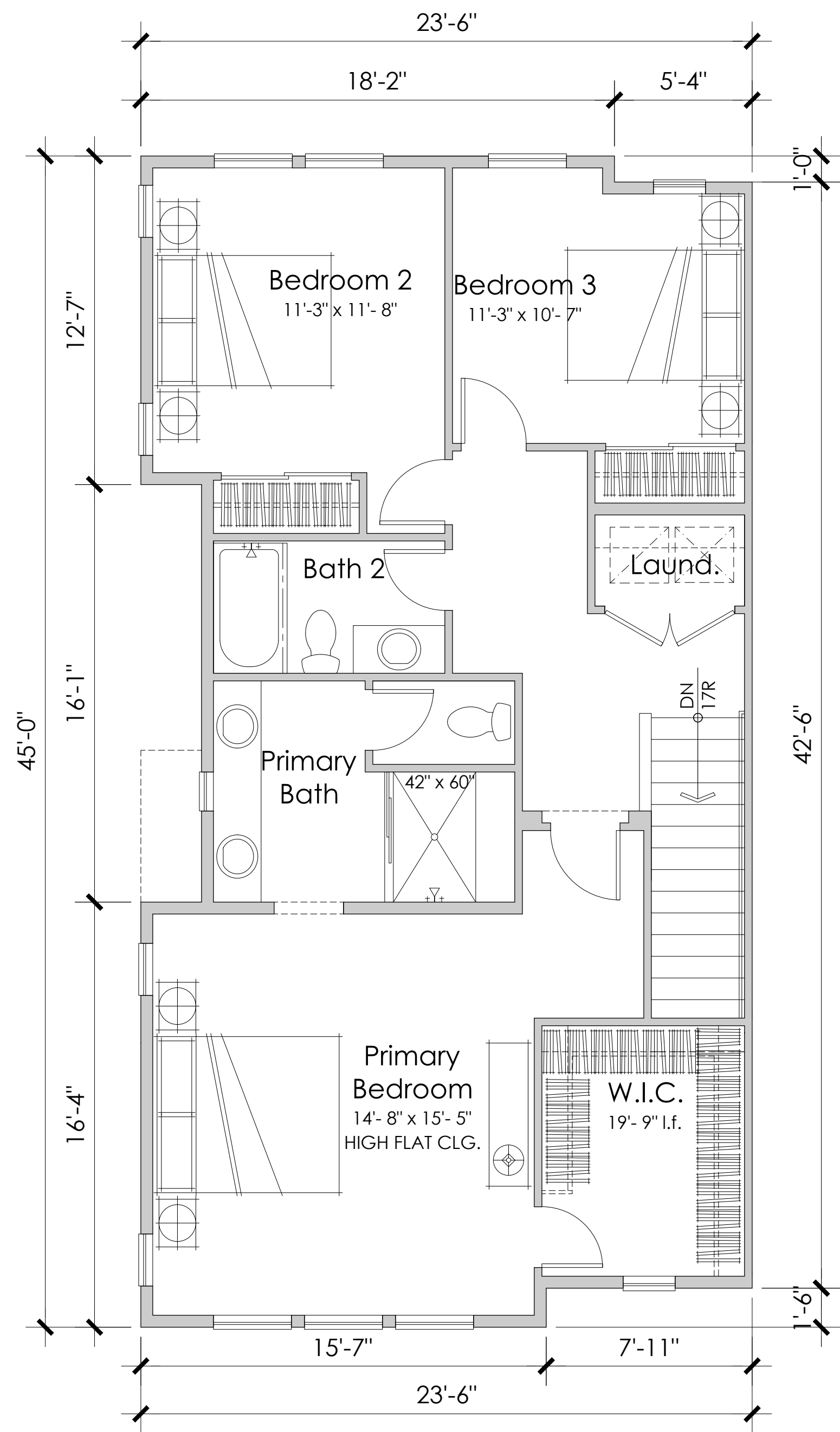
799 SQ. FT.



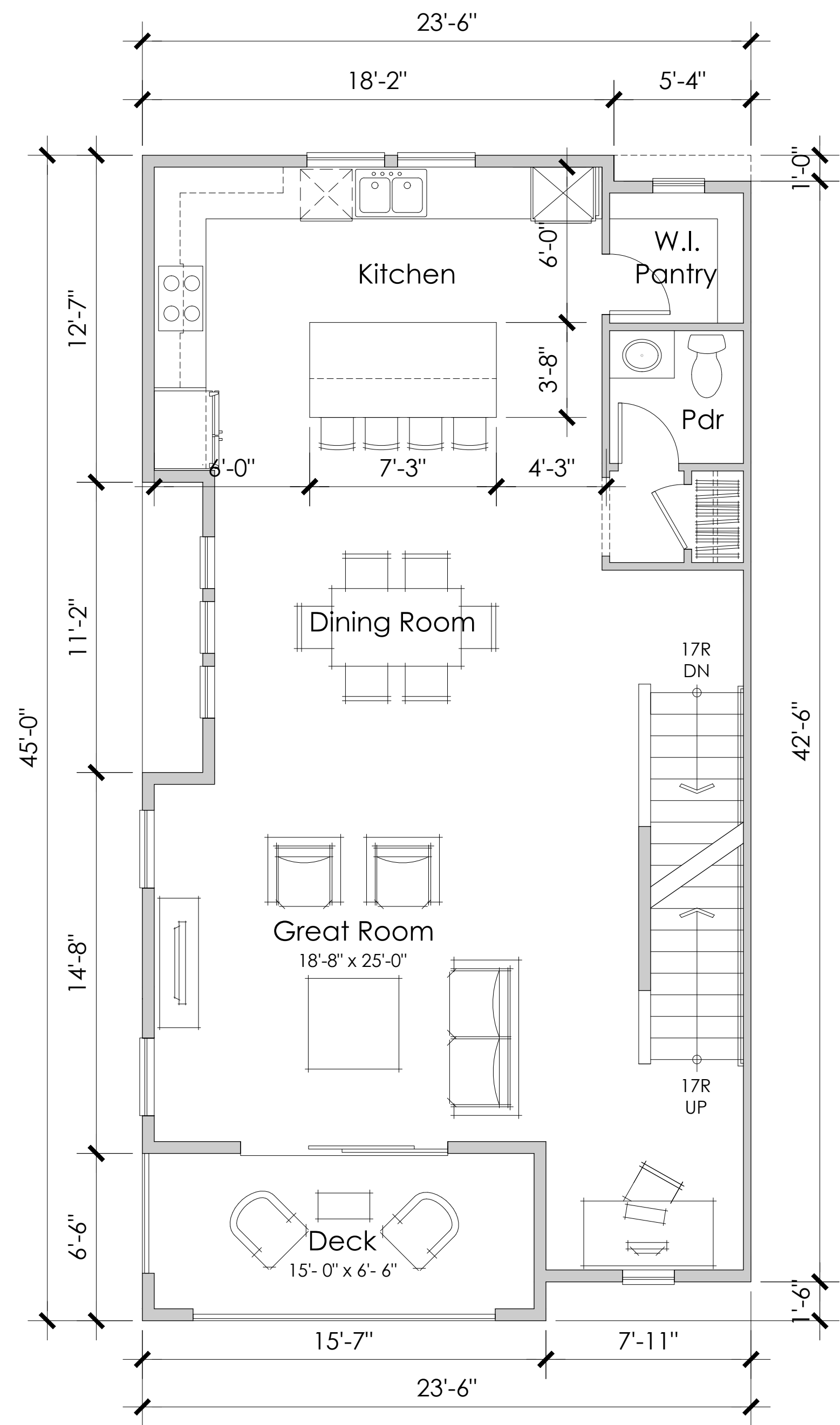
First Floor

361 N.S.F.

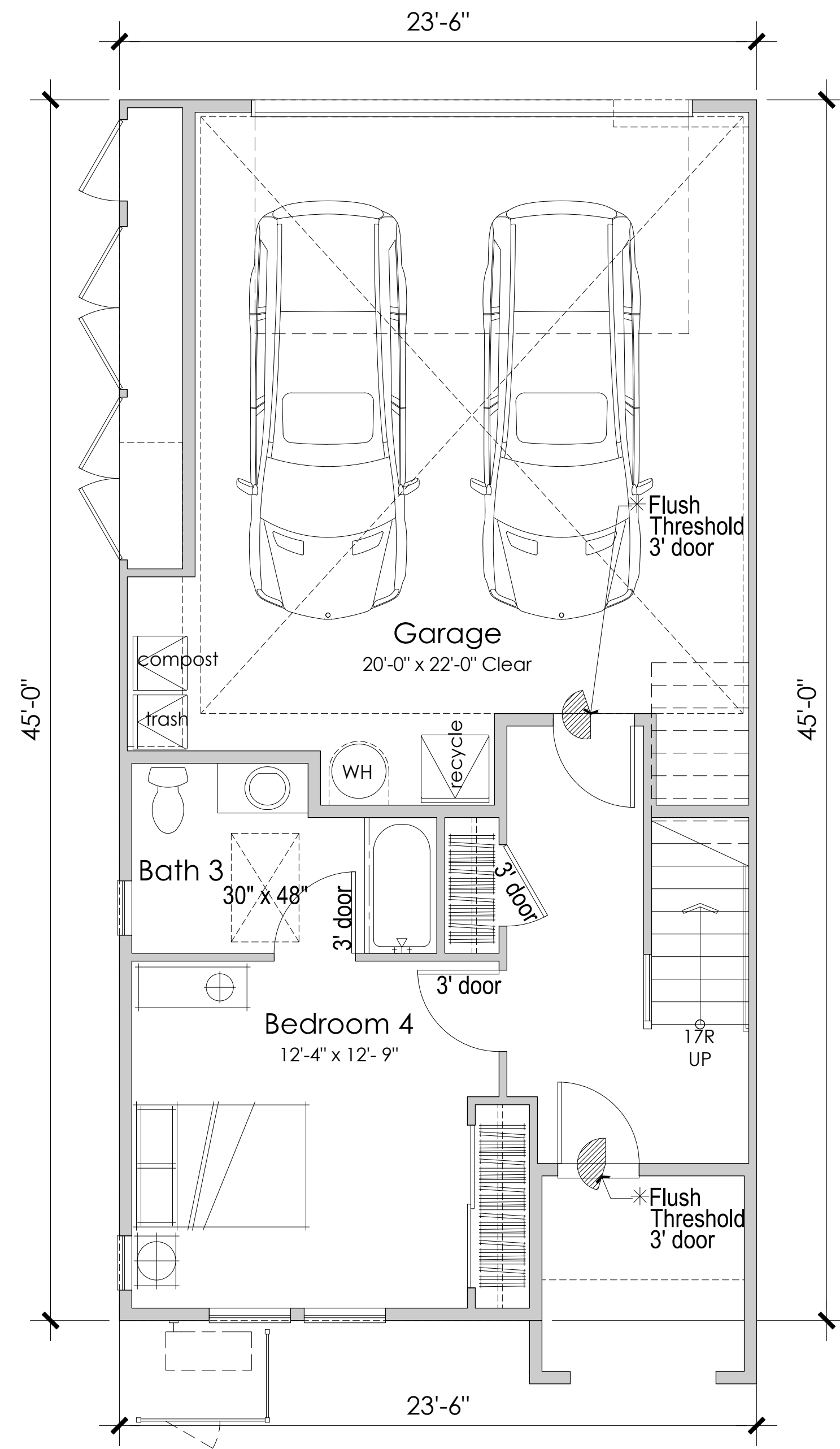
3 BEDROOMS
3.5 BATHS
2,021 N.S.F.



Third Floor
920 N.S.F.



Second Floor
860 SQ. FT.



First Floor
413 N.S.F.

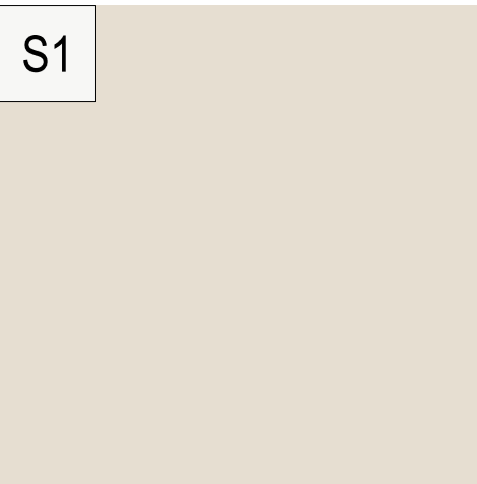
4 BEDROOMS
3.5 BATHS
2,193 N.S.F.



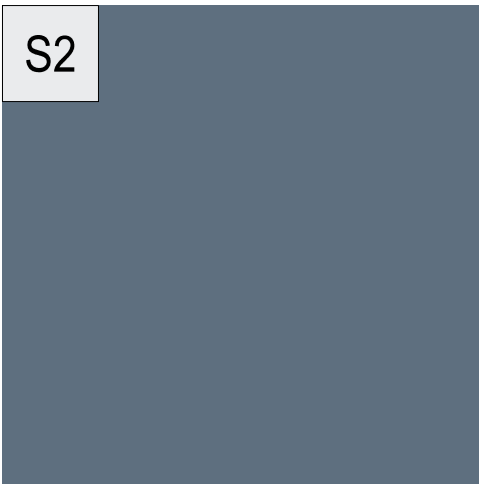
1. 6-Plex Town Home B Front Elevation



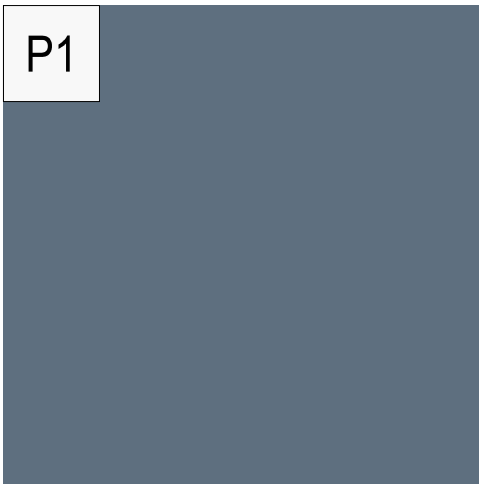
2. 6-Plex Town Home B Rear Elevation



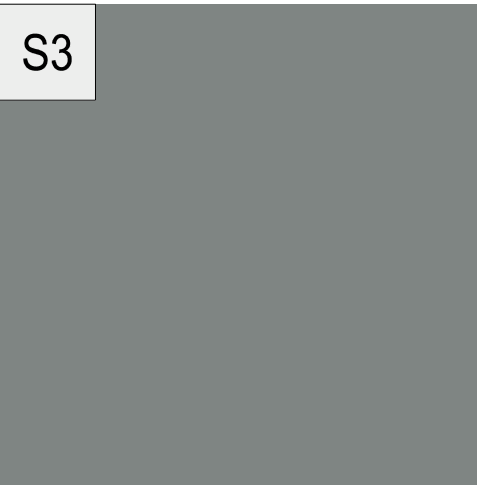
Stucco 1
SW 7042
Shoji White



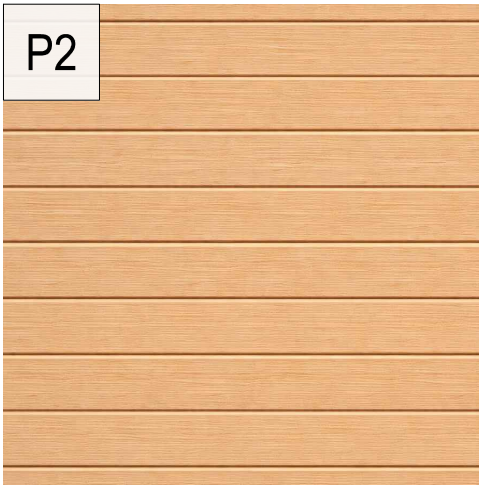
Stucco 2
SW6243
Distance



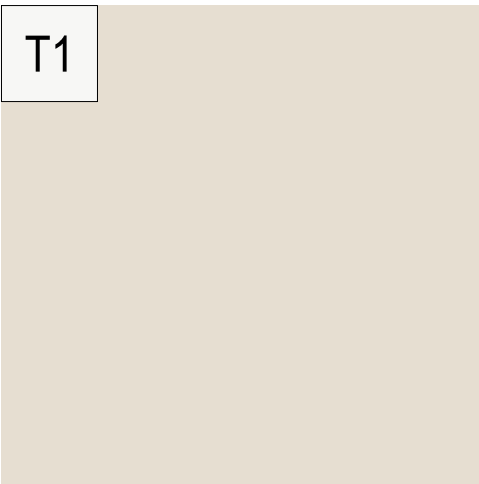
Cementitious
Lap Siding 2
SW6243
Distance



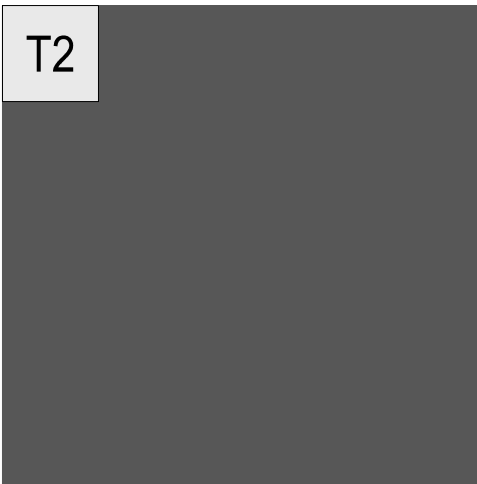
Stucco 3
SW7074
Software



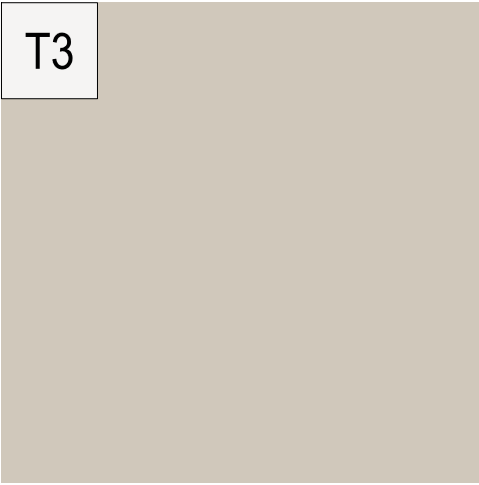
Composite
Wood Siding
Fisher - Artisan Woodgrain
Scandinavian Oak



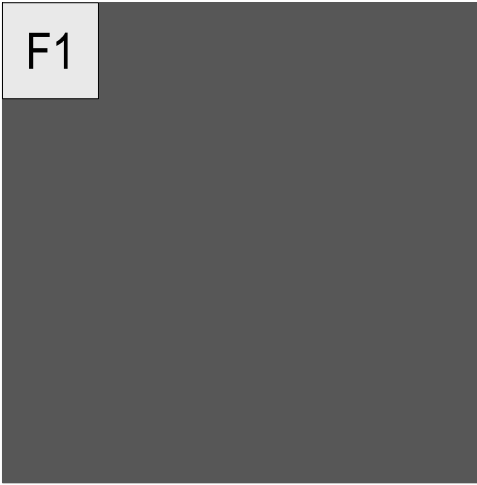
Trim 1
SW 7042
Shoji White



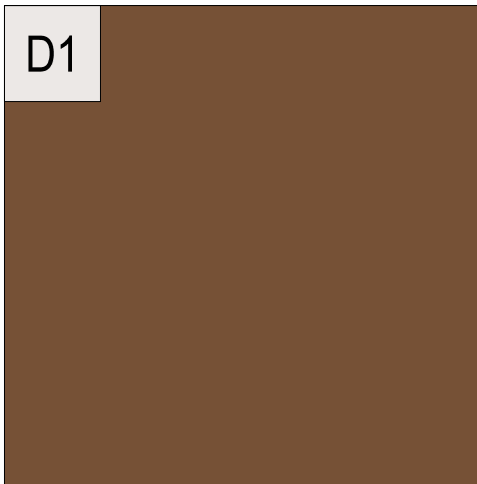
Trim 2
SW 7674
Peppercorn



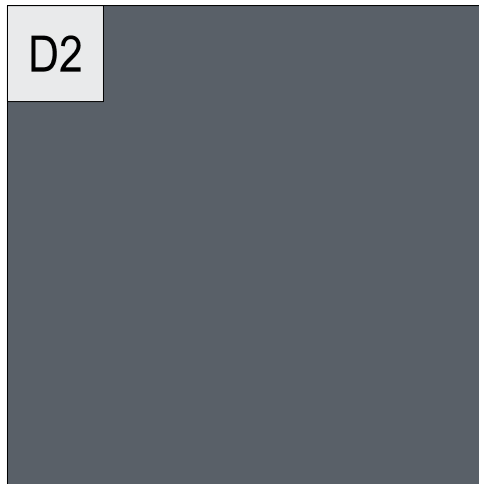
Trim 3
SW 7036
Accessible Beige



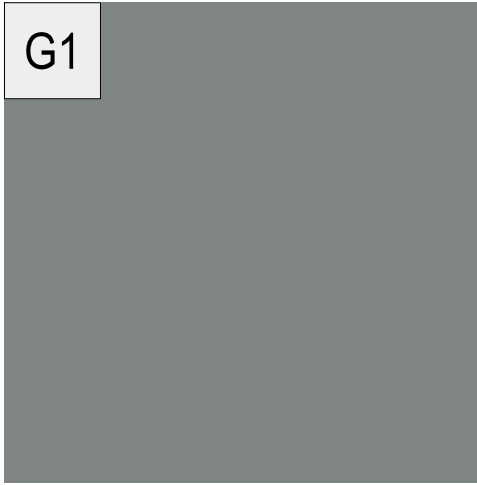
Fascia Board
SW 7674
Peppercorn



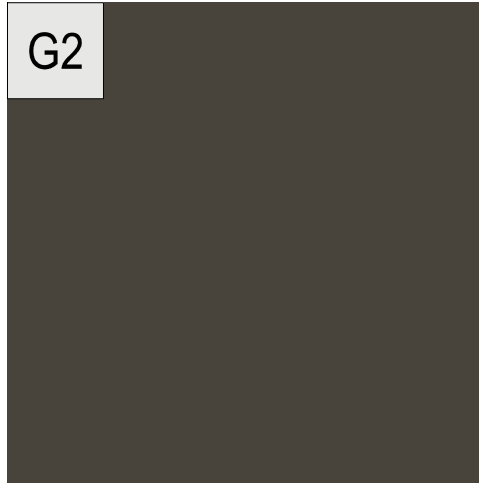
Entry Door
SW 9100
Umber Rust



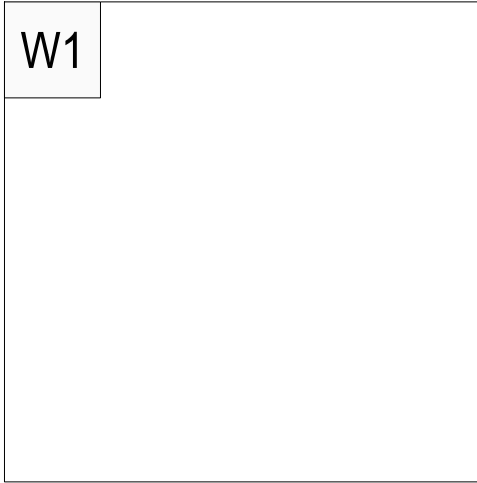
Entry Door
SW 6257
Gibraltar



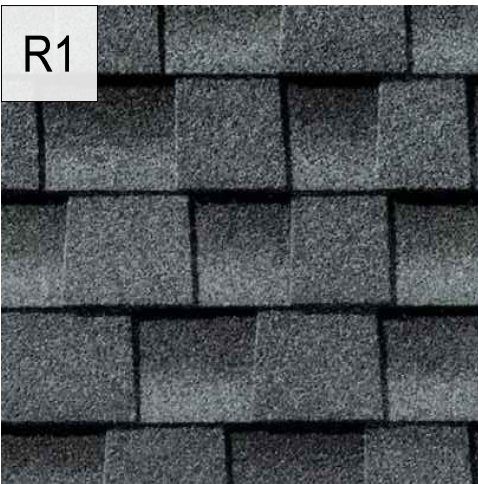
Metal Garage
Door
SW7074
Software



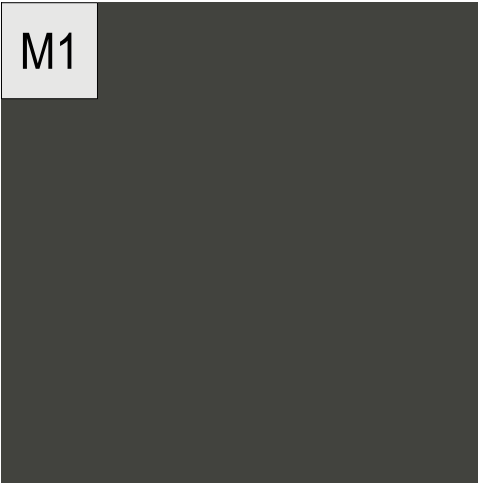
Metal Garage
Door
SW 7675
Sealskin



Vinyl Window
White (or sim.)



Composite
Shingle Roof
Pewter Gray



Metal Railing +
Awnings
SW 7069
Iron Ore

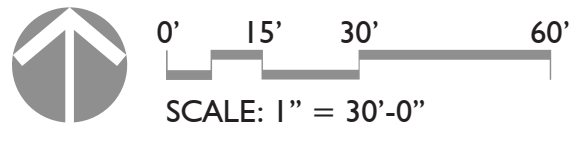
Note: Or similar product



LAYOUT LEGEND

- 1 ENTRY MONUMENT (SEE L-11)
- 2 PARK (SEE L-2)
- 3 STORMWATER TREATMENT AREA
- 4 PERIMETER WALL AND FENCE (SEE L-4)
- 5 STAMPED AC PAVING
- 6 SIGHT TRIANGLE
- 7 DROP-OFF
- 8 AFFORDABLE HOUSING APARTMENTS
- 9 PARKING
- 10 EXISTING TREES TO REMAIN
- 11 MAILBOX CLUSTERS
- LANDSCAPE PLANTING
- STORMWATER PLANTING
- CONCRETE PAVING

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LAYOUT LEGEND

- 1 LANDSCAPE WALL
- 2 CONCRETE PAVING
- 3 PLAY STRUCTURE WITH PLAY SURFACING
- 4 SYNTHETIC TURF
- 5 CONCRETE PAVERS
- 6 PICNIC TABLES

- 7 SHADE STRUCTURE (16'-6"x 24'-6")
- 8 BENCH
- 9 LOW FENCE
- 10 LITTER RECEPTACLE
- 11 BIKE RACK

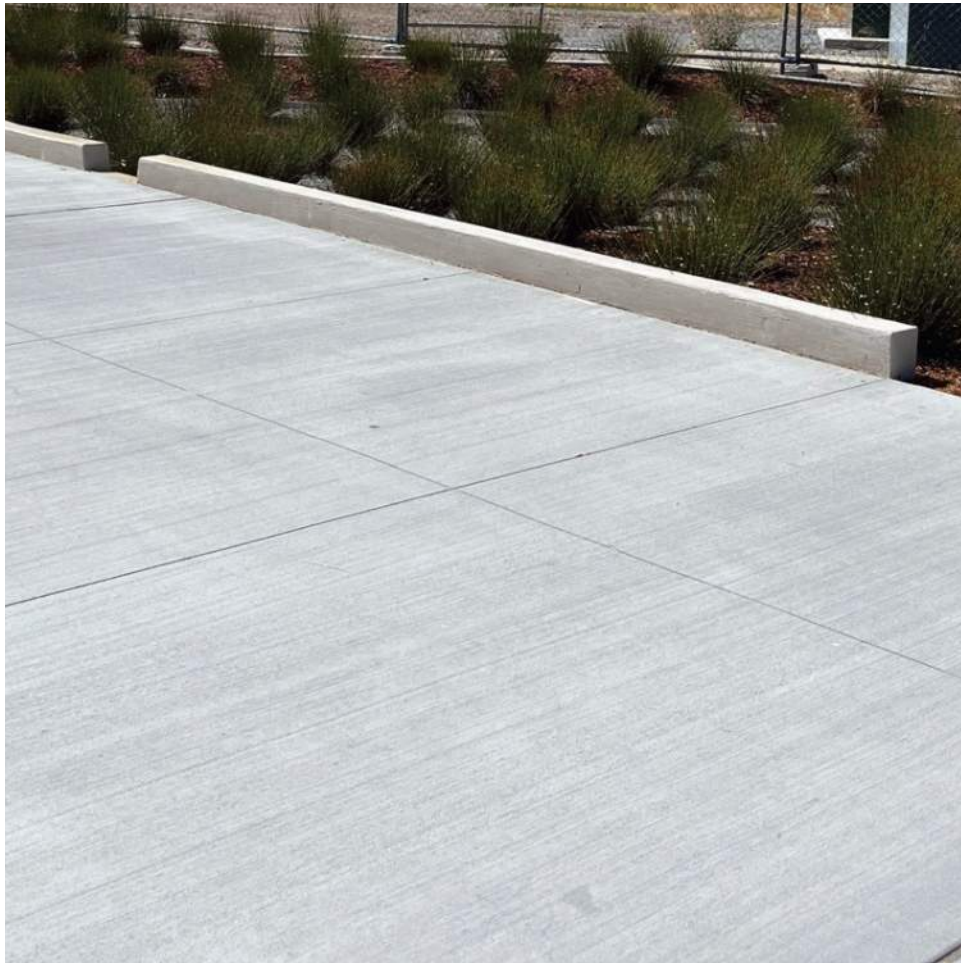


0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



KEY MAP

PAVING



CONCRETE PAVING



CONCRETE PAVERS



STAMPED AC PAVING



SYNTHETIC TURF



PLAY SURFACING

SITE FURNISHING



BENCH



PICNIC TABLE



BIKE RACK



LITTER RECEPTACLE

FENCE, WALL AND STRUCTURE



LOW FENCE



LANDSCAPE WALL



SHADE STRUCTURE

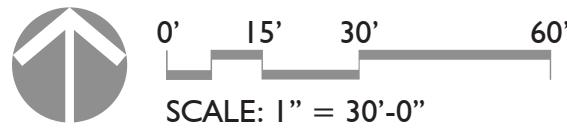


FENCE & WALL LEGEND

- 8'H CMU SOUND WALL
- 8'H GOOD NEIGHBOR FENCE
- 42"H LOW FENCE

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SITE LIGHTING LEGEND

POLE LIGHT



BOLLARD LIGHT

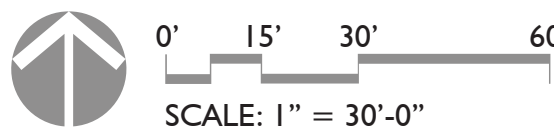


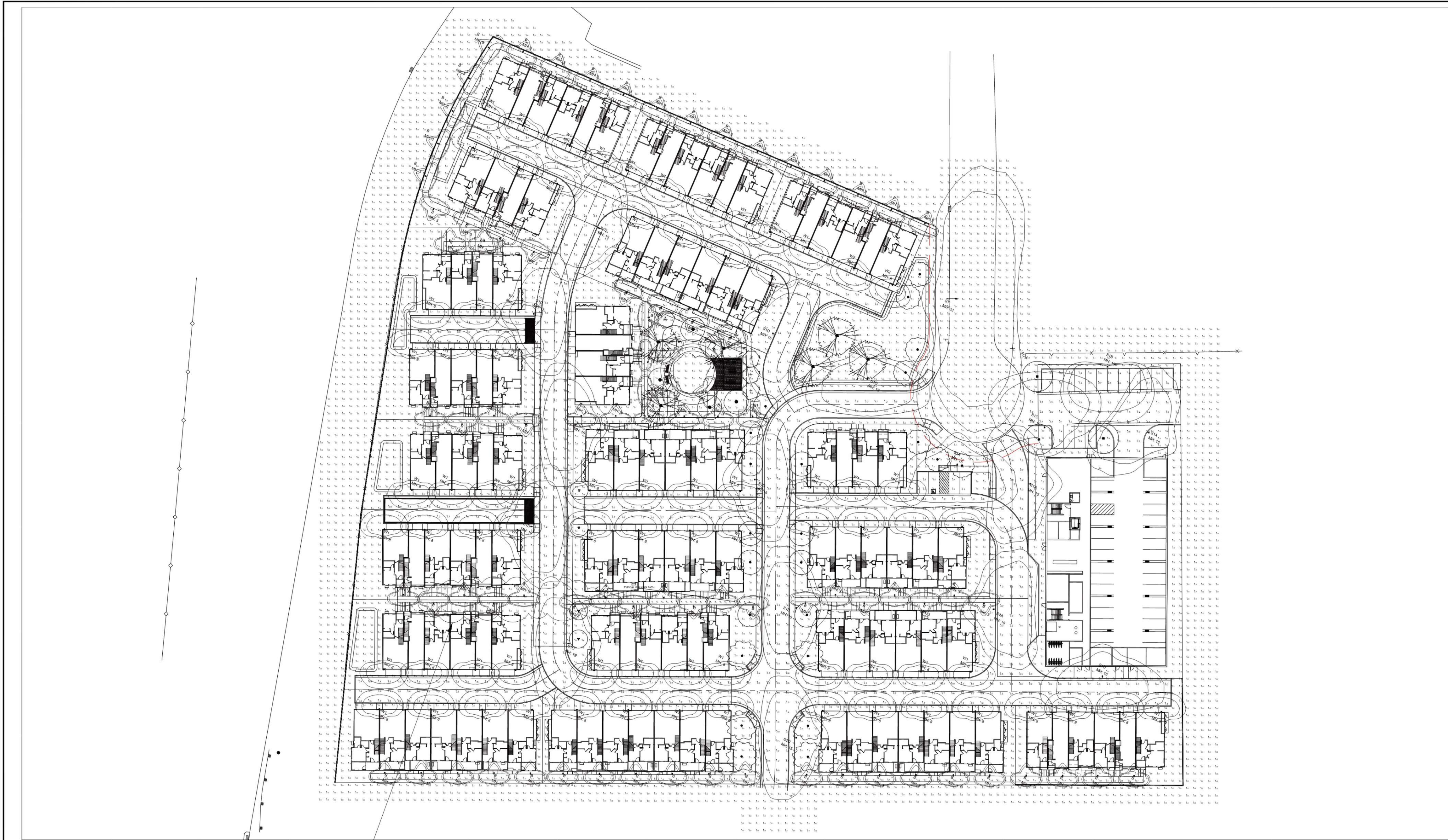
NOTE:

Refer to L-6 for all site lighting specifications and photometric plan.

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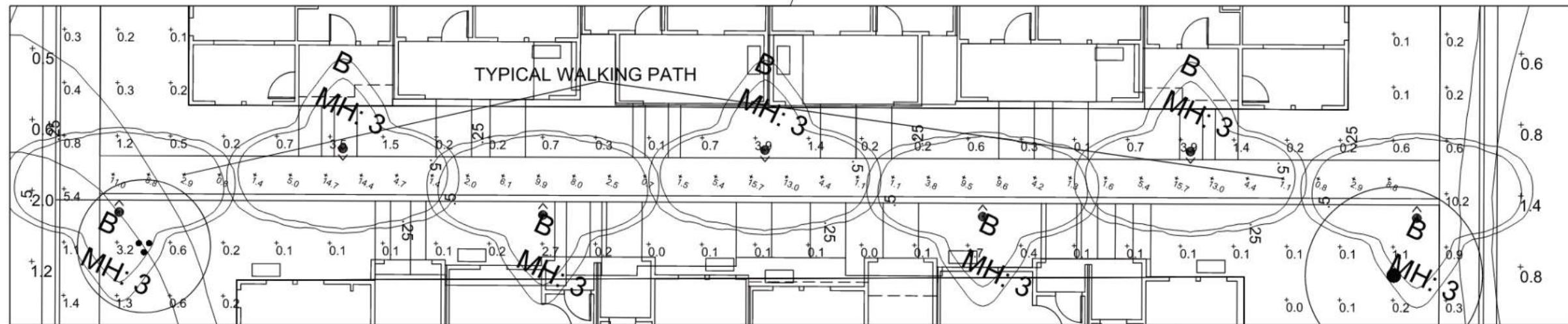
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SCALE: 1/32" = 1'-0"

PLAN VIEW



SCALE: 3/32" = 1'-0"

TYPICAL WALKING PATH SECTION

Luminaire Schedule									
Project: OLIVE + OAK - CROW CANYON PL									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	UDF*	Description	Filename	Lum. Watts
85	B	Single		1608	0.799	0.940	GARDCO PBL-36-14L-350-WW-G2-3-VOLT-XX	PBL-14L-350-WW-G2-3-UNV ies *	17.7
4	S1A	Single		6411	0.850	N.A.	GARDCO PPT-P-A04-830-T3M-TX-VOLT-XXX	PPT-P-A04-830-T3M ies	43
1	S1B	Single		4415	0.850	N.A.	GARDCO PPT-P-A04-830-BL-C-TX-VOLT-XXX	PPT-P-A04-830-BL-C ies	43
1	S1C	Single		6281	0.850	N.A.	GARDCO PPT-P-A04-830-T4M-TX-VOLT-XXX	PPT-P-A04-830-T4M ies	43
11	S1D	Single		6278	0.850	N.A.	GARDCO PPT-P-A04-830-T2M-TX-VOLT-XXX	PPT-P-A04-830-T2M ies	43
1	ST	Single		3670	0.850	N.A.	XSPSM-D-HT-2ME-SL-40K7 - 3' L.C. + 8' ARM	XSPSM-D-HT-2ME-SL-40K7-Un-xx-N-Q3_CONFIGURED ies	30
75	W1	Single		1503	0.850	N.A.	GARDCO GCS-A01-830-T3M-VOLT-XXX	GCS-A01-830-T3M ies	10.2
2	W2	Single		1467	0.850	N.A.	GARDCO GCS-A01-830-T4M-VOLT-XXX	GCS-A01-830-T4M ies	10.2

* UDF FACTOR PRORATED TO SIMULATE WW (3000K), PHOTOMETRY BASED ON NW(4000K); PHOTOMETRY FOR WW NOT AVAILABLE AT THE TIME OF THIS ANALYSIS. FIELD RESULTS MAY VARY.

Calculation Summary							
Project: OLIVE + OAK - CROW CANYON PL							
Label	CatType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAYS & PARKING LOT	Illuminance	Fc	1.2	4.6	0.2	6.2	23.0
TYPICAL WALKING PATH SECTION	Illuminance	Fc	5.9	15.7	0.7	9.4	22.4

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

AIR Associated Lighting Representatives, Inc.

2700 N. 1st Street
San Ramon, CA 94583
925-551-5444
925-551-5445

PROFESSIONAL SEAL REQUIRED FOR THE CALCULATIONS IN THIS DOCUMENT. THE SEAL OF THE ENGINEER OR ARCHITECT MUST BE PLACED ON THE DRAWING. THE SEAL OF THE ENGINEER OR ARCHITECT MUST BE PLACED ON THE DRAWING. THE SEAL OF THE ENGINEER OR ARCHITECT MUST BE PLACED ON THE DRAWING.

Calculations have been performed according to IESNA standards and good practice. The results of the calculations are presented in this document. The results of the calculations are presented in this document. The results of the calculations are presented in this document.



Lighting Analysts, Inc.
8800 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256

GATES + STUDIO
TIM HALEY
ASSOCIATED LIGHTING REPRESENTATIVES, INC.
GILBERTO RODRIGUEZ
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

OLIVE + OAK - CROW CANYON PLACE
SAN RAMON, CA
24938HAL DWG/AG32
DATE: 04/08/2026
SCALE: AS NOTED
SHEET: 1 OF 1
REV: 0



LEGEND

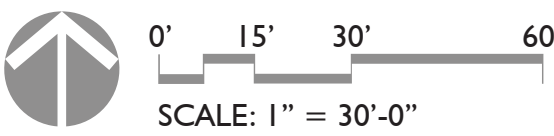
-  (36) PROTECTED TREES TO BE REMOVED
-  (37) UNPROTECTED TREES TO BE REMOVED
-  (13) PROTECTED TREES TO REMAIN
-  (31) UNPROTECTED TREES TO REMAIN



NOTE:

Refer to the Arborist Report prepared by Hortscience | Bartlett Consulting dated July 24, 2025 for additional existing tree information, inventory, and disposition table.

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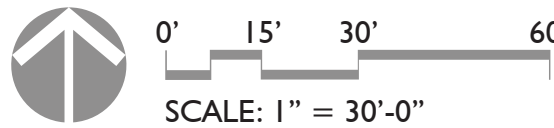




TREE LEGEND

- ENTRY TREE**
Olea europea 'Swan Hill'
Swan Hill Olive
- ENTRY DROP-OFF TREE**
Acer rubrum x 'Armstrong'
Armstrong Red Maple
Acer rubrum x 'October Glory'
October Glory Red Maple
- ACCENT TREE**
Arbutus undoe 'Marina'
Marina Strawberry Tree
Cercis canadensis 'Oklahoma'
Oklahoma Redbud
Cercis occidentalis
Western Redbud
Lagerstroemia 'Tonto'
Tonto Crape Myrtle
Laurus x 'Saratoga'
Saratoga Laurel
Magnolia 'Little Gem'
Marina Strawberry Tree
- SPECIMEN TREE**
Quercus spp.
Oak
- STREET TREE**
Lagerstroemia x 'Natchez'
Natchez Crape Myrtle
Ulmus parvifolia 'Drake'
Drake Elm
Ulmus parvifolia 'Frontier'
Frontier Elm
- STORMWATER TREE**
Cercis occidentalis
Western Redbud
Laurus x 'Saratoga'
Saratoga Laurel
Platanus 'Columbia'
Columbia London Plane Tree

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TREES



Acer rubrum 'Cultivar'
Red Maple



Arbutus x 'Marina'
Marina Strawberry Tree



Cercis canadensis 'Oklahoma'
Oklahoma Redbud



Cercis occidentalis
Western Redbud



Lagerstroemia x 'Natchez'
Natchez Crape Myrtle



Lagerstroemia x 'Tonto'
Tonto Crape Myrtle



Laurus nobilis 'Saratoga'
Saratoga Bay Laurel



Olea europaea 'Swan Hill'
Swan Hill Olive Tree



Magnolia grandiflora 'Little Gem'
Little Gem Dwarf Magnolia



Platanus x acerifolia 'Columbia'
Columbia Plane Tree



Quercus spp.
Oak



Ulmus spp.
Elm

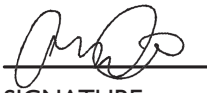
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE WIDTH
TREES						
ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24" BOX	M	40'	15'
AOG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	M	40'	35'
ARB	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	L	25'	20'
CTO	CERCIS CANADENSIS 'TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	24" BOX	M	15'	20'
COO	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	20'	15'
LAN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	L	25'	15'
LTO	LAGERSTROEMIA INDICA X FAURIEI 'TONTO'	TONTO CRAPE MYRTLE	24" BOX	L	15'	10'
LAS	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	L	20'	20'
MLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	M	20'	10'
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	24"BOX	L	25'	20'
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX	M	40'	30'
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L	40'	35'
QUS	QUERCUS SUBER	CORK OAK	24"BOX	L	40'	35'
QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24"BOX	M	40'	35'
ULD	ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM	24" BOX	L	30'	30'
ULF	ULMUS PARVIFOLIA 'NEW FRONTIER'	NEW FRONTIER ELM	24"BOX	L	30'	20'
CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	NATIVE
SHRUBS						
AI	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	1 GAL	M	60"	48"
AH	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS MIX COMMON YARROW	1 GAL	L	24"	36"
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L	24"	24"
AN	AEONIUM SPP.	AEONIUM	5 GAL	L	36"	24"
AV	AGAVE SPP.	AGAVE	1 GAL	L	36"	36"
AL	ALOE STRIATA	CORAL ALOE	1 GAL	L	36"	24"
AB	ALOE X 'BLUE ELF'	BLUE ELF ALOE	1 GAL	L	24"	24"
AR	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL	L	72"	48"
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	M	48"	36"
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L	30"	24"
CS	CALANDRINIA SPECTABILIS 'SHINING PINK'	SHINING PINK CALANDRINIA	1 GAL	L	24"	36"
CE	CHONDRROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	1 GAL	L	48"	60"
CT	CHONDRROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L	36"	36"
CK	COPROSMA X KIRKII 'HAGLEY GREEN'	HAGLEY GREEN TAUPATA	1 GAL	L	72"	48"
DL	DIANELLA REVOLUTA 'DR5000'	LITTLE REV™ FLAX LILY	1 GAL	L	36"	36"
DR	DIANELLA REVOLUTA 'DTN03'	BABY BLISS™ FLAX LILY	1 GAL	L	24"	24"
DT	DIANELLA 'TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL	L	48"	48"
DB	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L	36"	36"
DG	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	36"	36"
EC	EPILOBIUM CANUM 'CATALINA'	CATALINA CALIFORNIA FUCHSIA	1 GAL	L	30"	24"
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	36"	36"
GF	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND SNAPDRAGON	1 GAL	L	36"	42"
GC	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL	L	60"	48"
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L	36"	42"
HB	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS® RED YUCCA	5 GAL	L	36"	24"
HA	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	L	72"	60"
KU	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	L	24"	24"
LB	LOMANDRA LONGIFOLIA 'LM300'	BREEZE™ MAT RUSH	1 GAL	L	42"	42"
MX	MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L	36"	30"
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	48"	60"
NW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L	18"	36"
PS	PENNISETUM SPATHIOLATUM	SLENDER VELD™ GRASS	1 GAL	L	24"	48"
PO	PITTIOSPORUM TOBIRA 'CREME DE MINT'	CREME DE MINT PITTIOSPORUM	1 GAL	L	36"	36"
PV	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED JAPANESE PITTIOSPORUM	5 GAL	L	72"	72"
PW	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTIOSPORUM	1 GAL	L	36"	54"
PE	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE® YELLOW WOOD	5 GAL	M	72"	60"
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	48"	60"
RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL	L	60"	60"
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	L	18"	72"
RJ	RUSSELLIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL	L	48"	48"
SC	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	L	48"	72"
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L	36"	54"
SP	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	L	36"	60"
SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L	36"	54"
SS	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L	12"	36"
TP	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	L	12"	36"
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L	36"	36"
VL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA	1 GAL	L	48"	36"
WB	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	1 GAL	L	24"	24"
WA	WESTRINGIA FRUTICOSA 'MUNDI'	COAST ROSEMARY	1 GAL	L	60"	48"
WL	WESTRINGIA FRUTICOSA 'WES06'	LOW HORIZON™ COAST ROSEMARY	1 GAL	L	12"	48"

WATER CONSERVATION STATEMENT

- THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY IRRIGATING THE LANDSCAPE.
- A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

"I WILL COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."


SIGNATURE

4/9/2026

DATE

SHRUBS



Acacia cognata 'Cousin Itt'
Cousin Itt Acacia



Achillea spp.
Yarrow



Aeonium spp.
Aeonium



Agave spp.
Agave



Aloe spp.
Aloe



Arbutus unedo 'Compacta'
Dwarf Strawberry Tree



Asparagus densiflorus 'Myer'
Foxtail Fern



Bouteloua gracilis 'Blonde Ambition'
Blue Grama Grass



Calandrinia spectabilis
Rock Purslane



Chandropetalum tectorum 'El Campo'
El Campo Cape Rush



Coprosma kirkii
Creeping Mirror Plant



Cotyledon orbiculata var. *oblanga*
Silver Crown



Dianella spp.
Flax Lily



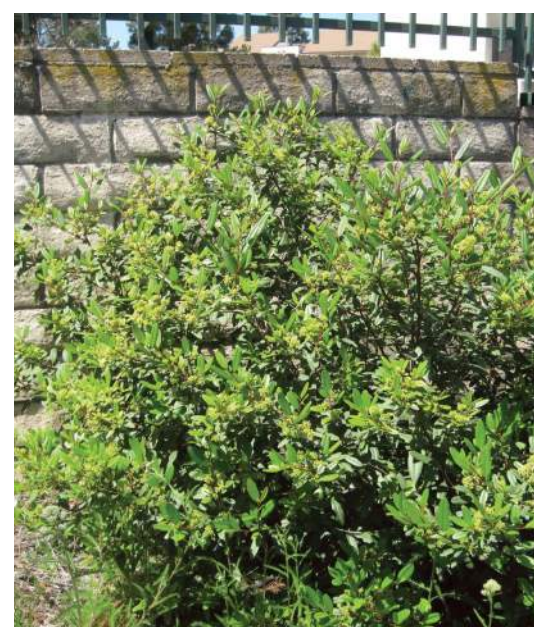
Diets bicolor
African Iris



Epilobium ssp.
California Fuchsia



Festuca mairei
Atlas Fescue



Frangula ssp.
Coffeeberry



Galvezia speciosa 'Firecracker'
Firecracker Island Snapdragon



Grevillea lanigera
Woolly Grevillea



Hesperaloe parvifolia
Red Yucca



Heteromeles arbutifolia
Toyon



Kniphofia spp.
Red Hot Poker



Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye



Lomandra longifolia 'Breeze'
Breeze Dwarf Mat Rush



Mahonia 'Soft Caress'
Soft Caress Mahonia



Mimulus aurantiacus
Monkey Flower



Muhlenbergia spp.
Muhly



Nepeta x faassenii 'Walker's Low'
Walker's Low Catmint



Pennisetum spathiolatum
Slender Veldt Grass



Pittosporum spp.
Pittosporum



Podocarpus 'Icee Blue'
Icee Blue Yellow-Wood



Ribes vibernifolium
Catalina Currant



Rosmarinus spp.
Rosemary



Russelia equisetiformis
Coral Fountain



Savila clevelandii
Cleveland Sage



Salvia leucantha
Santa Barbara Sage



Salvia leucophylla
Santa Barbara Sage



Salvia mircophylla
Sage



Senecio serpens
Blue Chalksticks



Teucrium chamaedrys
Wall Germander



Verbena lilacina 'De La Mina'
De La Mina Verbena

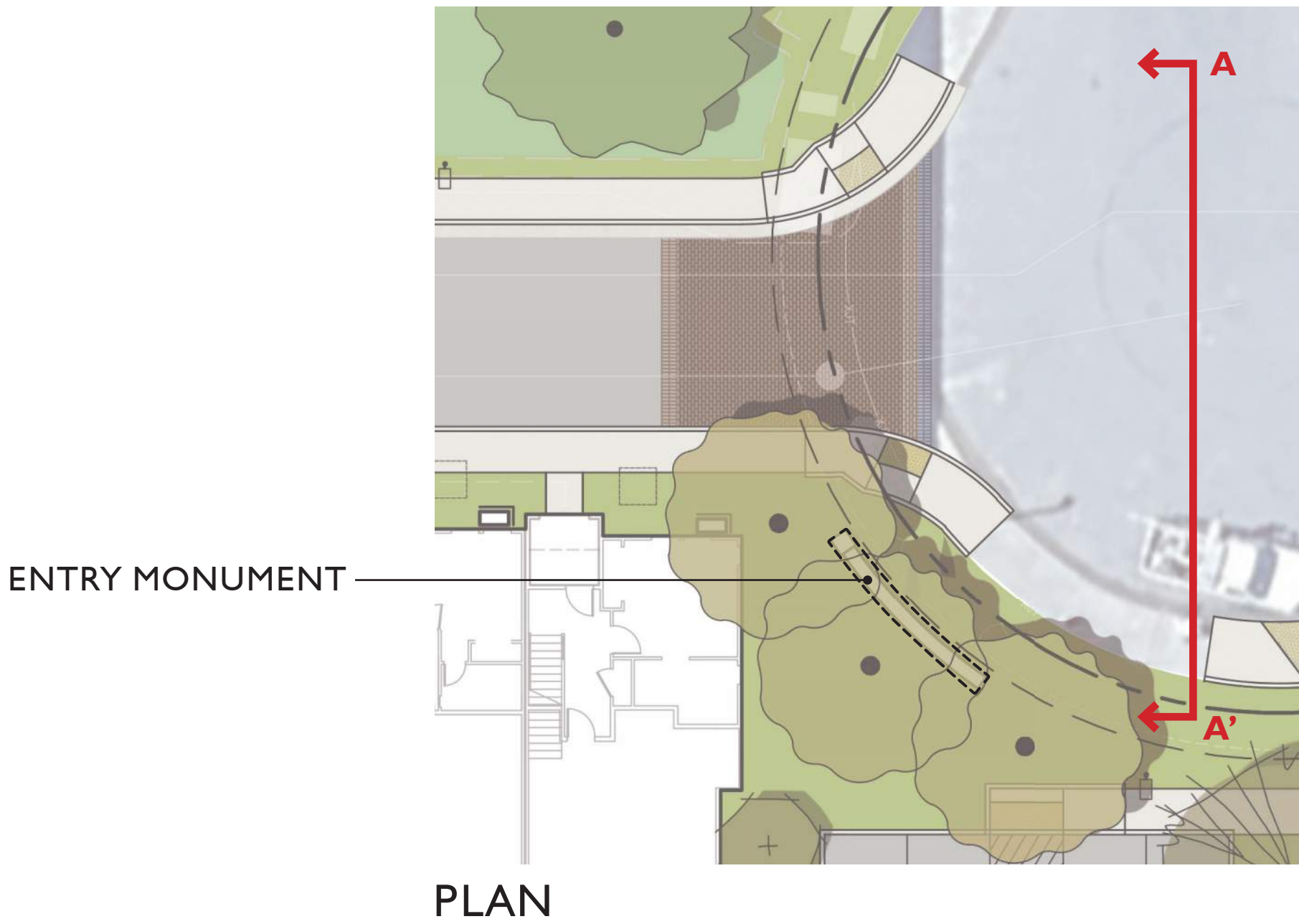
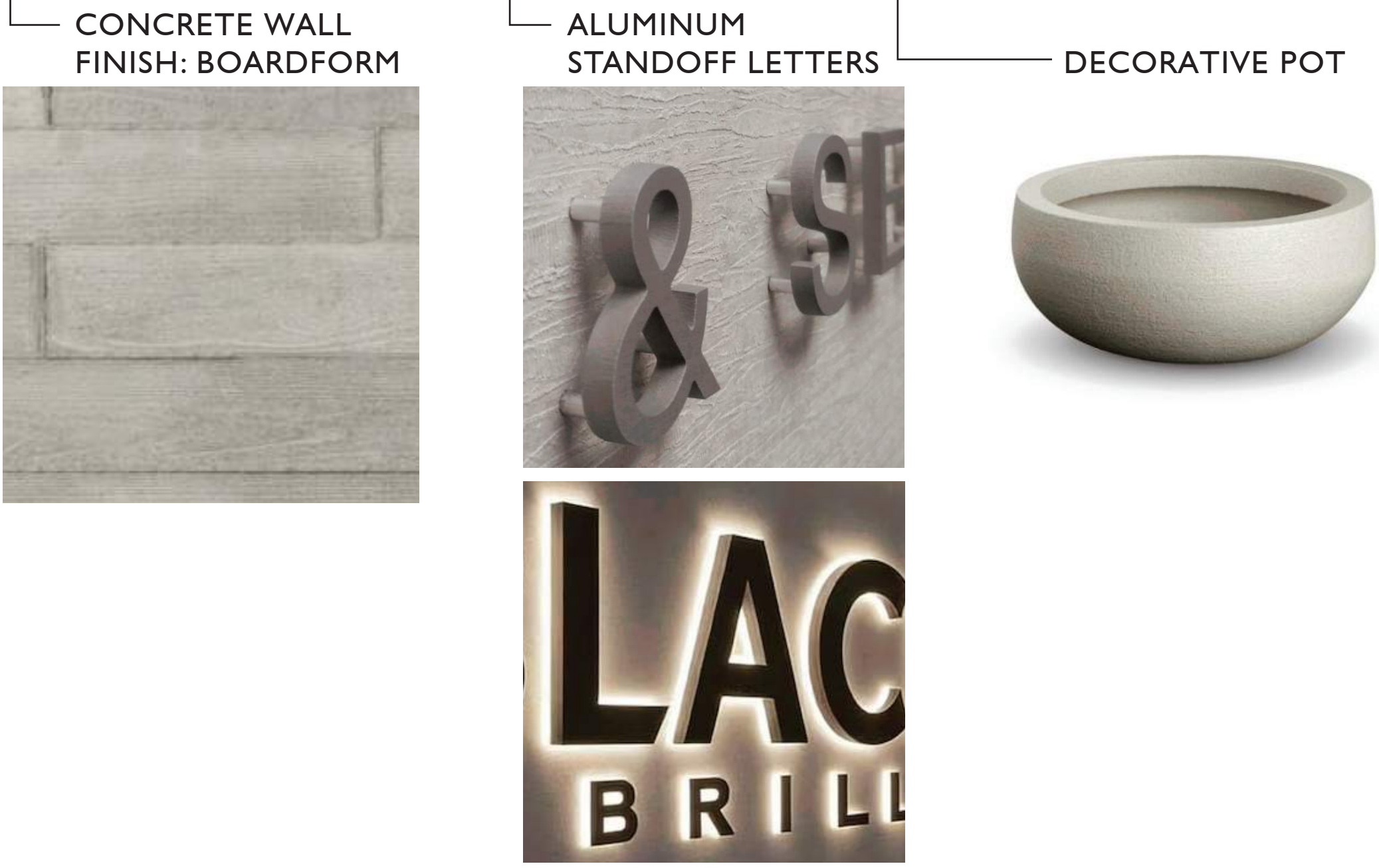


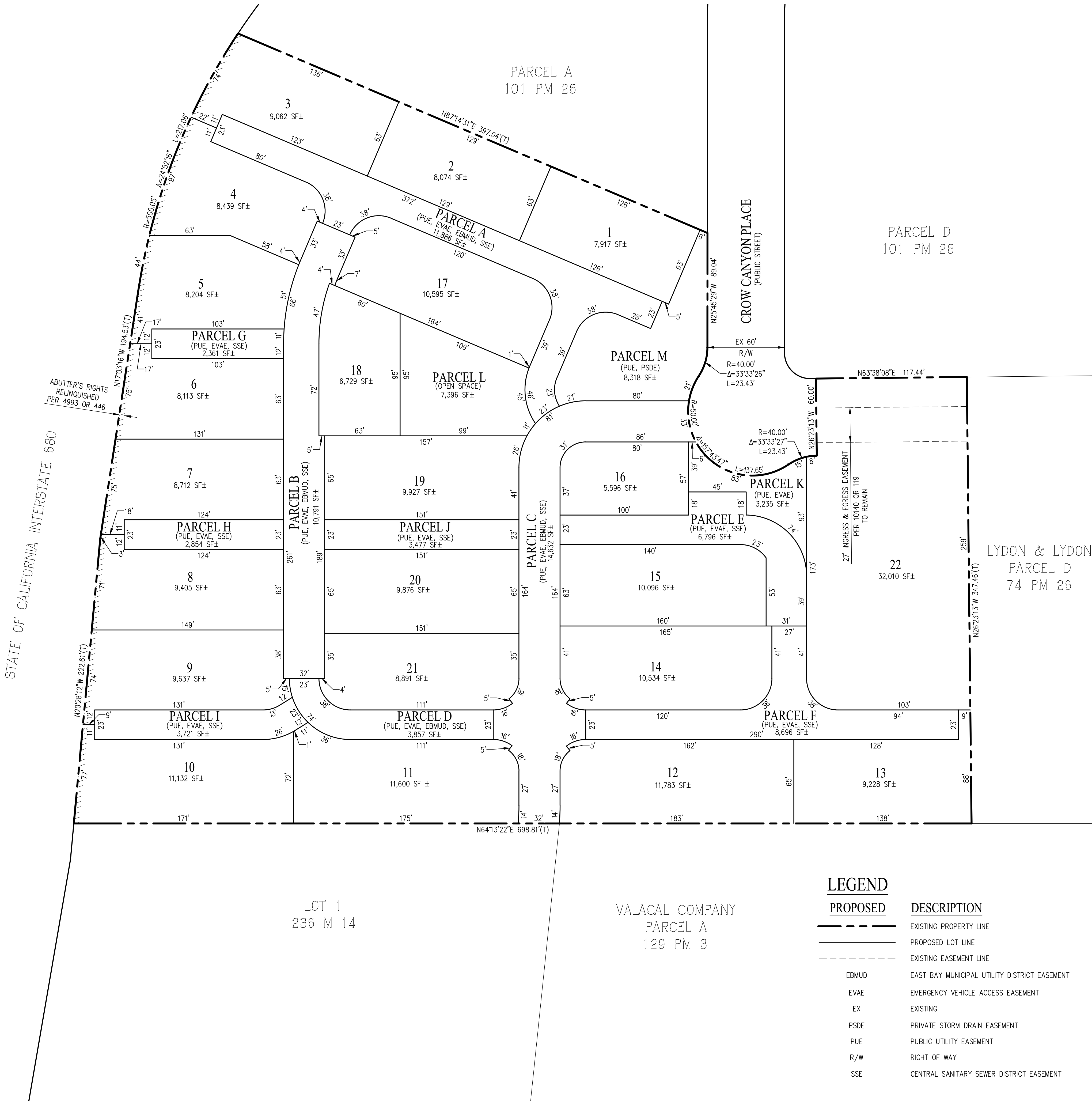
Westringia spp.
Coast Rosemary

SECTION ELEVATION A-A': ENTRY MONUMENT



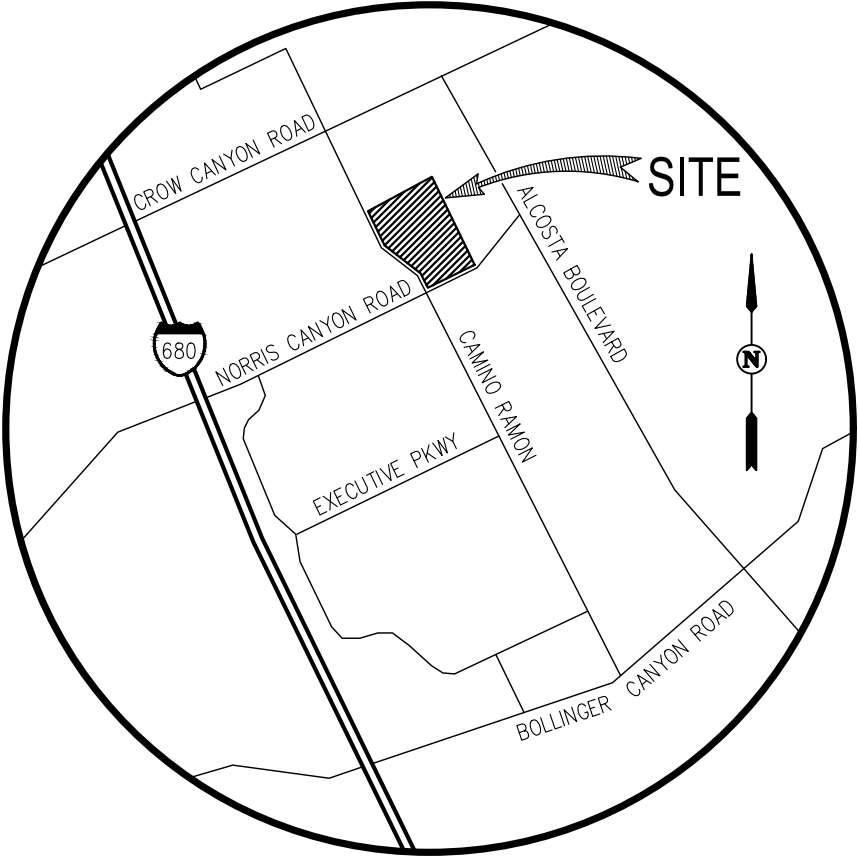
SCALE: 3/8" = 1'-0"





CONTACTS:

1. OWNER: CRANBROOK REALTY INVESTMENT FUND, L.P.
4701 SISK ROAD, SUITE 101
MODESTO, CA 95356
2. DEVELOPER: BROOKFIELD RESIDENTIAL
12657 ALCOSTA BLVD, SUITE 250
SAN RAMON, CA 94583
(925) 314-4030
EMILY BOYD
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN JOSEPH, P.E.
4. ARCHITECT: KTCY
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 323-3780
JILL WILLIAMS
5. GEOTECHNICAL ENGINEER: ENGEO
2633 CAMINO RAMON, SUITE 200
SAN RAMON, CA 94583
(925) 866-9000



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. SITE ADDRESS: 3150, 3160, 3170, & 3180 CROW CANYON PLACE
2. ASSESSORS PARCEL NUMBER: 213-010-046-0, 213-010-047-8, 213-010-059-3 & 213-010-060-1
3. CONTRA COSTA COUNTY SUBD NUMBER: TBD
4. LAND USE (EXISTING): COMMERCIAL OFFICE
LAND USE (PROPOSED): MIXED-USE RESIDENTIAL
5. EXISTING ZONING: MIXED USE RESIDENTIAL EMPHASIS (MUR)
PROPOSED ZONING: MIXED USE RESIDENTIAL EMPHASIS (MUR)
6. DWELLING UNITS: 119 MULTI-FAMILY CONDOMINIUM UNITS
45 AFFORDABLE MULTI-FAMILY CONDOMINIUM UNITS
164 TOTAL UNITS
7. GROSS PROJECT SITE AREA: 7.20 AC± (313,582 SF±)
8. NET RESIDENTIAL SITE AREA: 5.54 AC± (241,322 SF±) (LESS EASEMENTS AND PRIVATE STREETS)
9. RESIDENTIAL DENSITY (GROSS): 22.8 DU/AC
10. RESIDENTIAL DENSITY (NET): 29.6 DU/AC
11. EXISTING STRUCTURES: ALL EXISTING ONSITE STRUCTURES TO BE REMOVED.
12. EXISTING UTILITIES: ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED ON SHEET TM-2.
13. UTILITIES
WATER: EAST BAY MUNICIPAL DISTRICT (EBMUD)
SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSO)
STORM DRAIN: CITY OF SAN RAMON
GAS AND ELECTRIC: PG&E
TELEPHONE: AT&T
14. FLOOD ZONE: ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. (FEMA MAP NUMBER: 06013C0463F, DATED JUNE 16, 2009)
15. STREETS: ALL STREETS AND DRIVE AISLES ONSITE SHALL BE PRIVATE.
16. PARCEL EASEMENTS: ALL ONSITE PRIVATE STREETS AND DRIVE PARCELS SHALL INCLUDE AN EASEMENT FOR EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), PUBLIC UTILITY EASEMENT (PUE), AND SANITARY SEWER EASEMENT (SSE).
17. LANDSCAPING/LIGHTING: ALL LANDSCAPING AND LIGHTING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
18. RETAINING WALLS: ALL INTERNAL PROJECT WALLS WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
19. PHASING: PROJECT MAY BE PHASED AND HAVE MULTIPLE FINAL MAPS.
20. EASEMENTS: EBMUD MAY REQUIRE ADDITIONAL EASEMENTS FOR THE WATER MAIN AND SERVICES. TO BE DEDICATED BY SEPARATE INSTRUMENT.
21. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 22 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 164 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 22.

SHEET INDEX

SHEET NO	DESCRIPTION
1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
2	EXISTING CONDITIONS
3	PRELIMINARY SITE PLAN
4	PRELIMINARY GRADING AND DRAINAGE
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY STORMWATER MANAGEMENT PLAN
7	PRELIMINARY FIRE ACCESS SERVICE PLAN
8	PRELIMINARY WASTE COLLECTION ACCESS PLAN
9	PRELIMINARY EROSION CONTROL PLAN

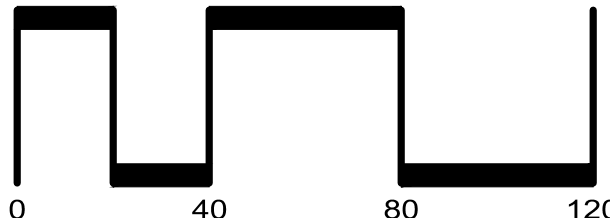
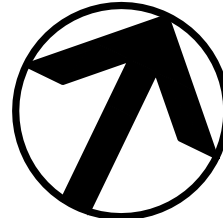
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Brookfield
Residential

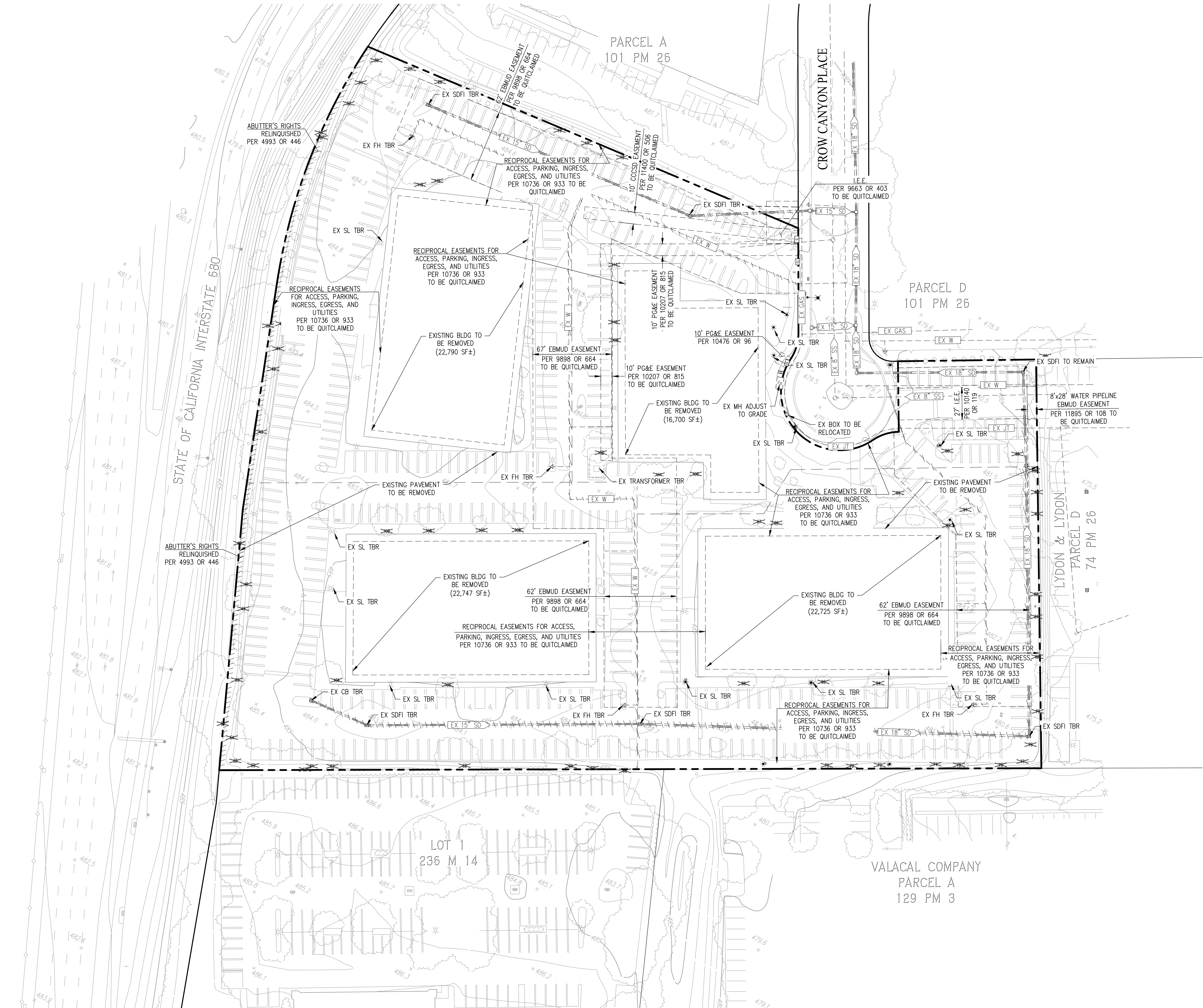
OLIVE + OAK
SAN RAMON, CA



PLANNING SUBMITTAL
APRIL 10, 2026

VESTING TENTATIVE MAP FOR
CONDOMINIUM PURPOSES

TM-1



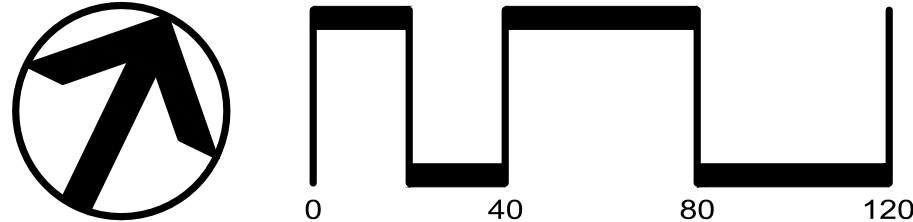
LEGEND

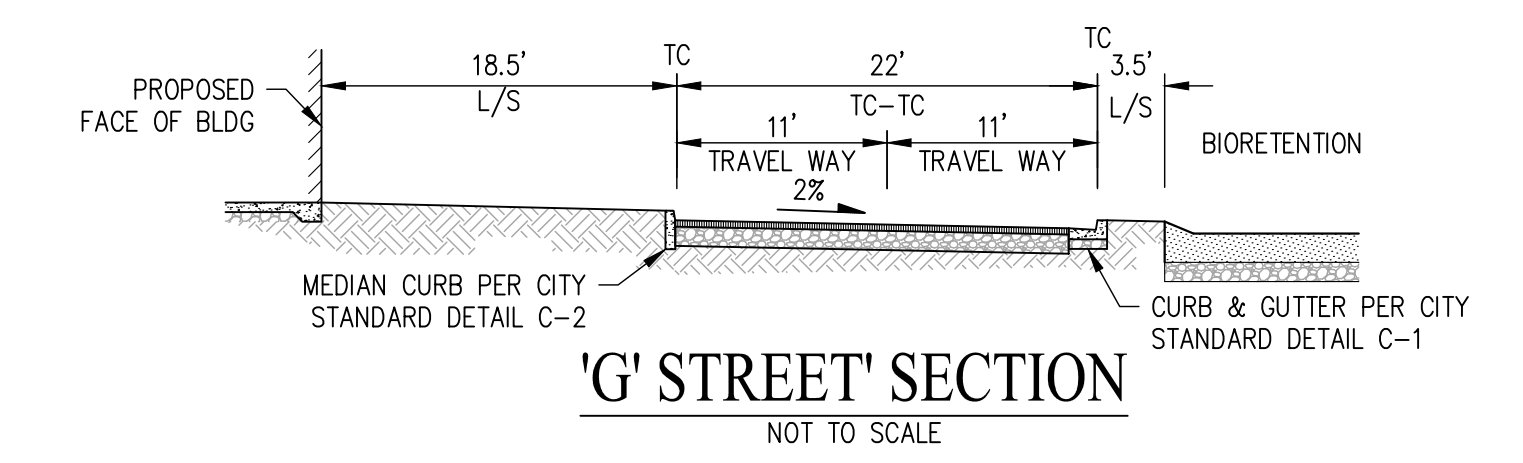
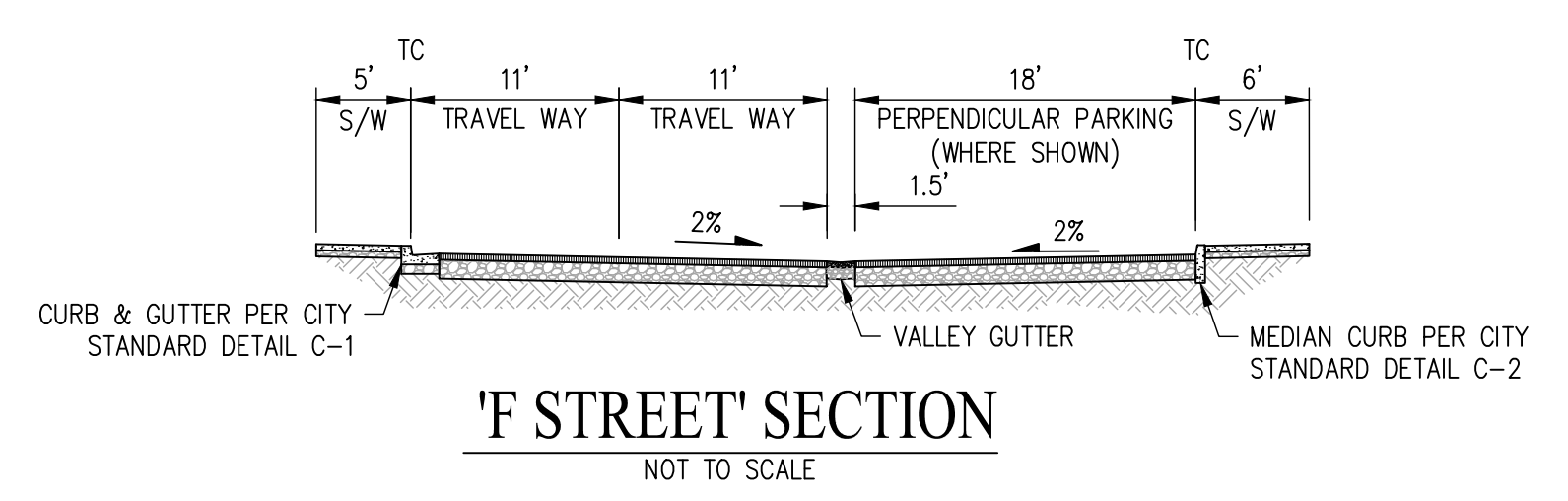
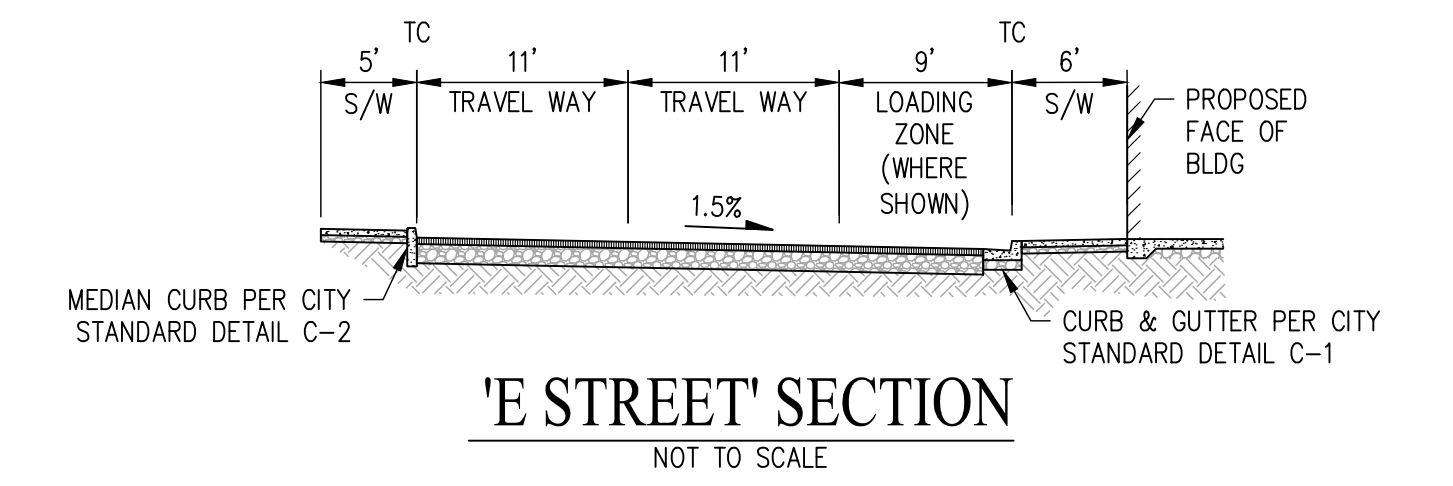
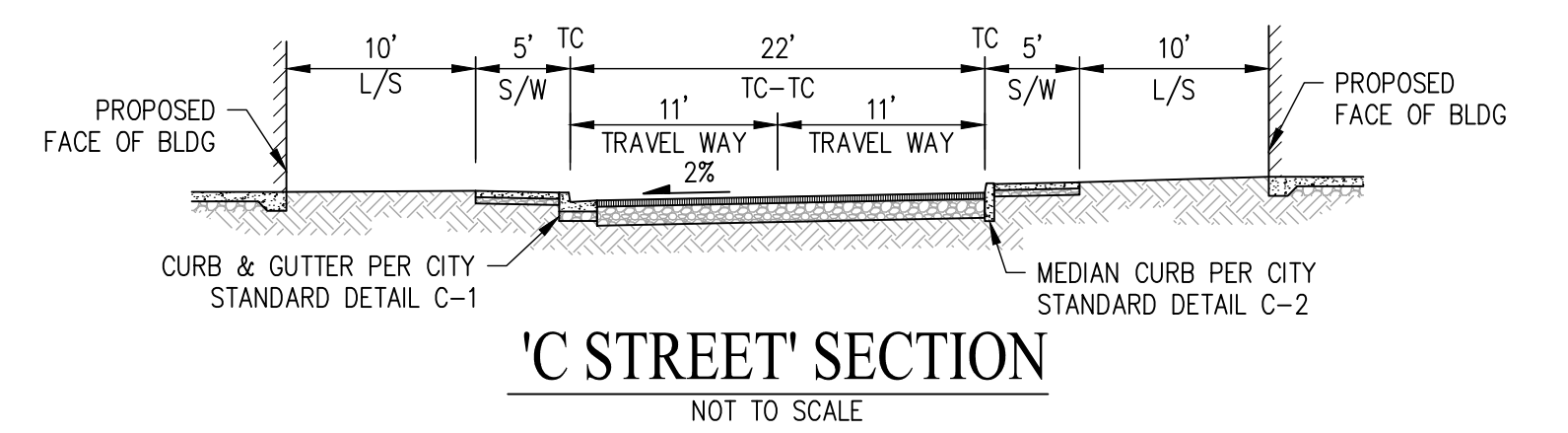
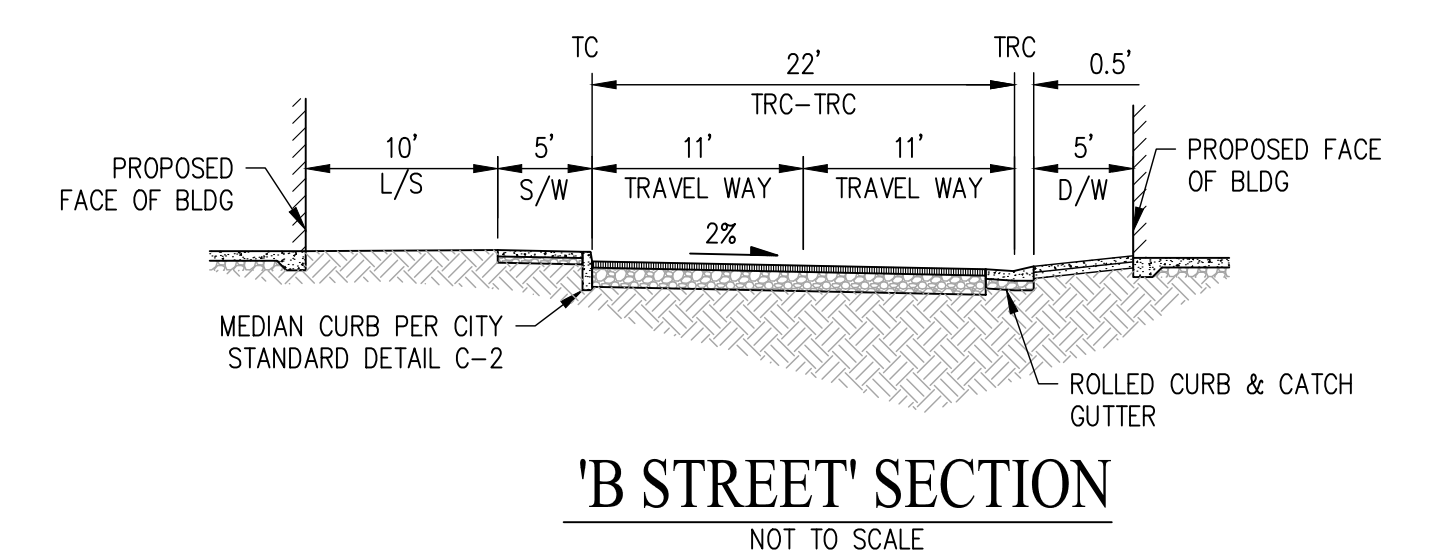
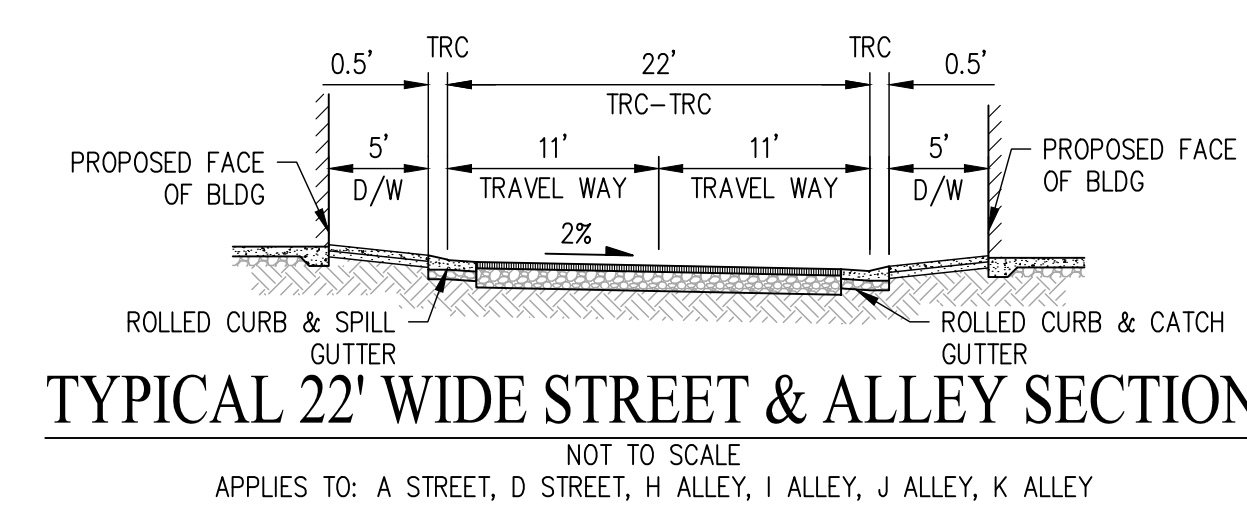
	EXISTING BOUNDARY
	EXISTING EASEMENT LINE
	EXISTING LOT LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	EXISTING UTILITY TO BE REMOVED
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN FIELD INLET
	EXISTING FIRE HYDRANT
	EXISTING TREE TO BE REMOVED

ABBREVIATIONS

BLDG	BUILDING
CB	CATCH BASIN
EX	EXISTING
FH	FIRE HYDRANT
FI	FIELD INLET
FS	FIRE SERVICE
SL	STREET LIGHT
SS	SANITARY SEWER
SD	STORM DRAIN
TBR	TO BE REMOVED
W	WATER

NOTE:
ALL TREE NUMBERING AND REMOVAL IS BASED ON ARBORIST
REPORT PREPARED BY HORT SCIENCE BARTLETT CONSULTING
ON JULY 24, 2025.





ABBREVIATIONS

- BLDG BUILDING
- D/W DRIVEWAY
- EVCS ELECTRIC VEHICLE CHARGING STATION
- EX EXISTING
- L/S LANDSCAPE
- MIN MINIMUM
- PSDE PRIVATE STORM DRAIN EASEMENT
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- TP TYPICAL

PROVIDED PARKING SUMMARY

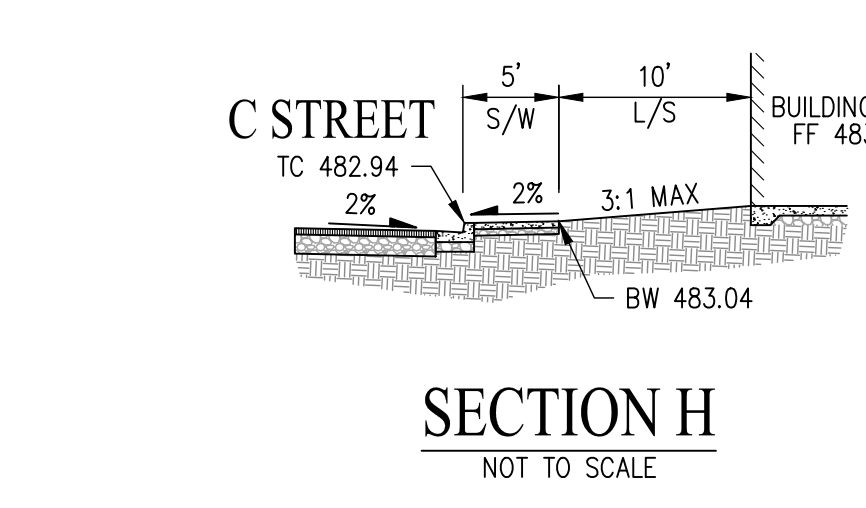
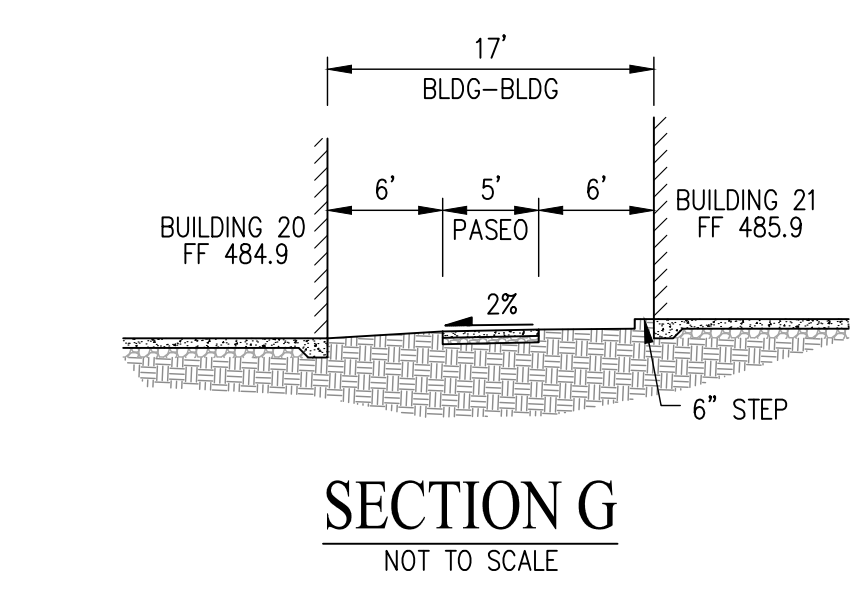
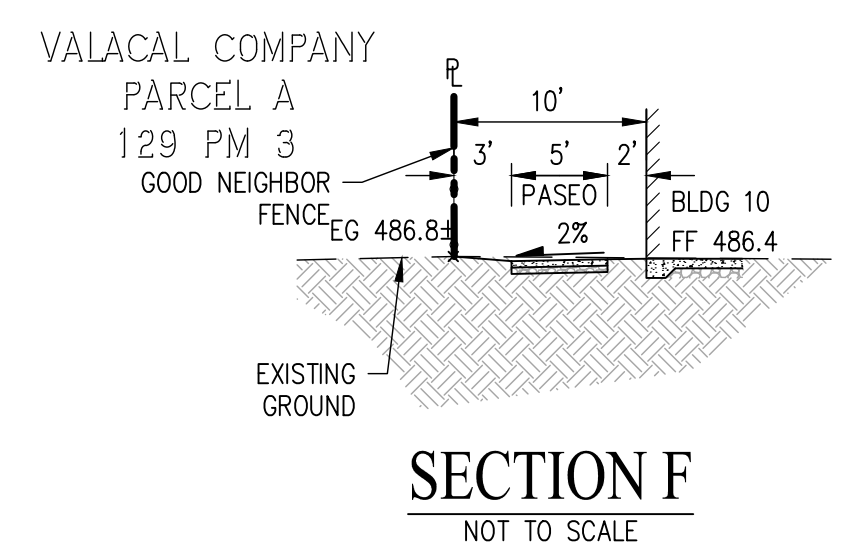
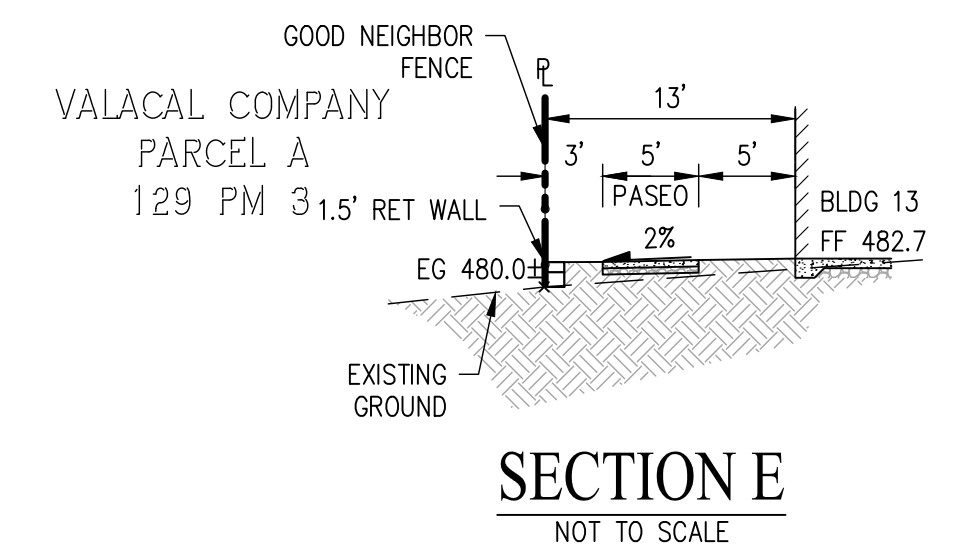
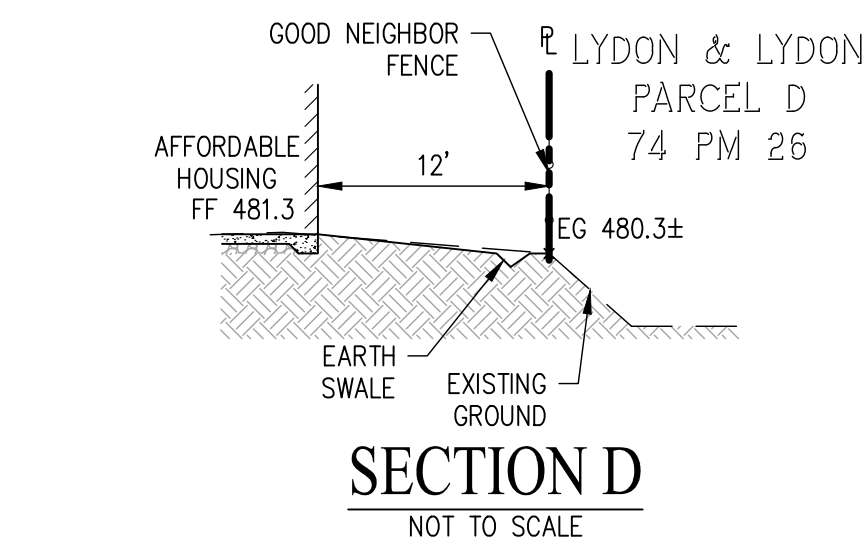
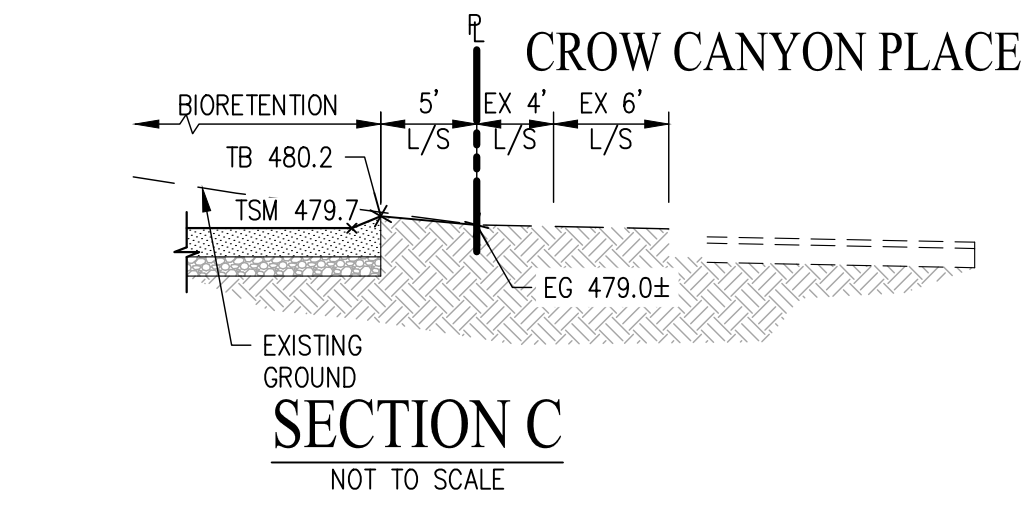
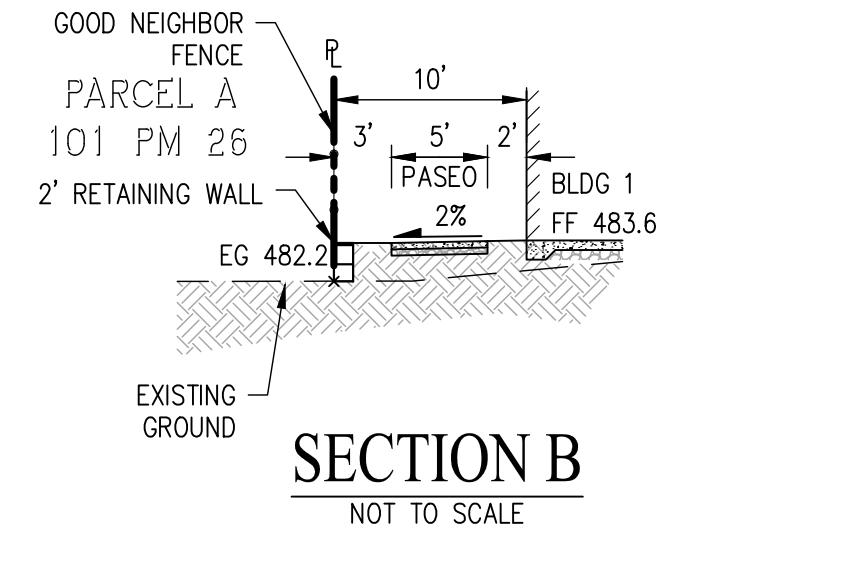
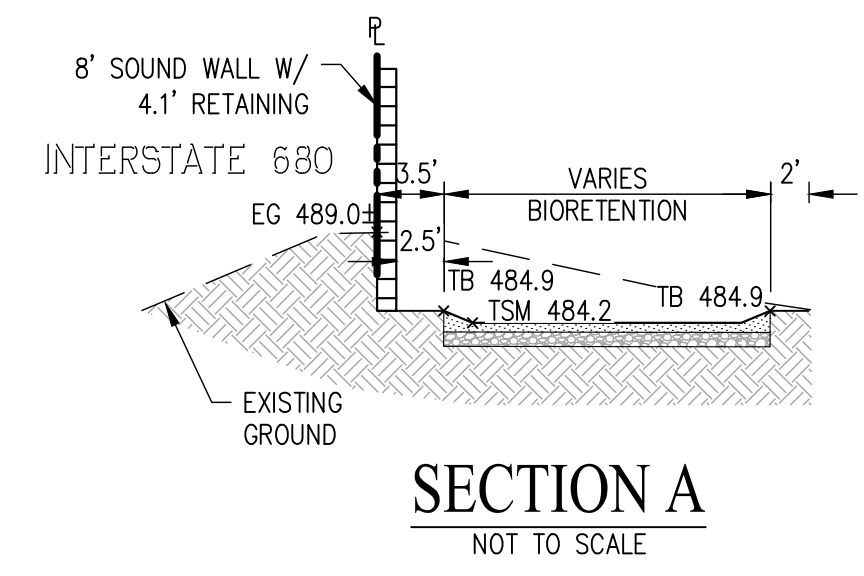
	PARKING STALLS PROVIDED
TOWNHOME UNITS (2/UNIT)	238
AFFORDABLE BUILDING	43
GUEST PARKING	3
ADA PARKING	1
TOTAL PARKING	285

- NOTES:
- PARKING STANDARD PER SDBL 65915(p)(1)
 - ALL PARKING STRIPING TO BE IN COMPLIANCE WITH CITY OF SAN RAMON ZONING ORDINANCE.

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED BUILDING NUMBER
- ACCESSIBLE PARKING STALL
- PROPOSED CURB RAMP
- PROPOSED ASPHALT CONCRETE
- TRIANGLE OF VISIBILITY PER CITY MUNICIPAL CODE D3-6 F.
- ACCESSIBLE PATH
- ADAPTABLE UNIT LOCATION
- PROPOSED BIO-RETENTION AREA

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ROUGH GRADING EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	8,230	5,120
UTILITIES SPOILS	2,260	0
HOUSE SPOILS (ASSUMES 15 CY/ UNIT) TOWNHOMES	1,785	0
AFFORDABLE HOUSING SPOILS	500	0
SUBTOTAL	12,775	5,120
NET	7,655 (CUT)	
POTENTIAL DEMOLITION EXPORT	6,000 (CUT)	

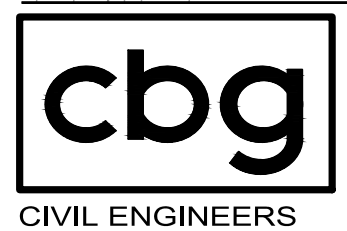
- NOTES:
- STREET SUBGRADE ASSUMED TO BE 4" AC/13" AB.
 - FINISHED FLOORS ASSUMED TO BE 12" ABOVE PAD ELEVATION.
 - ASSUMED 8" OF DEMOLITION EXPORT OVER EXISTING PAVEMENT AND BUILDING AREAS.

ABBREVIATIONS

B/W	BACK OF WALK
EG	EXISTING GROUND ELEVATION
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
PL	PROPERTY LINE
TB	TOP OF BIORETENTION
TOW	TOP OF WALL
TSM	TOP OF SOIL MIX

LEGEND

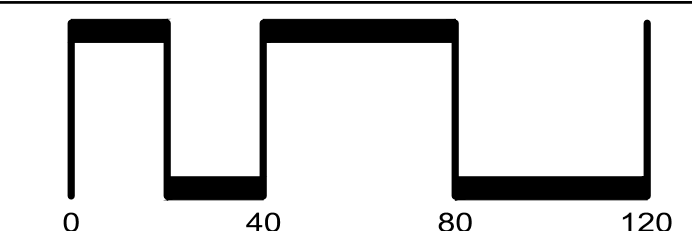
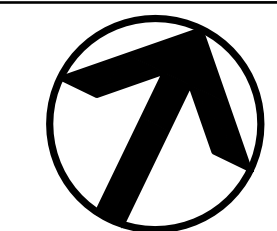
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN (UNTREATED)
- PROPOSED STORM DRAIN (TREATED)
- PROPOSED STORM DRAIN FORCE PUMP MAIN
- PROPOSED MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED FIELD INLET
- PROPOSED STORM DRAIN AREA DRAIN
- PROPOSED SUMP PUMP (TREATMENT FLOW ONLY)
- PROPOSED BIO-RETENTION AREA
- PROPOSED CURB CUT LOCATION
- PROPOSED RETAINING WALL
- SPOT GRADE
- SLOPE ARROW



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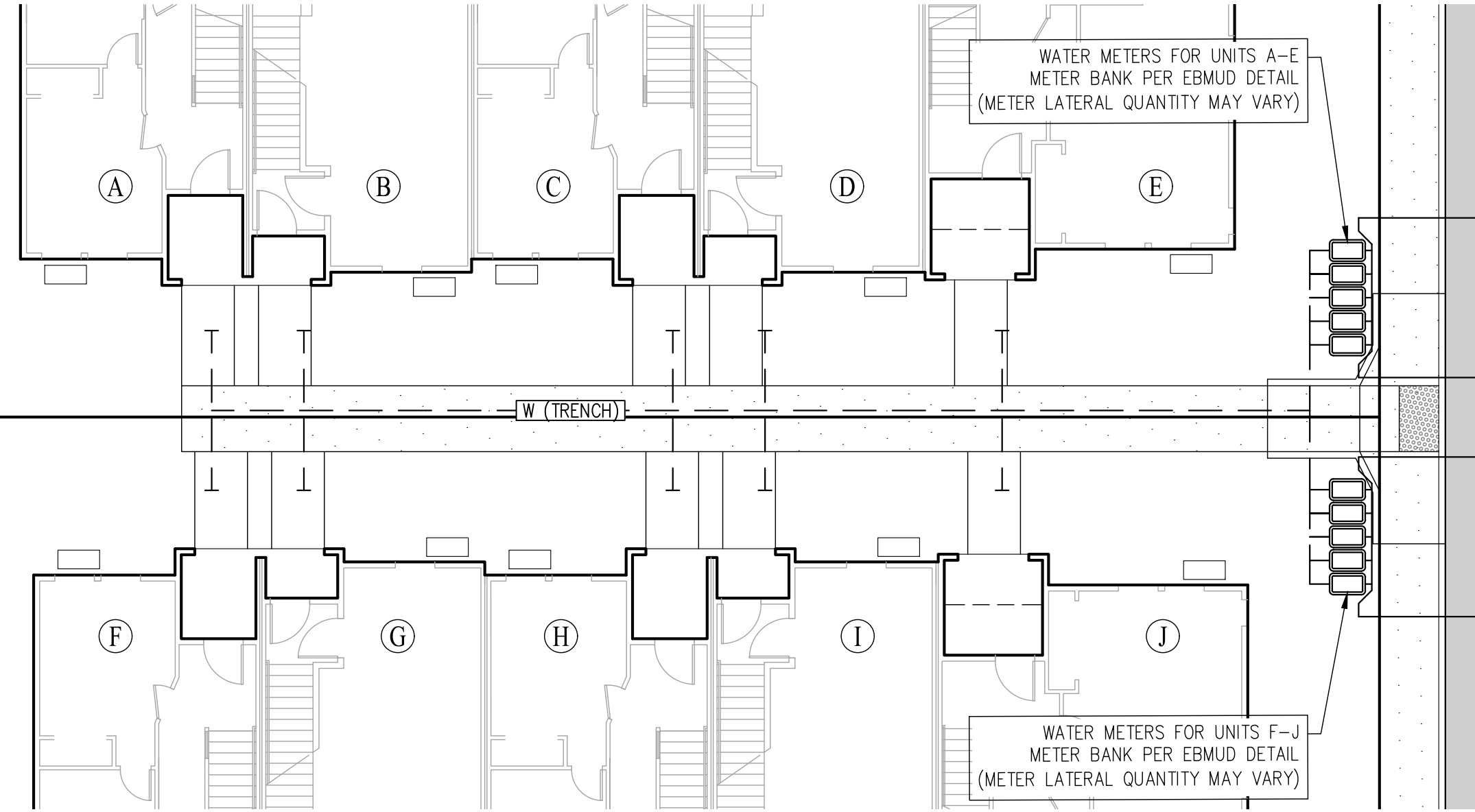
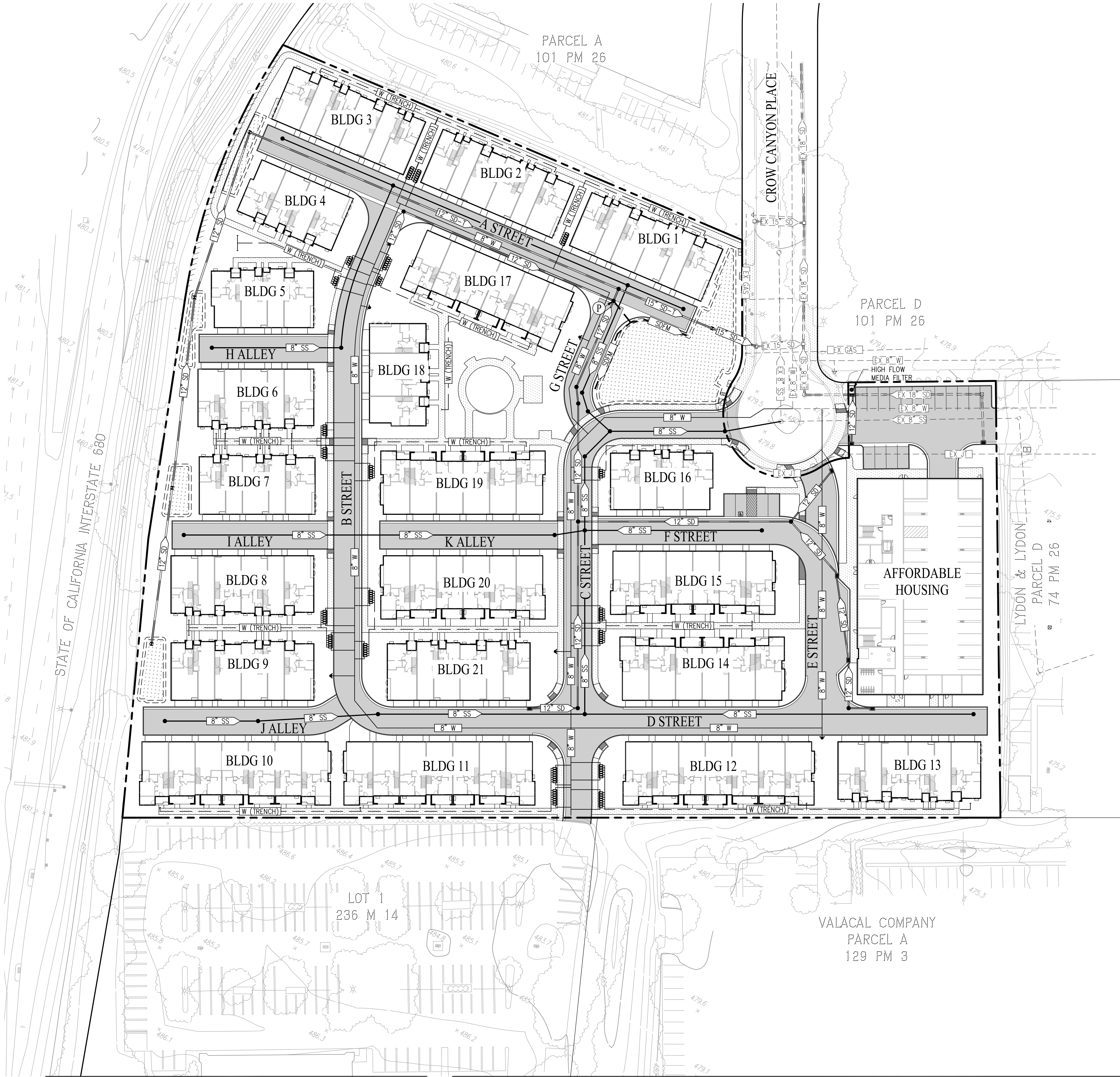
OLIVE + OAK
SAN RAMON, CA



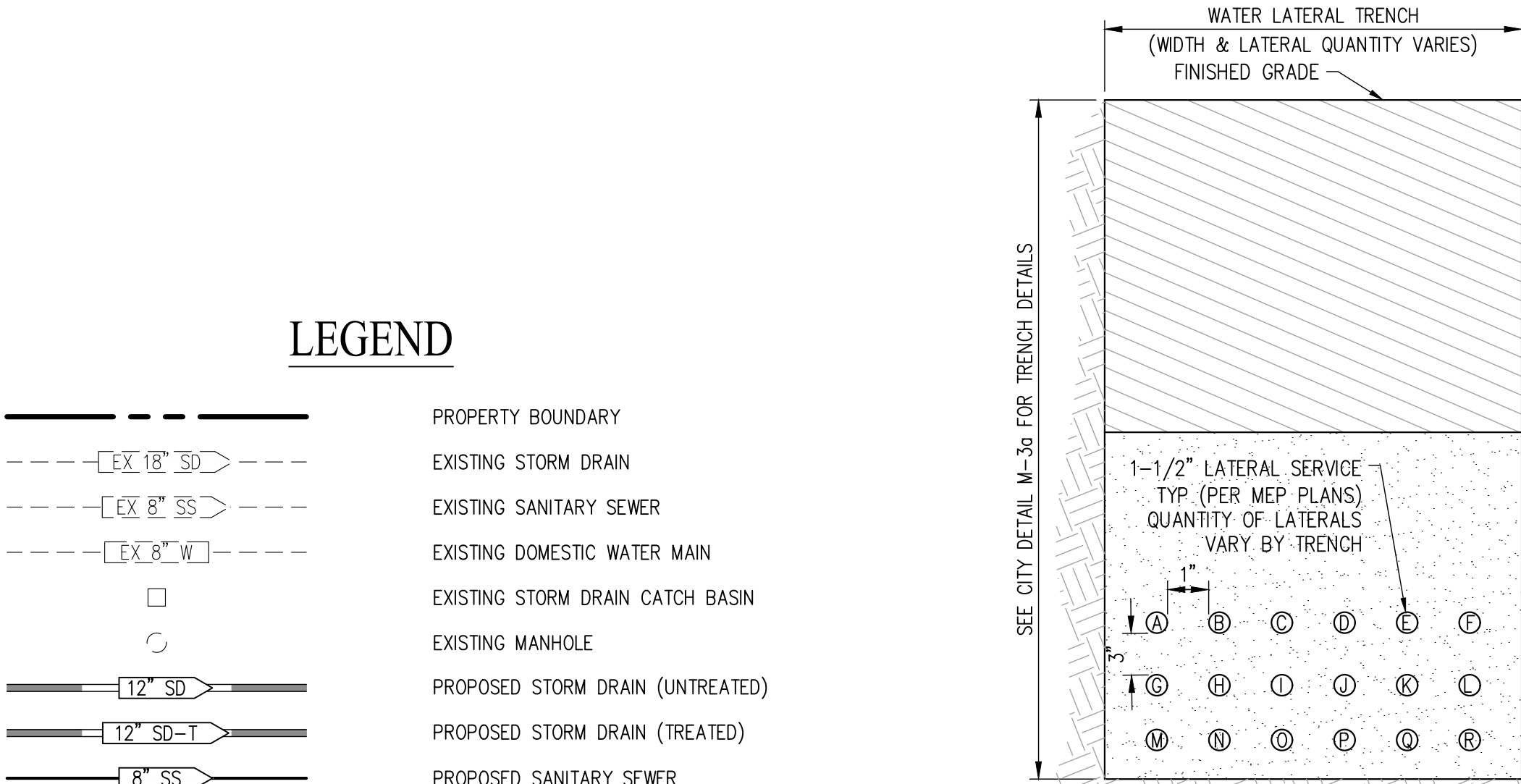
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APRIL 10, 2026

PRELIMINARY GRADING AND
DRAINAGE PLAN

TM-4



JOINT WATER LATERAL TRENCH
NOT TO SCALE



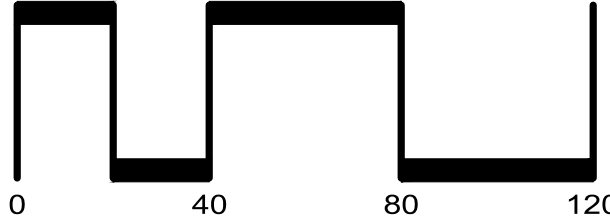
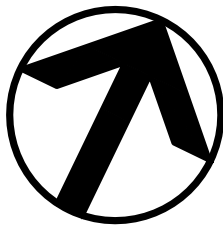
TYPICAL WATER LATERAL TRENCH
NOT TO SCALE

LEGEND	
	PROPERTY BOUNDARY
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING DOMESTIC WATER MAIN
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING MANHOLE
	PROPOSED STORM DRAIN (UNTREATED)
	PROPOSED STORM DRAIN (TREATED)
	PROPOSED SANITARY SEWER
	PROPOSED DOMESTIC WATER
	PROPOSED DOMESTIC WATER LATERAL TRENCH
	PROPOSED STORM DRAIN FORCE MAIN
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED STORM DRAIN BUBBLE-UP
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN FIELD INLET
	PROPOSED STORM DRAIN SUMP PUMP
	PROPOSED BIO-RETENTION
	PROPOSED MEDIA FILTER

NOTE:
1. ALL STORM DRAIN PIPE WITHIN PUBLIC RIGHT OF WAY TO BE REINFORCED CONCRETE AND TO BE DESIGNED IN COMPLIANCE WITH CITY OF SAN RAMON ENGINEERING DESIGN MANUAL, LATEST EDITION.

ABBREVIATIONS

BLDG	BUILDING
EX	EXISTING
POC	POINT OF CONNECTION
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER



C.3 TREATMENT SUMMARY (MEDIA FILTER)											
DMA	TREATMENT TYPE	SIZING METHOD	TREATMENT DEVICE DESIGNATION	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	RUNOFF FACTOR - IMPERVIOUS	RUNOFF FACTOR - PERVIOUS	COMPOSITE RUNOFF FACTOR "C"	INTENSITY (I) (IN/HR)	MIN REQUIRED TREATMENT FLOW (CixA) (CFS)
6	MEDIA FILTER	FLOW	IMP 6	28,279	24,750	3,529	0.9000	0.1000	0.8002	0.2	0.104
			TOTAL	28,279	24,750	3,529	-	-		-	-

SPECIAL PROJECT NON-LID
TREATMENT REDUCTION CREDITS

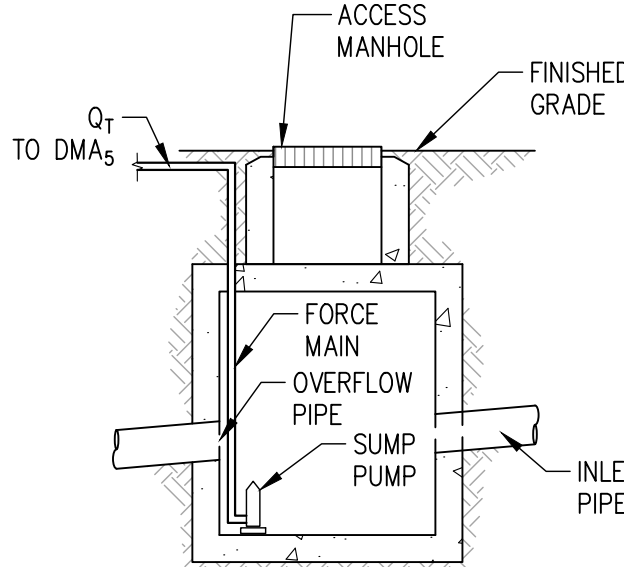
SPECIAL PROJECTS CATEGORY "C":

LOCATION CREDIT:	
1. AFFORDABLE HOUSING CREDIT (FROM TABLE)	100%
2. WITHIN PLANNED PDA	10%
3. DENSITY/FAR CREDIT: ≥ 60 DU/AC	10%
TOTAL MAX. NON-LID CREDIT ALLOWED:	100%

NOTES:	
88.3% BY NON-LID TREATMENT (MEDIA FILTER):	28,279 SF
11.7% BY LID TREATMENT (BIORETENTION):	3,731 SF
TOTAL SITE:	32,010 SF

SPECIAL PROJECT NON-LID TREATMENT CREDIT NOTES:

- PROJECT WEIGHTED SUM (X) CATEGORY 91% < X
- PROJECT SITE IS LOCATED WITHIN A "PLANNED PRIORITY DEVELOPMENT AREA" (PDA) DESIGNATED BY ABAG
- PROPOSED PROJECT DENSITY IS 60.8 DU/AC PER SITE DATA.
- MEDIA FILTER SIZING AND SPECIFICATIONS IS SUBJECT TO FINAL ARCHITECTURAL BUILDING DESIGN. MEDIA FILTERS WILL BE WASHINGTON G.U.L.D. AND T.A.P.E. CERTIFIED UNITS.
 - MF1 - OLDCASTLE PERK FILTER 4' X 8' CONCRETE VAULT, 6 (18" TALL) CARTRIDGES

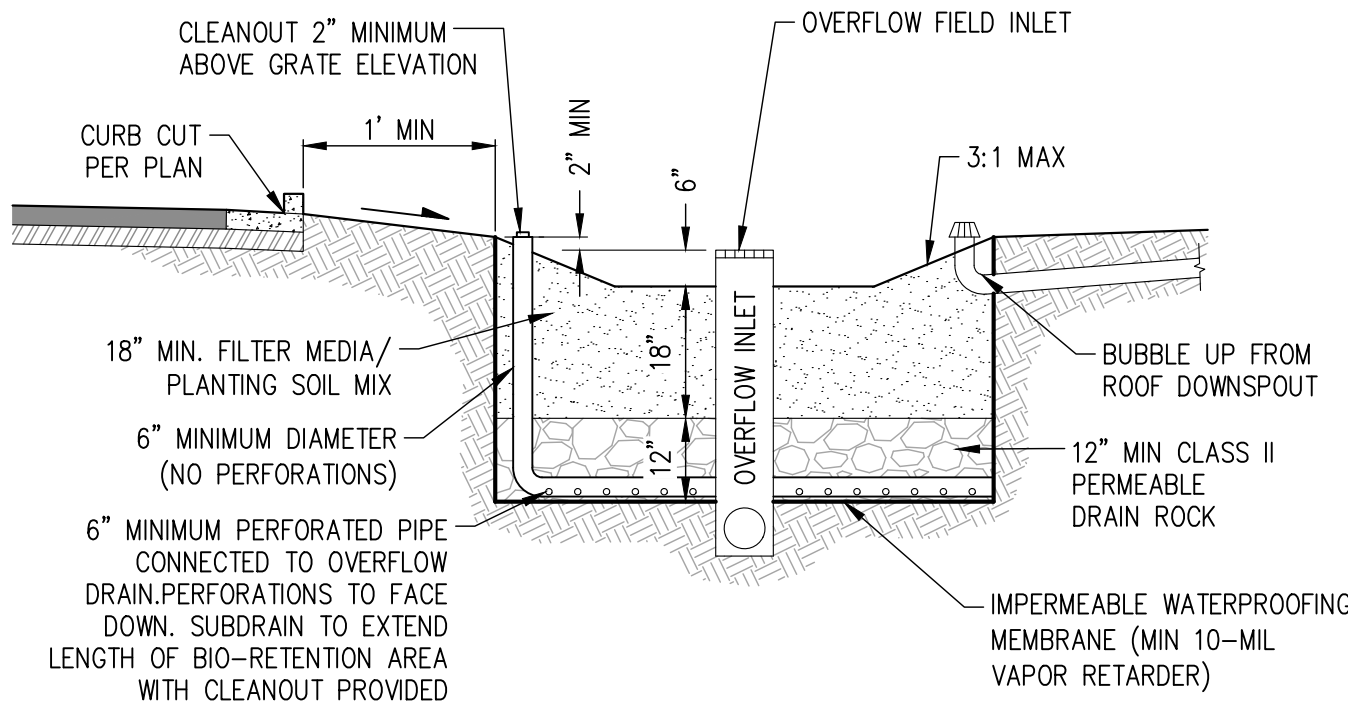


SUMP PUMP (FOR TREATMENT FLOW) DETAIL
NOT TO SCALE

NOTE:
 Q_T = EQUIVALENT 4% TREATMENT FLOW = CIA
 $C = 0.9 * (\text{PERCENT IMPERVIOUS})_{\text{DMS}} + 0.1 * (\text{PERCENT PERVIOUS})_{\text{DMS}} = 0.9 * (\frac{24,750}{32,010}) + 0.1 * (\frac{3,260}{32,010}) = 0.71$
 $i = 0.2 \text{ IN/HR (PER CENTRAL CONTRA COSTA CLEAN WATER PROGRAM, JULY 2024 EDITION)}$
 $A = \text{AREA}_{\text{DMS}} = 4.61 \text{ AC} \pm$
 $Q_T = (0.71)(0.2)(4.61) = 0.65 \text{ CFS} = 291.7 \text{ GPM}$

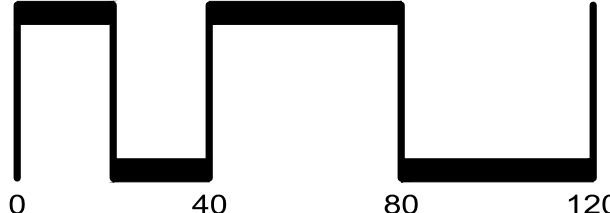
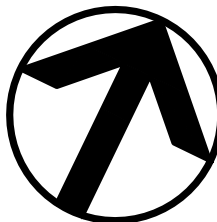
C.3. TREATMENT SUMMARY							
DMA	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE AREA (SF)	TREATMENT AREA REQUIRED (SF) USING 4%	TREATMENT AREA PROVIDED (SF)	TREATMENT TYPE
1	19,305	14,454	4,851	595	598	596	BR-1
2	18,837	11,535	7,302	489	491	489	BR-2
3	21,581	15,173	6,408	630	633	631	BR-3
4	24,613	18,555	6,058	763	766	764	BR-4
5	200,985	153,908	47,077	6,319	6,345	6,320	BR-5
TOTAL	285,321	213,625	71,696	8,796	8,832	8,800	

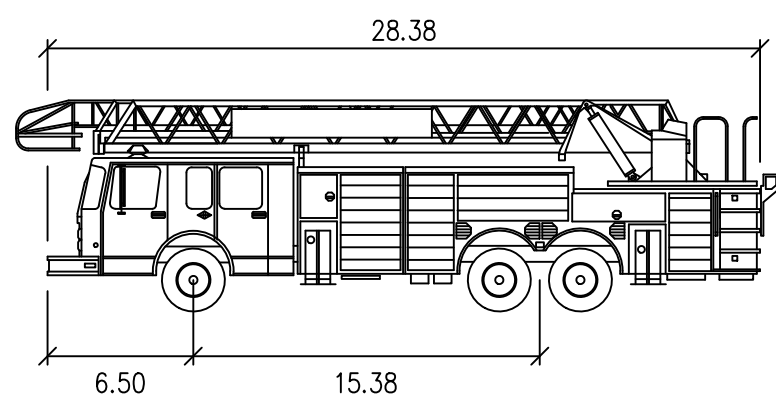
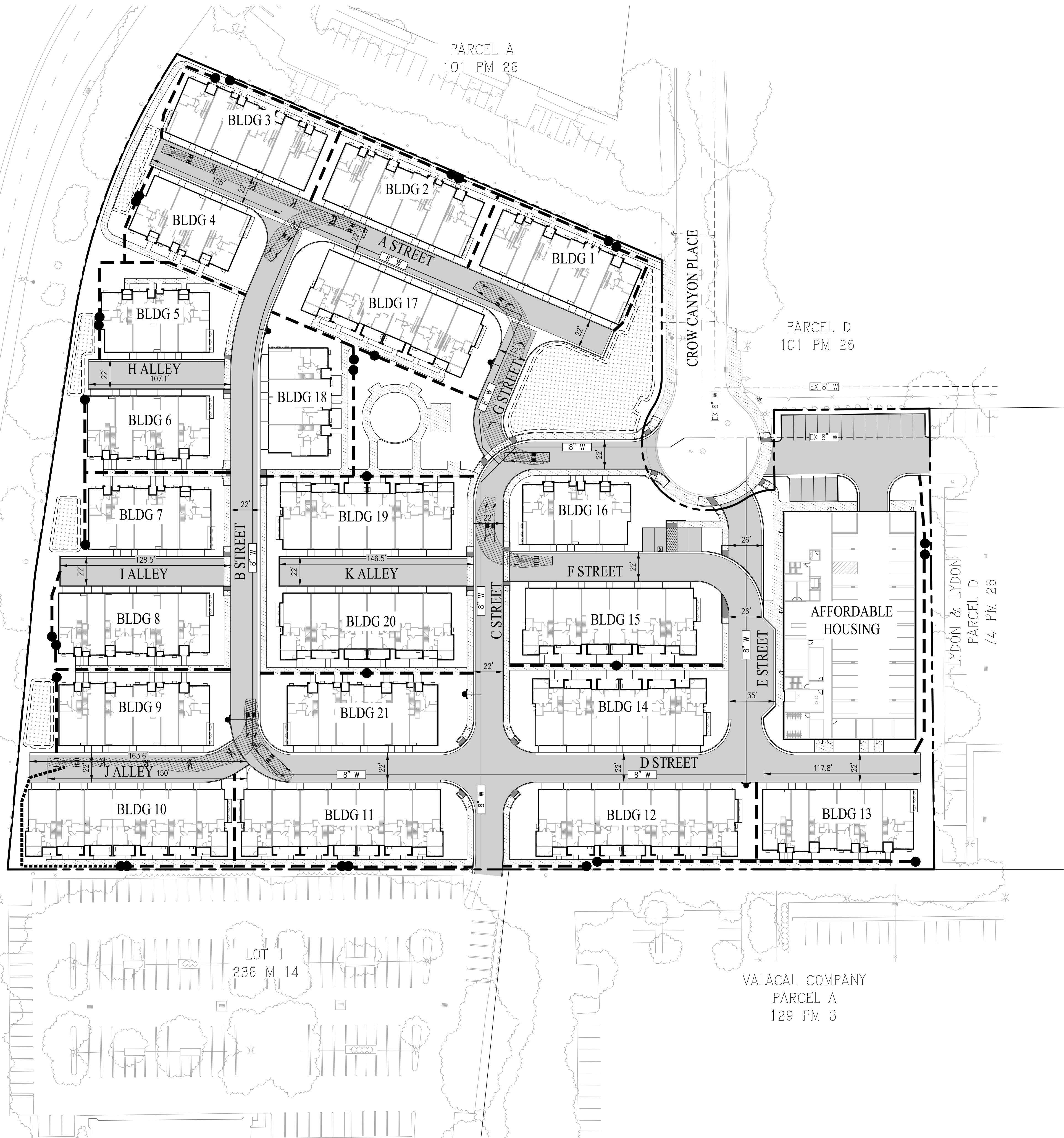
- PRELIMINARY TREATMENT CALCULATIONS BASED ON CONTRA COSTA COUNTY C.3 GUIDELINE MANUAL FROM FLOW BASED SIZING METHOD.



BIO-RETENTION AREA DETAIL
NOT TO SCALE

- LEGEND
- DRAINAGE AREA BOUNDARY
 - EX SD EXISTING STORM DRAIN
 - 12" SD PROPOSED STORM DRAIN (UNTREATED)
 - 12" SD-T PROPOSED STORM DRAIN (TREATED)
 - STORM DRAIN FORCE PUMP MAIN
 - 0 CURB CUT
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED FIELD INLET
 - DMA 1 DRAINAGE MANAGEMENT AREA LABEL
 - BLDG 1 BUILDING NUMBER
 - BR BIO-RETENTION AREA
 - P SUMP PUMP STRUCTURE
 - BR BIO-RETENTION AREA DESIGNATION
 - DMA DRAINAGE MANAGEMENT AREA
 - SD STORM DRAIN
 - SD T STORM DRAIN TREATED
 - PROPOSED MEDIA FILTER

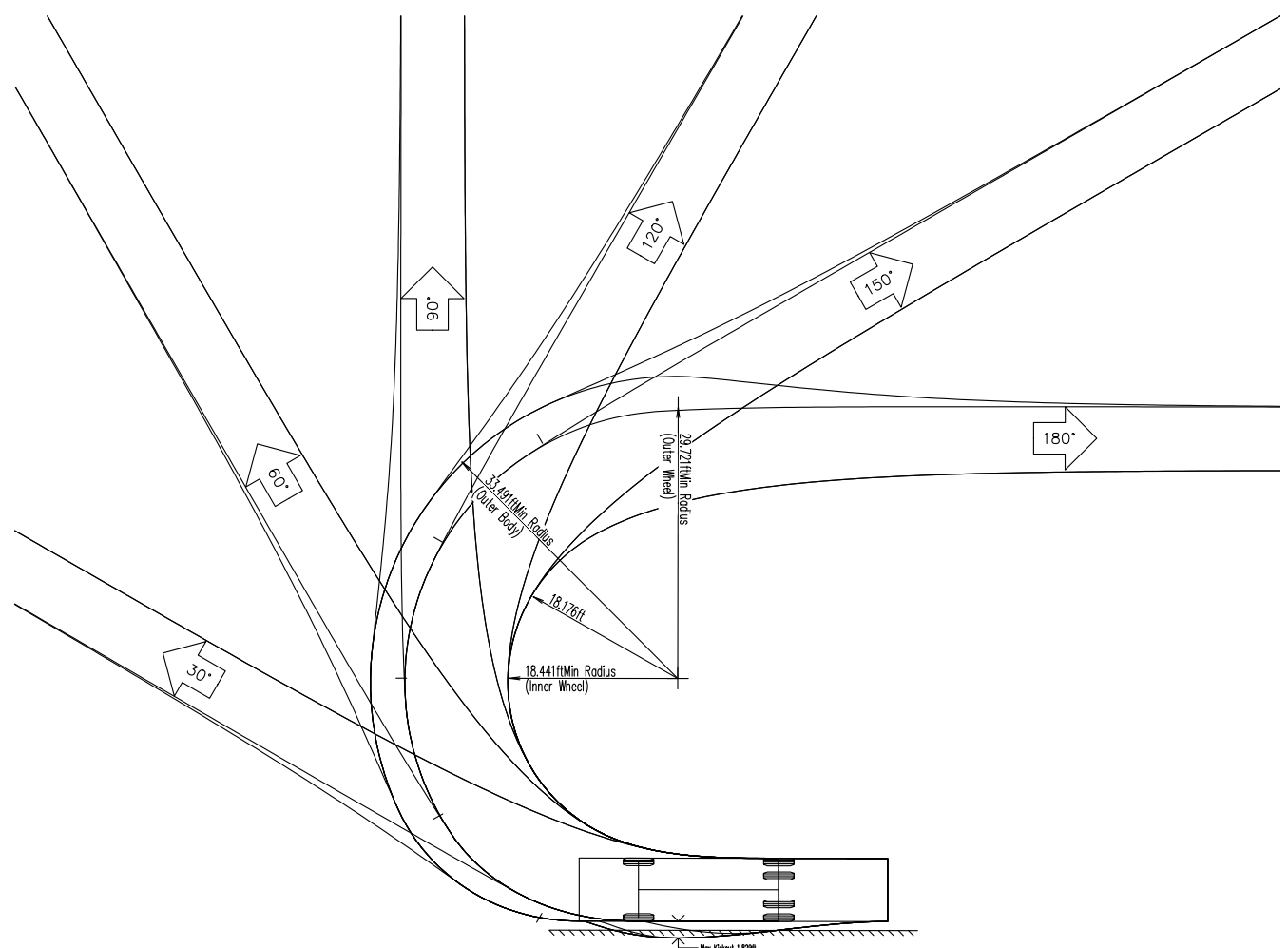




SAN RAMON FIRE TRUCK

	FEET
WIDTH	: 10.00
TRACK	: 6.92
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 39.2

SAN RAMON FIRE TRUCK
NOT TO SCALE



SAN RAMON FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED FIRE HYDRANT
	PROPOSED DOMESTIC WATER MAIN
	FIRE DEPARTMENT HOSE REACH (150')
	FIRE DEPARTMENT HOSE REACH (170')

ABBREVIATIONS

BLDG	BUILDING
FH	FIRE HYDRANT
W	WATER

NOTE:

1. HYDRANT SPACING ASSUMED TO BE A MAXIMUM OF 300', SUBJECT TO FINAL DESIGN.

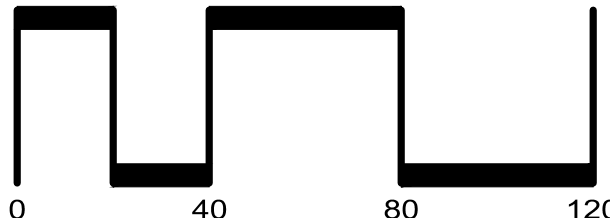
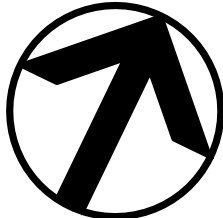


SAN RAMON
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(916) 788-4456
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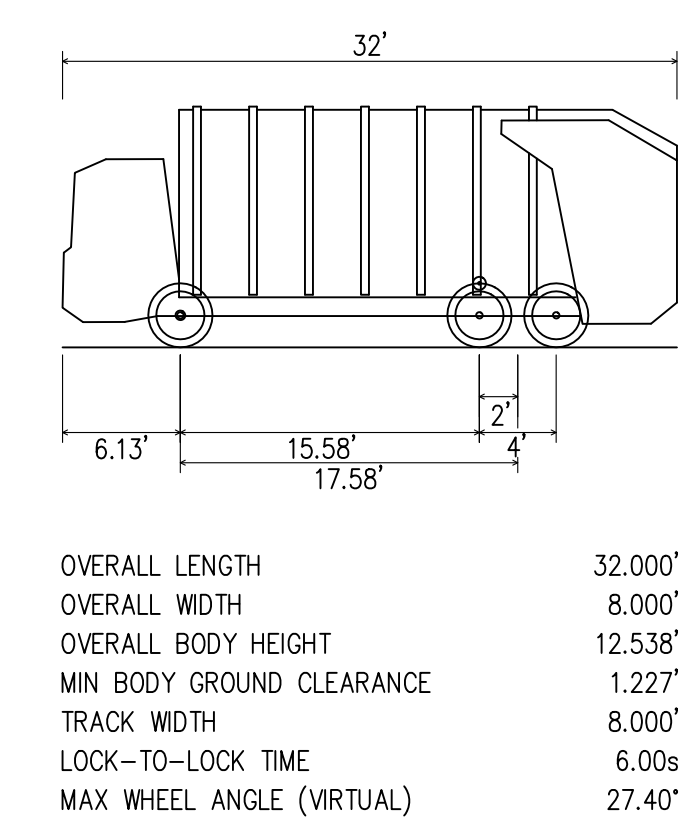
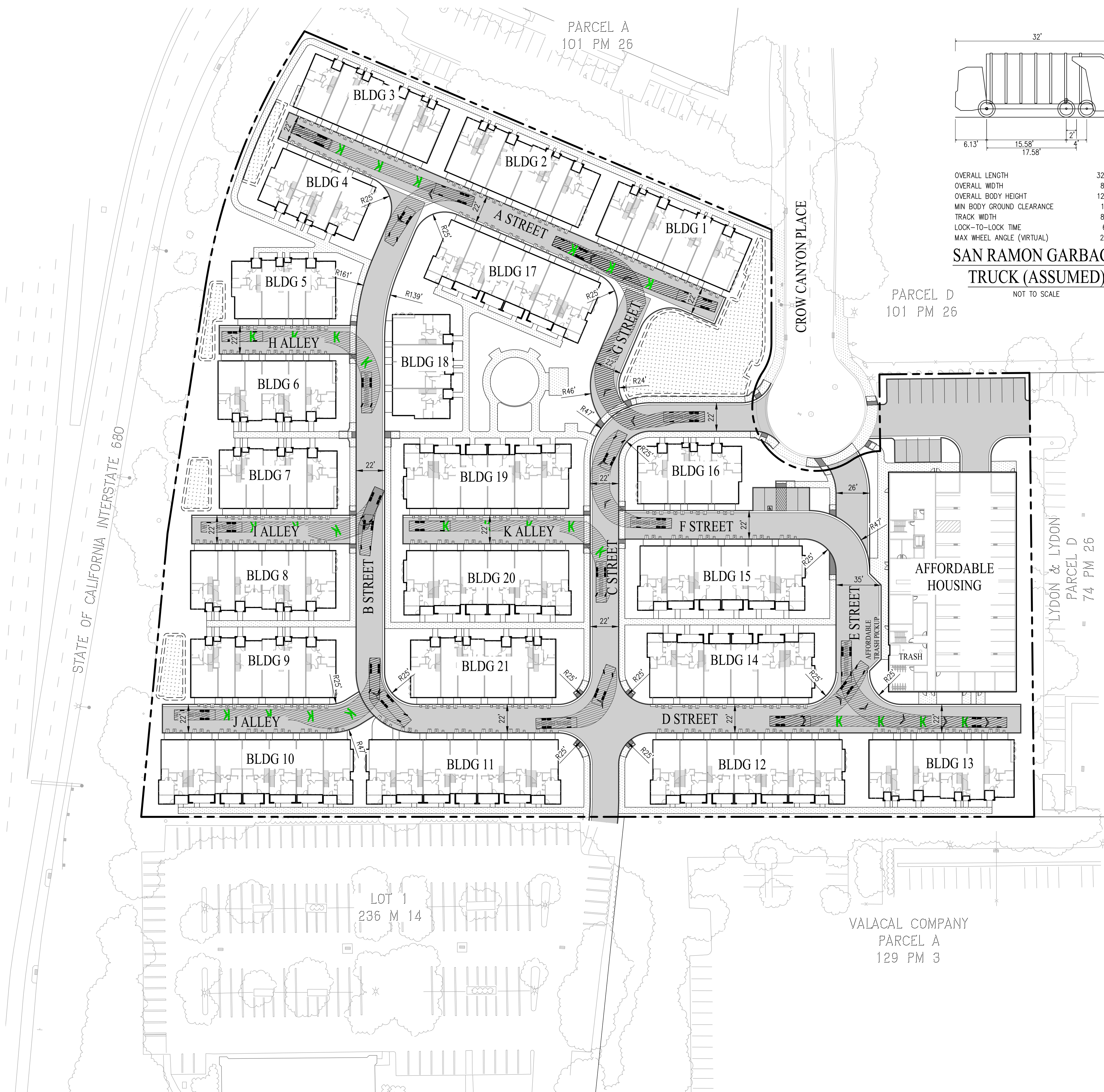
OLIVE + OAK
SAN RAMON, CA



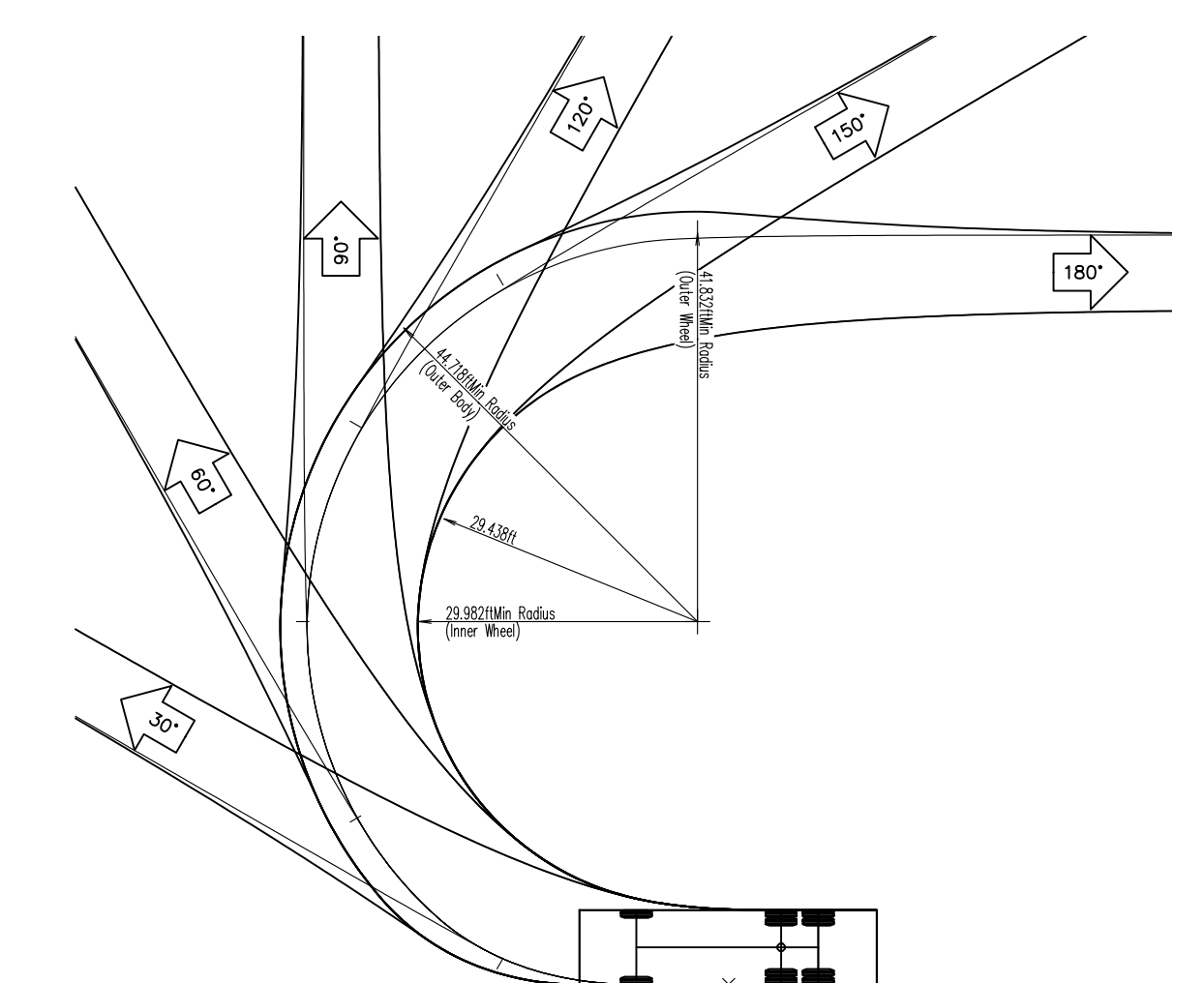
PLANNING SUBMITTAL
APRIL 10, 2026

PRELIMINARY FIRE ACCESS
SERVICE PLAN

TM-7



SAN RAMON GARBAGE TRUCK
TRUCK (ASSUMED)
NOT TO SCALE

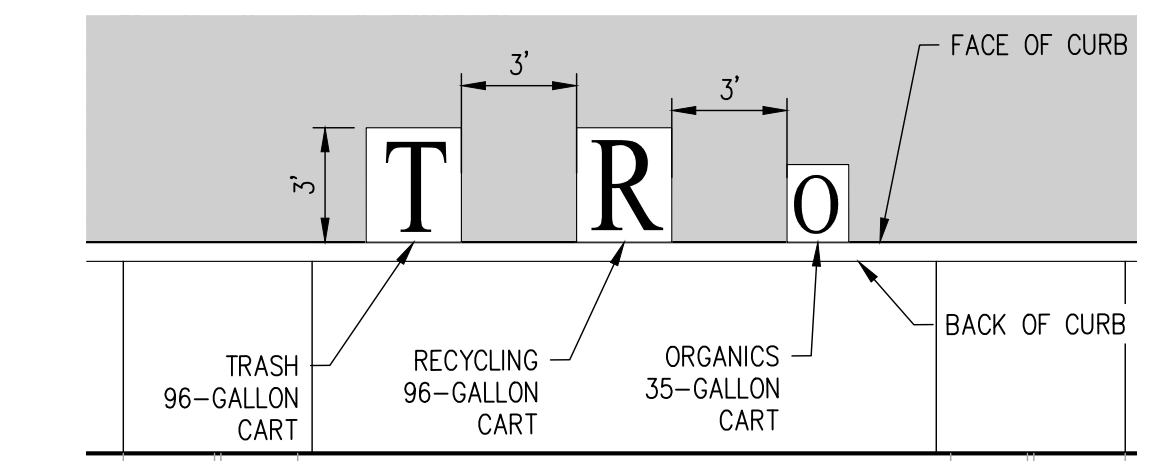


SAN RAMON GARBAGE TRUCK
TURNING TEMPLATE
NOT TO SCALE

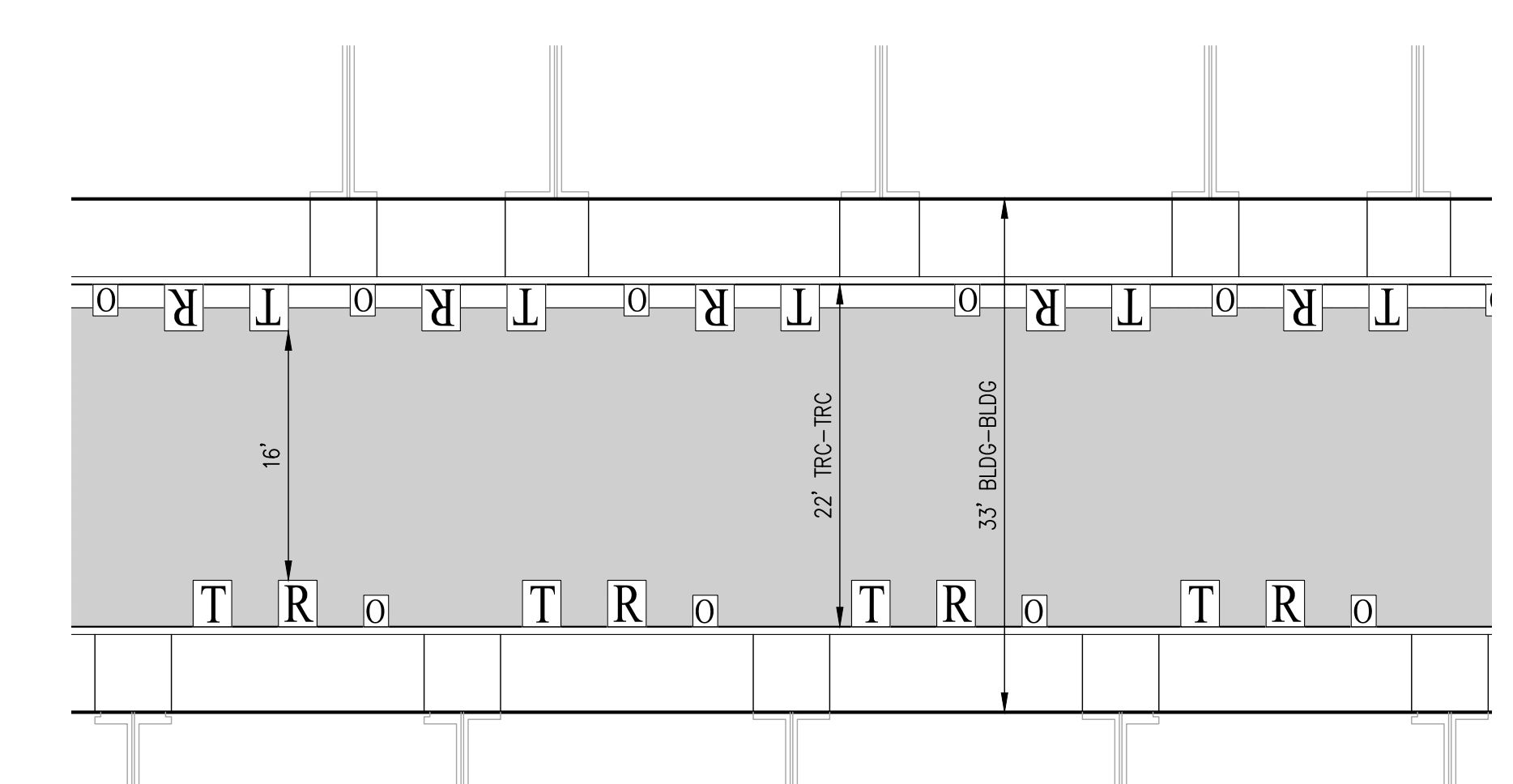


35-GALLON CART
19.25" wide
24.25" deep
39.0" tall

96-GALLON CART
29.75" wide
35.75" deep
43.25" tall



TYPICAL CART LAYOUT
NOT TO SCALE



TYPICAL 22' WIDE ALLEY
(TOWNHOME SECTION)
NOT TO SCALE

LEGEND

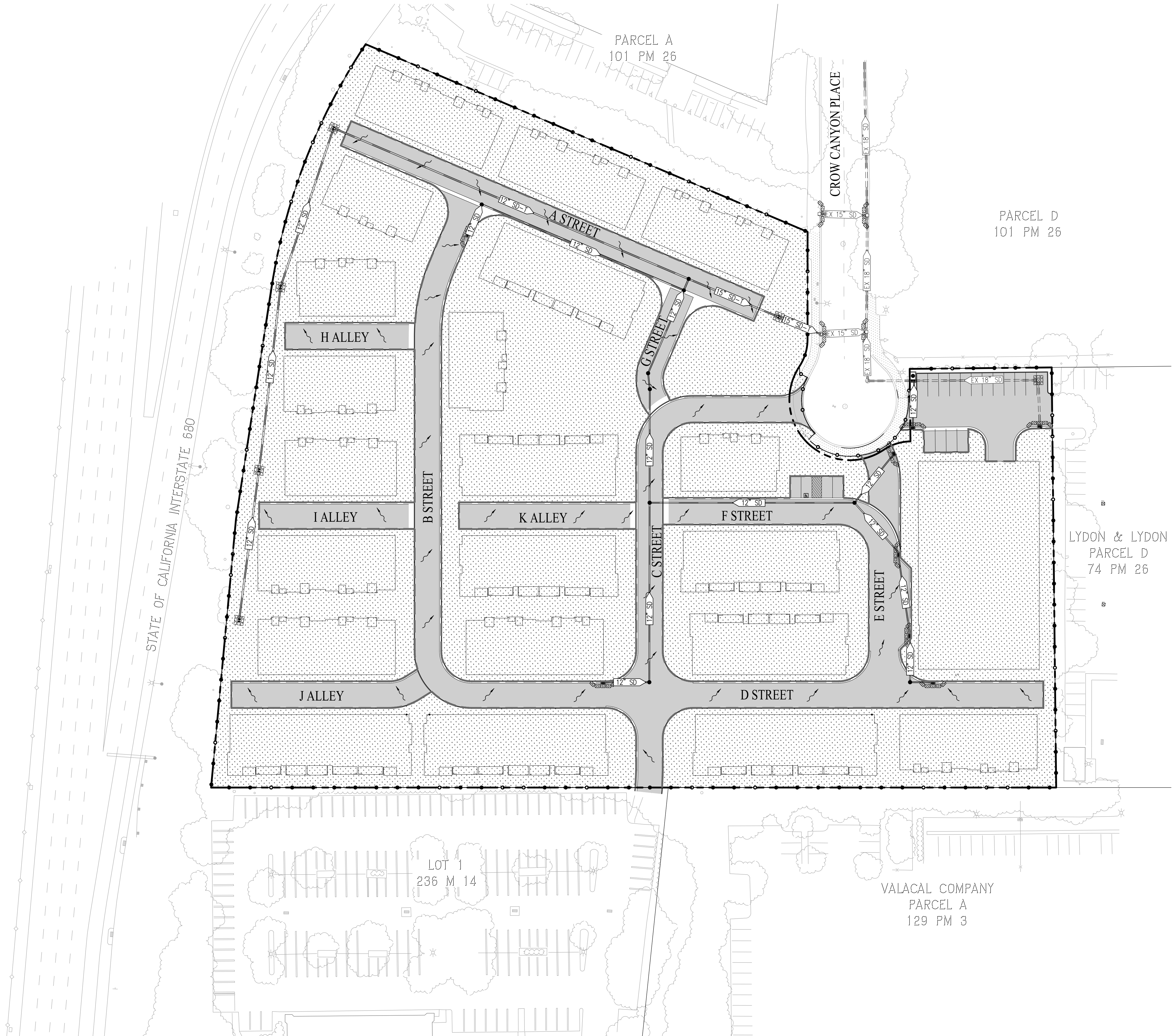
	EXISTING PROPERTY LINE
	BUILDING NUMBER
	FORWARD MANEUVER
	REVERSE MANEUVER
	WASTE AND RECYCLING CARTS

RECEIVED
June 10, 2026
CITY OF SAN RAMON
PLANNING SERVICES

LEGEND

- SUBDIVISION BOUNDARY
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION - (SE-10)
- CURB INLET PROTECTION - (SE-10)
- SILT FENCE - (SE-1)
- STRAW WATTLE (FIBER ROLLS) - (SE-5)
- HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
- PROPOSED STORM DRAIN (UNTREATED)
- PROPOSED STORM DRAIN (TREATED)
- EXISTING STORM DRAIN
- PROPOSED FIELD INLET
- PROPOSED CATCH BASIN
- PROPOSED MEDIA FILTER

NOTE:
* STORMWATER DISCHARGE SAMPLING LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE REMOVED, RELOCATED OR ADDED AT THE QSP'S DISCRETION.

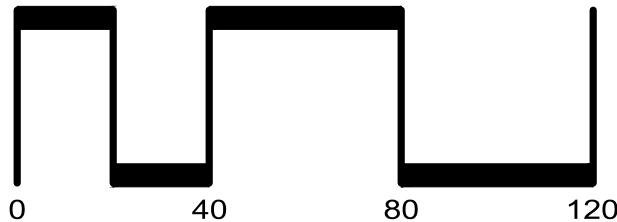
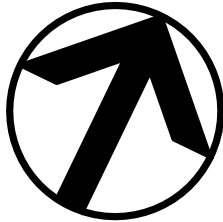


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PLANNING SUBMITTAL
APRIL 10, 2026

PRELIMINARY EROSION
CONTROL PLAN

TM-9