

Source: Michael Brandman Associates, 2006.

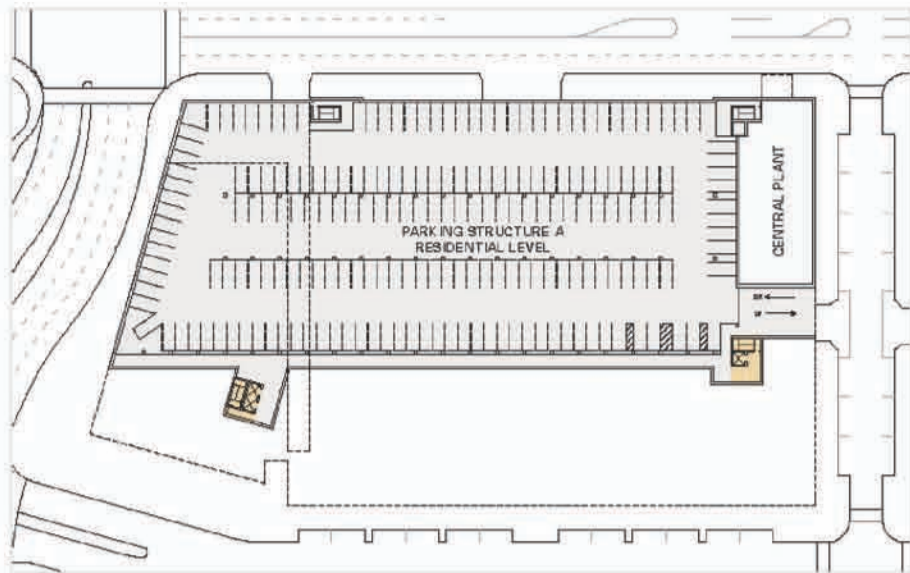


Michael Brandman Associates

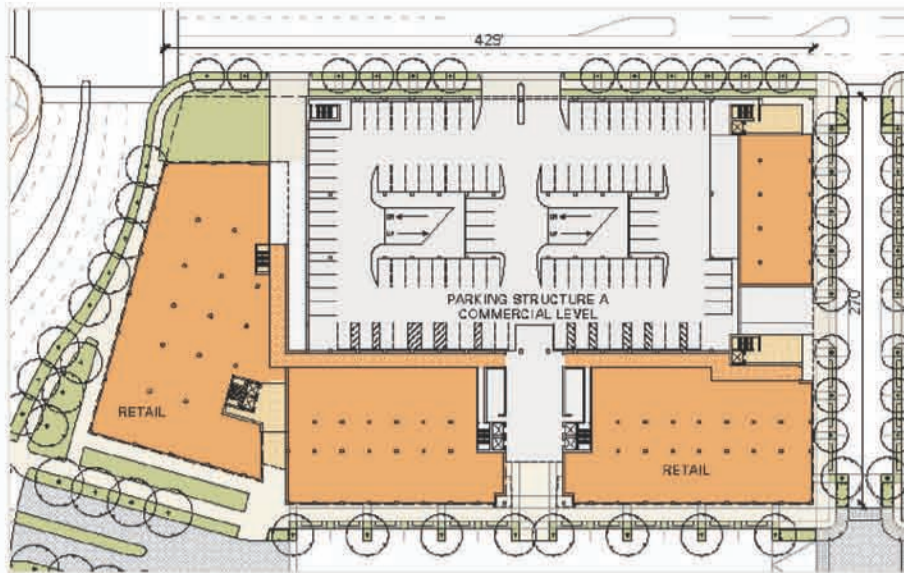
24910007 • 05/2007 | 3-6_plaza_district.cdr

Exhibit 3-6 Plaza District

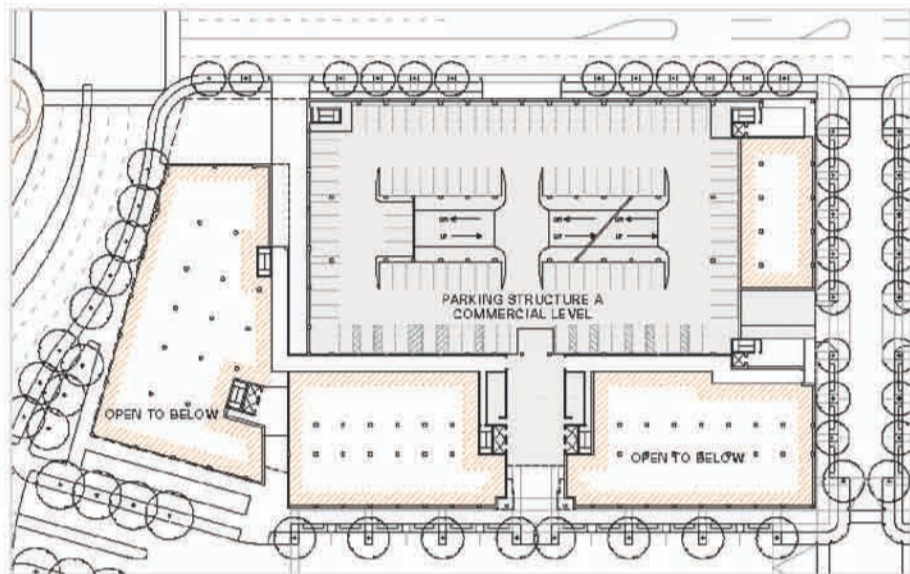
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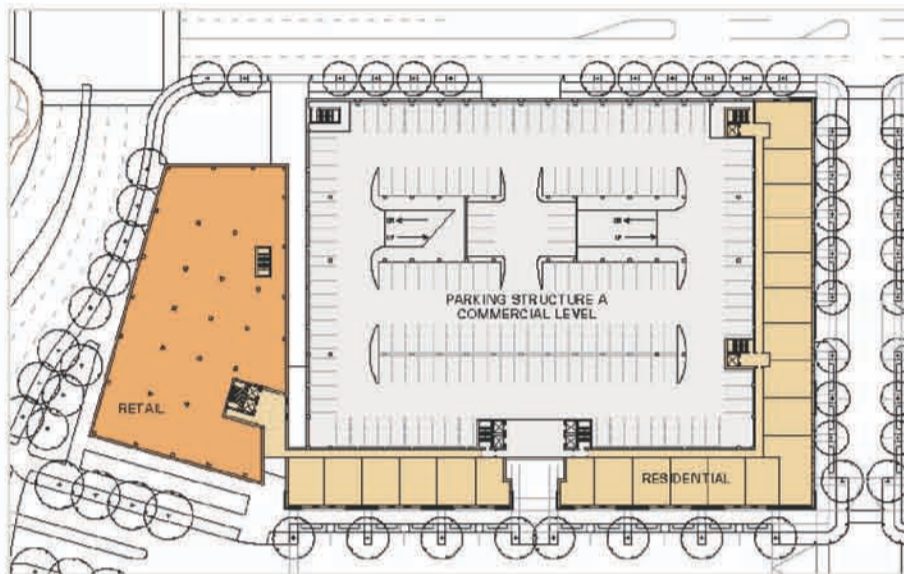
Lower Level Plan



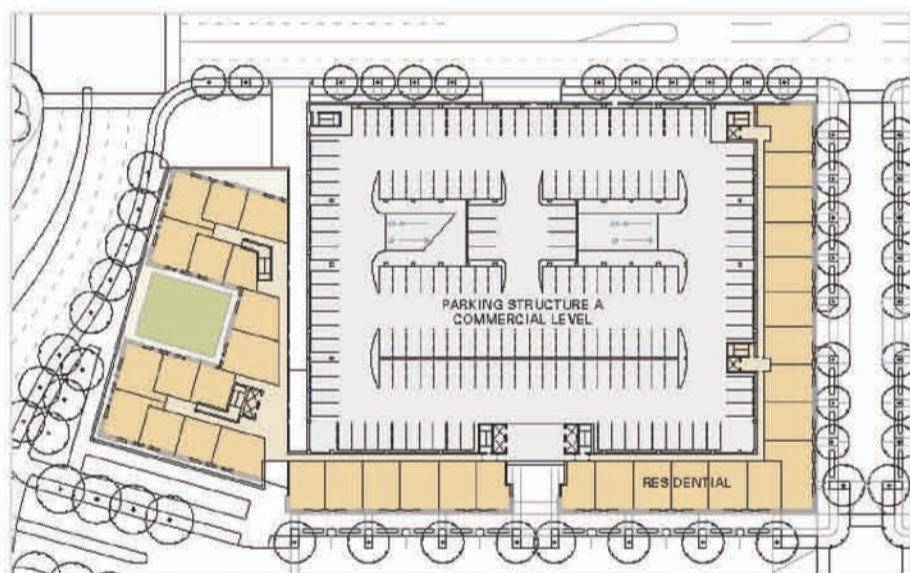
Ground Floor Plan



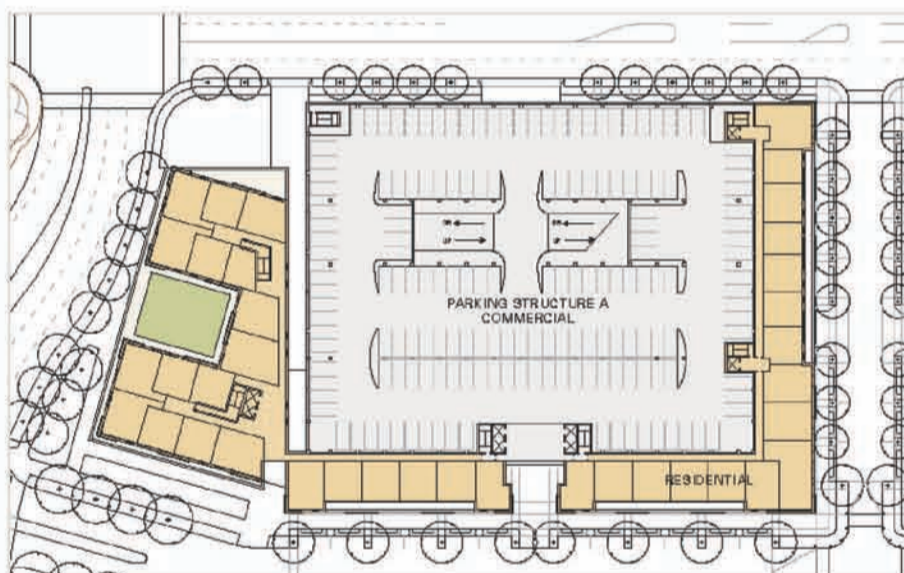
+10' Mezzanine Plan



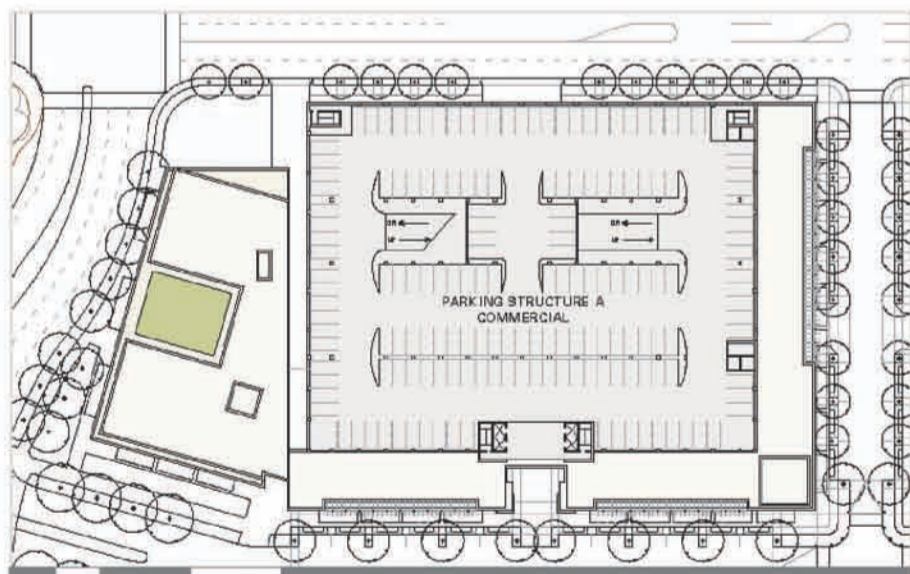
+20' Plan/+30' Plan



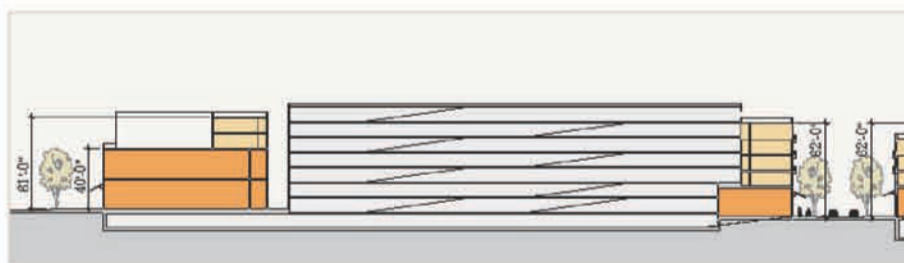
+40' Plan



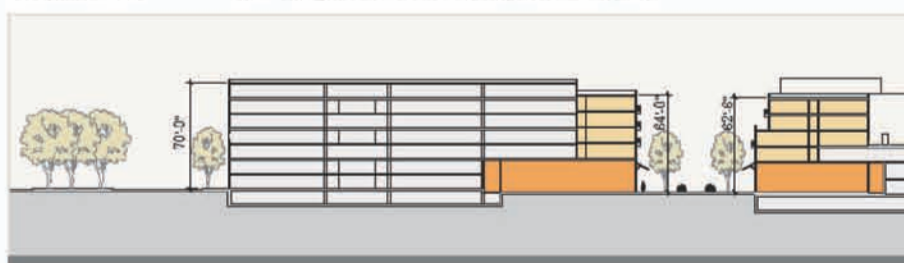
+50' Plan



+60' Plan/+70' Plan



Section A-A Building heights are measured from proposed finished grade.



Section B-B Building heights are measured from proposed finished grade.

Program Summary				
	AREA (NET SR)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	65,100	0	302	1,832
RESIDENTIAL	90,789	82	148	149
TOTALS	155,899	82	450	1,471



Source: Sunset Development Company, April 30, 2007.

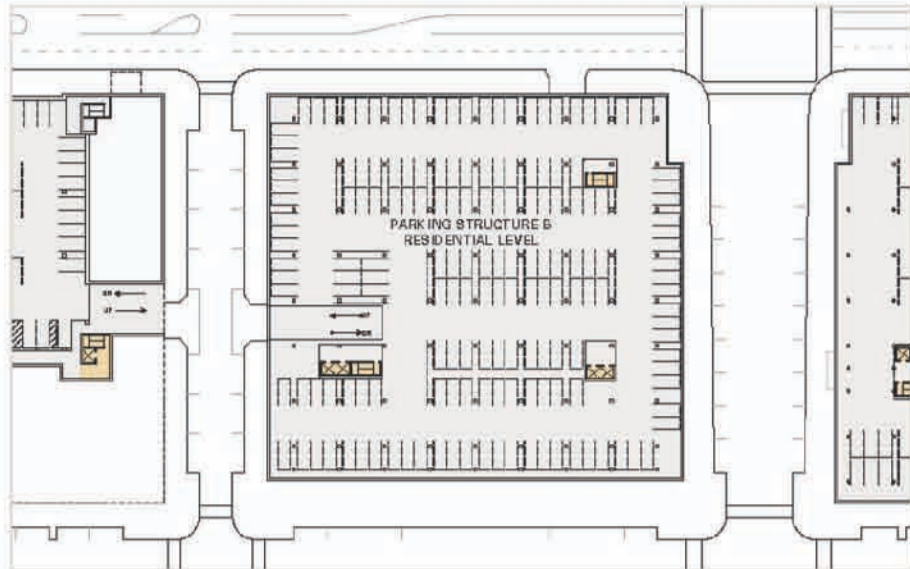


Michael Brandman Associates

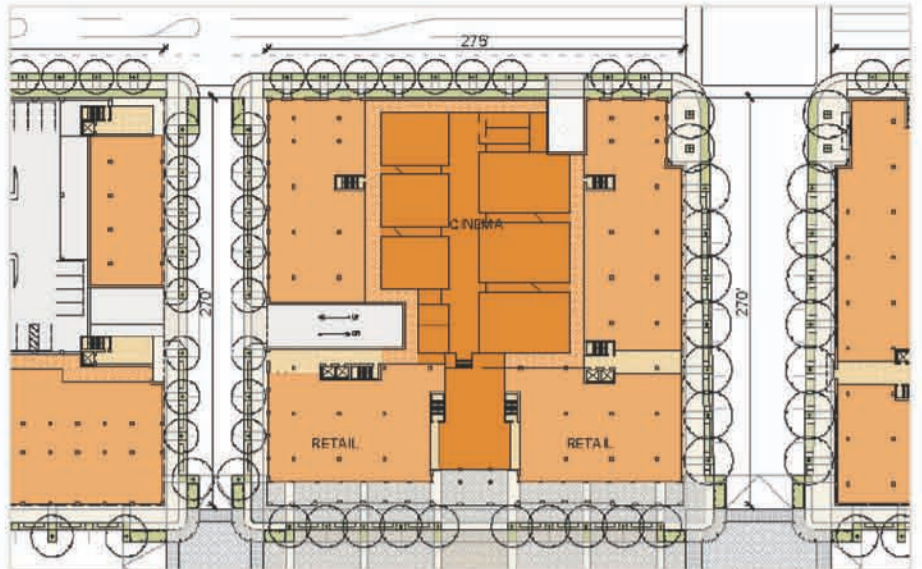
24910007 • 05/2007 | 3-7a_block_planA.cdr

Exhibit 3-7a
Block Plan A

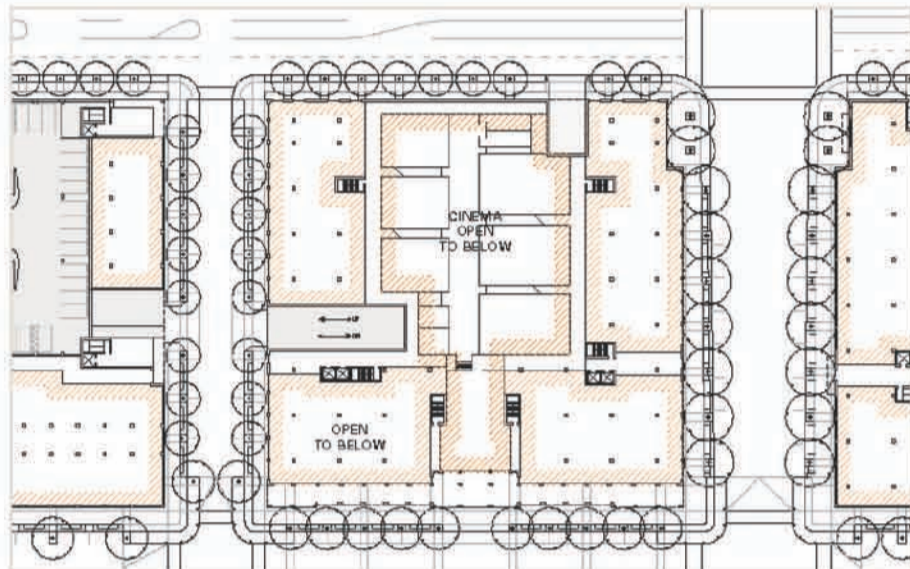
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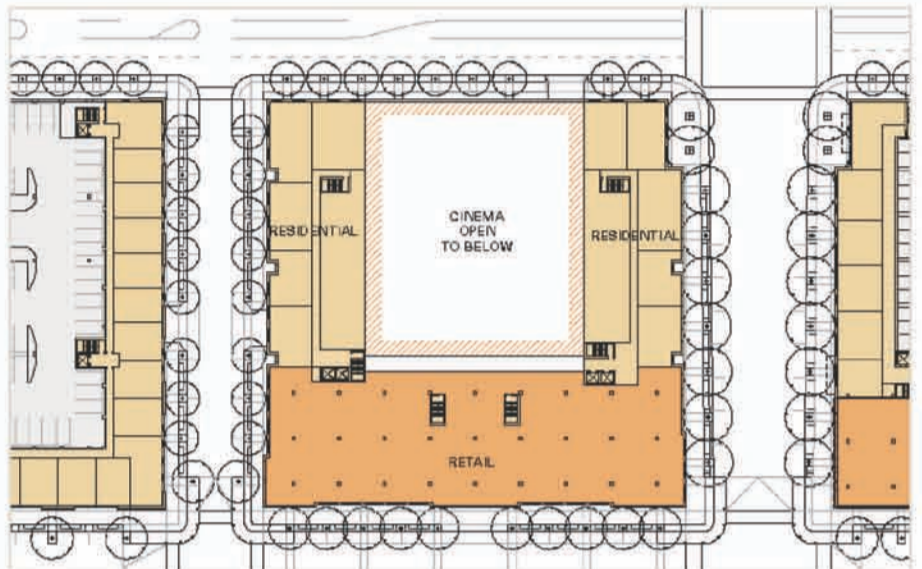
Lower Level Plan



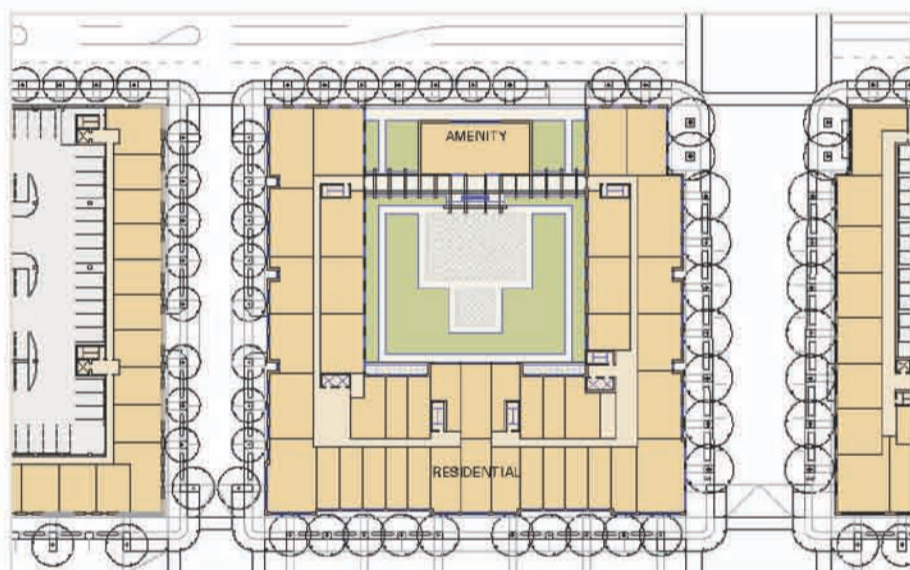
Ground Floor Plan



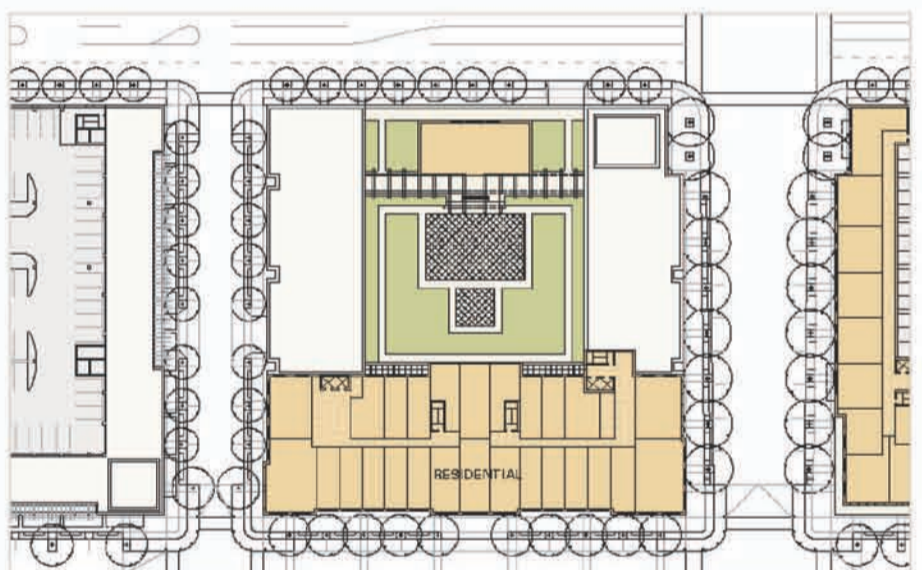
+10' Mezzanine Plan



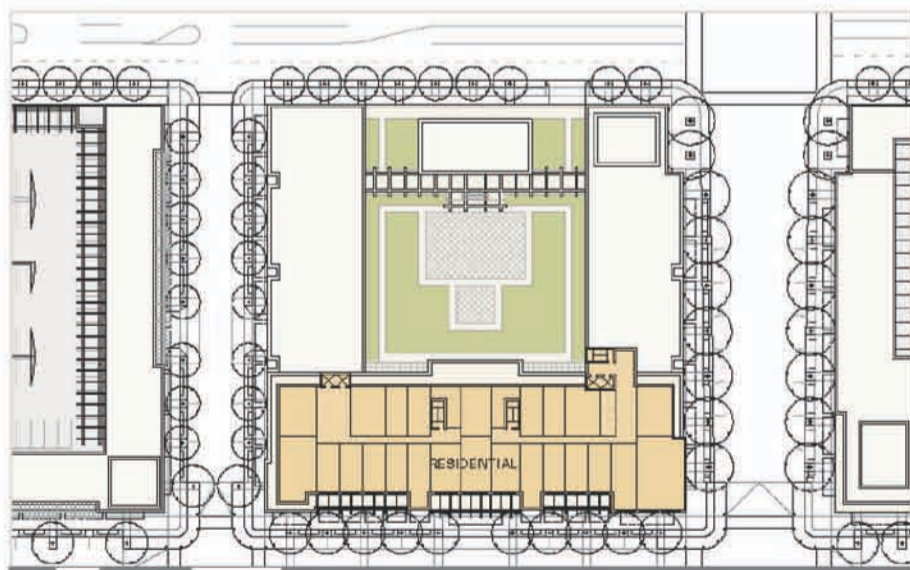
+20' Plan/+30' Plan



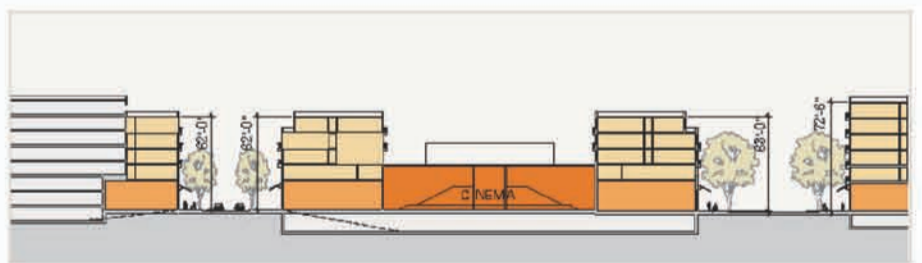
+40' Plan/+50' Plan



+60' Plan

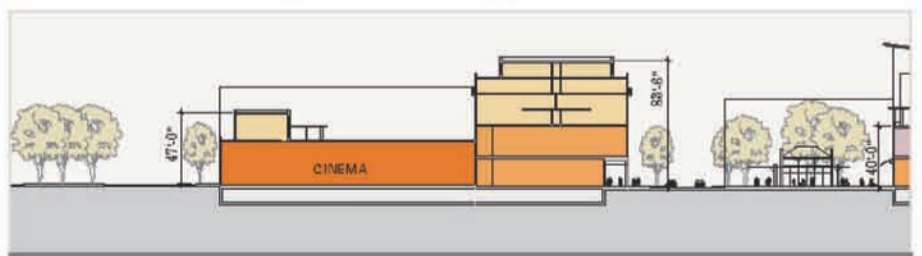


+70' Plan/Penthouse



Section A-A

Building heights are measured from proposed finished grade.



Section B-B

Building heights are measured from proposed finished grade.

Program Summary				
	AREA (NET SF)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	79,525	0	485	0
RESIDENTIAL	108,550	96	172	171
TOTALS	188,075	96	172	171



Source: Sunset Development Company, April 30, 2007.

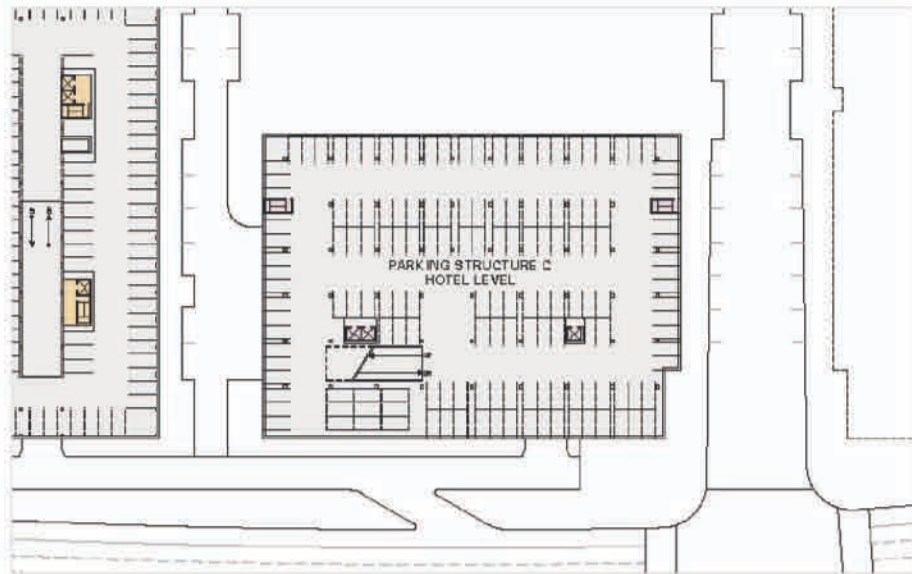


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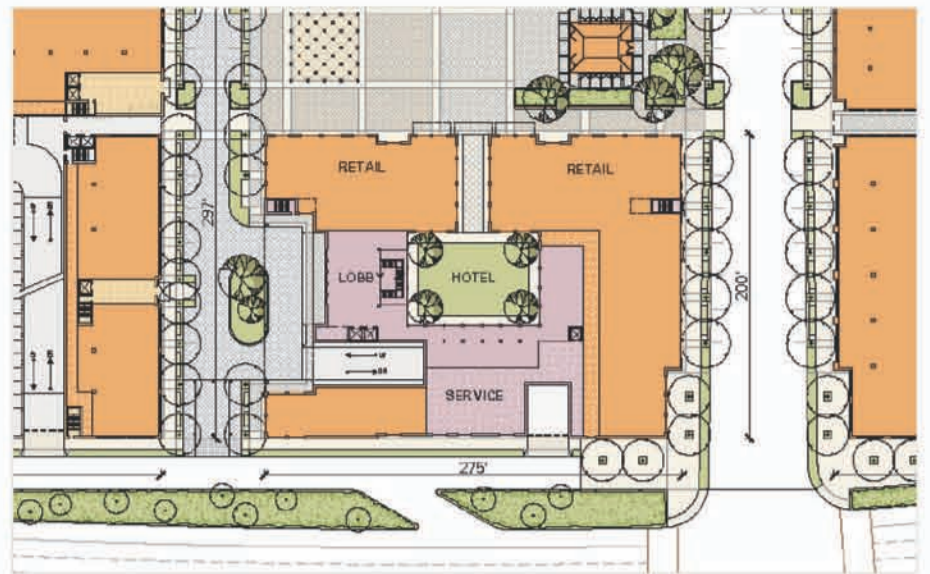
24910007 • 05/2007 | 3-7b_block_planB.cdr

Exhibit 3-7b
Block Plan B

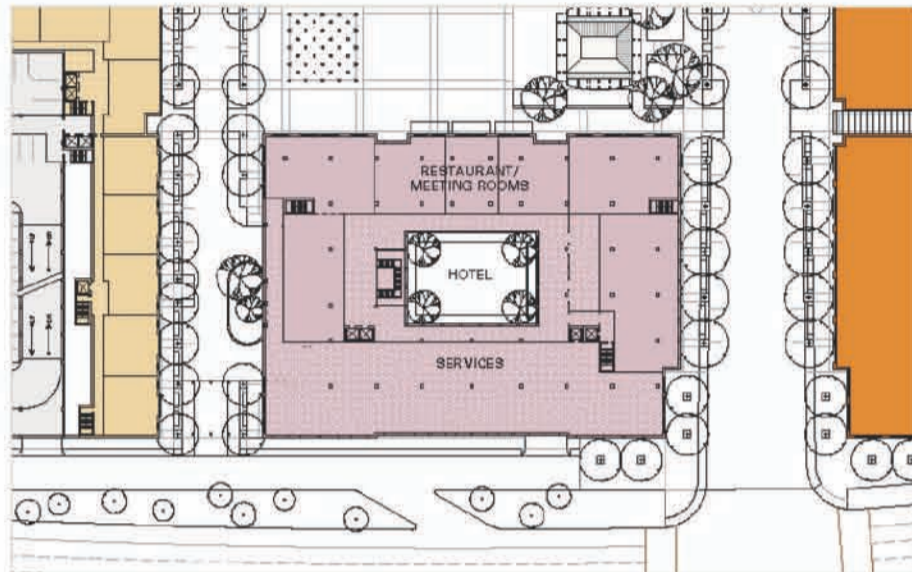
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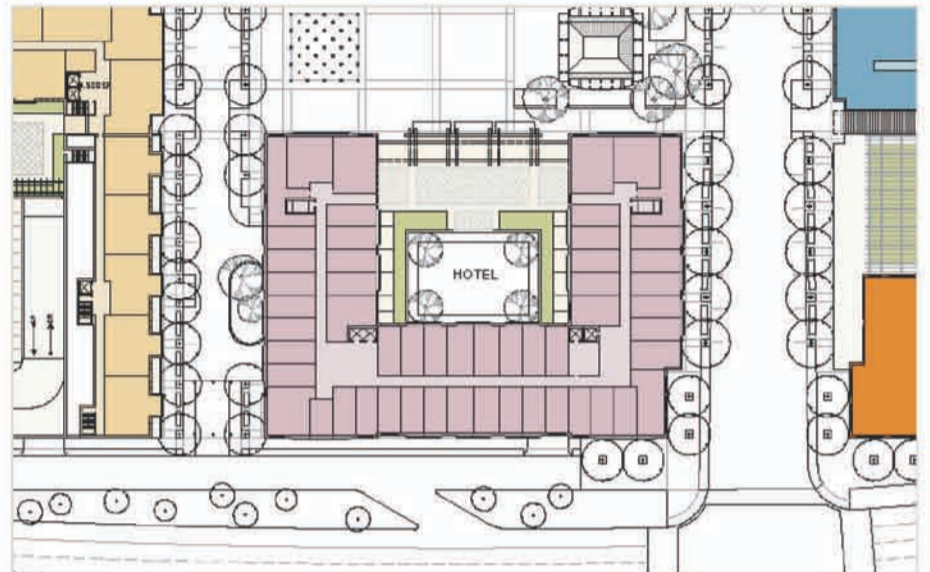
Lower Level Plan



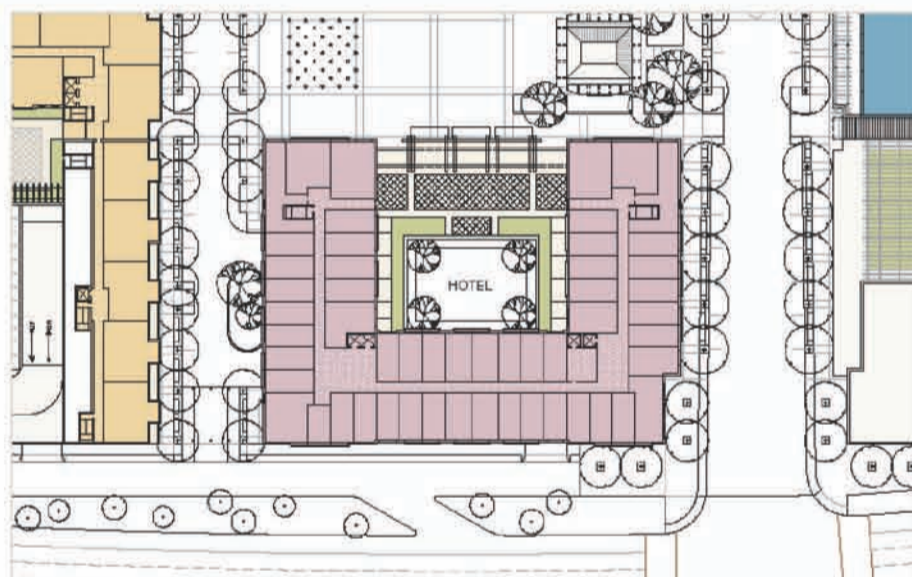
Ground Floor Plan



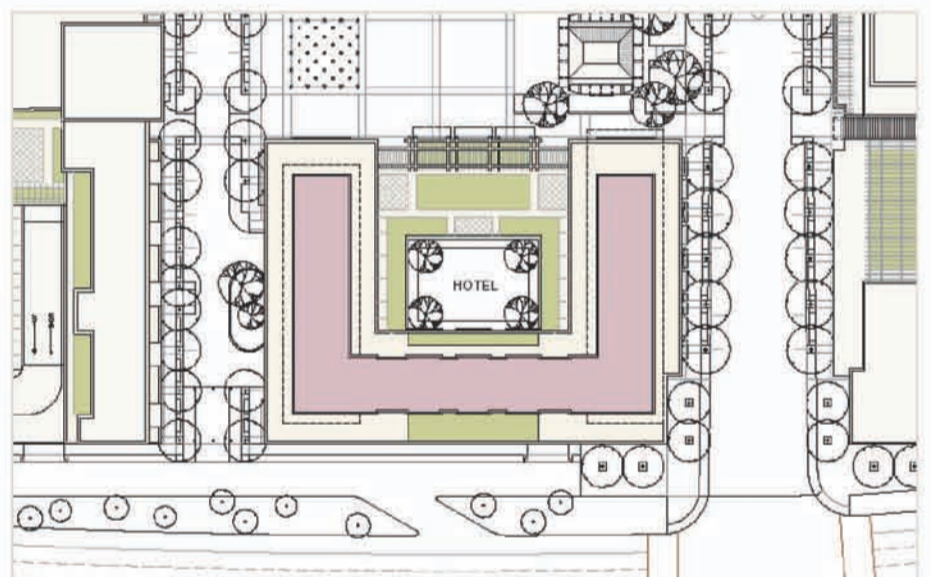
+20' Plan



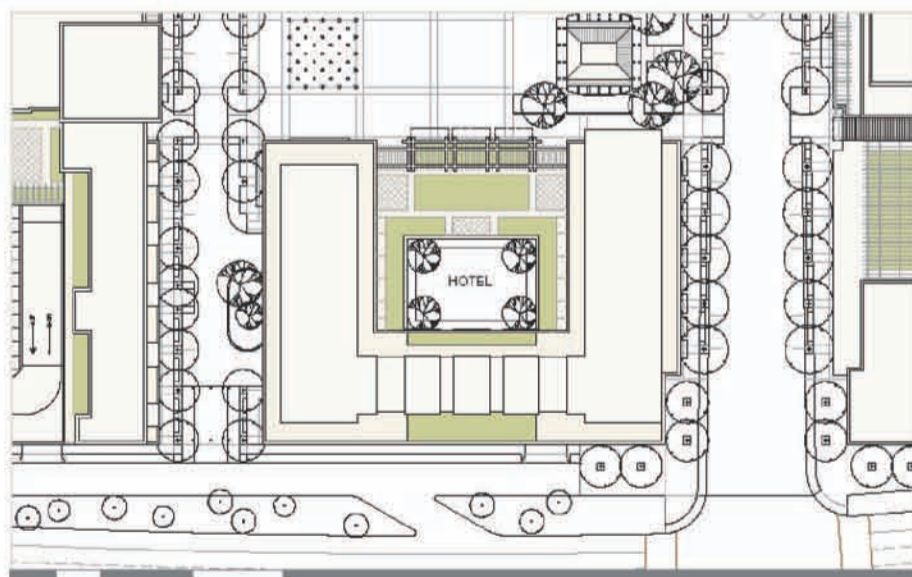
+40' Plan



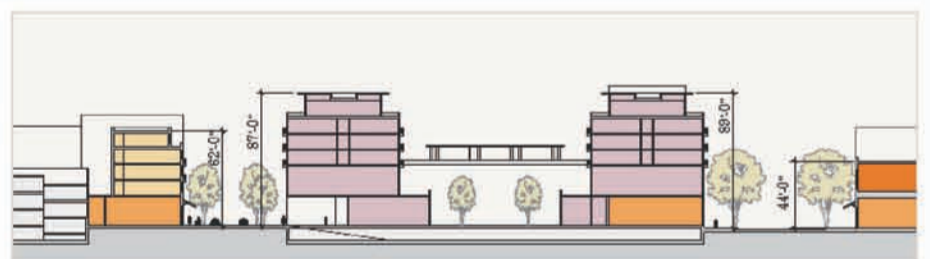
+50' Plan/+60' Plan



+70' Plan

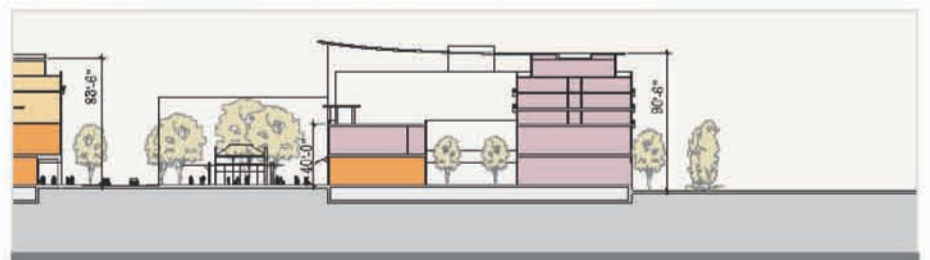


+80' Plan



Section A-A

Building heights are measured from proposed finished grade.



Section B-B

Building heights are measured from proposed finished grade.

Program Summary

	AREA (NET SF)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	25,261	0	0	0
HOTEL	129,287	0	100	100
TOTALS	154,548	0	100	100

Key Plan



Source: Sunset Development Company, April 30, 2007.

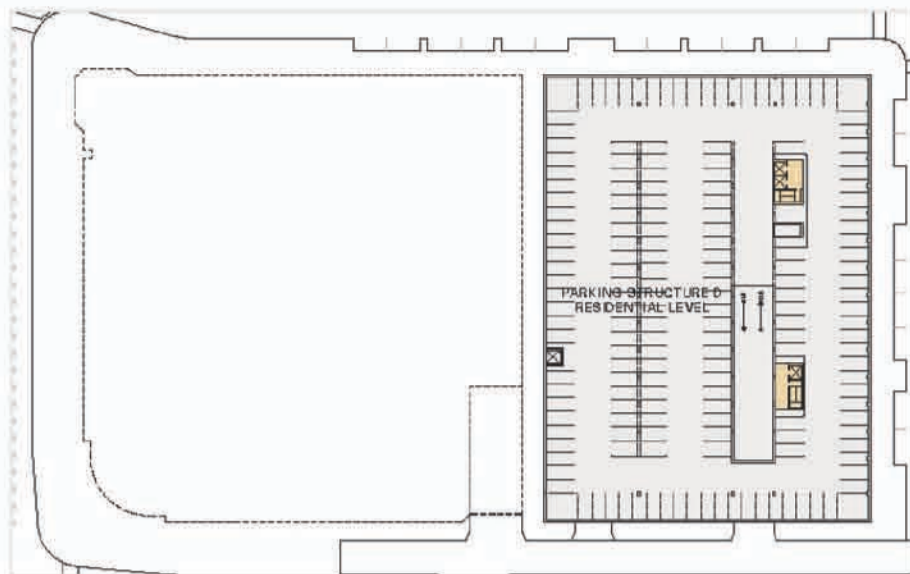


Michael Brandman Associates

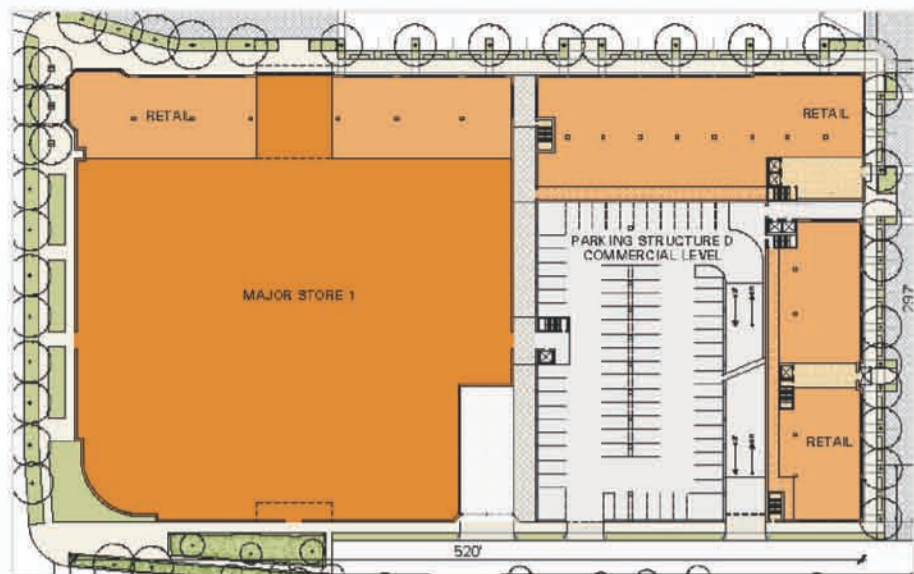
24910007 • 05/2007 | 3-7c_block_planC.cdr

Exhibit 3-7c
Block Plan C

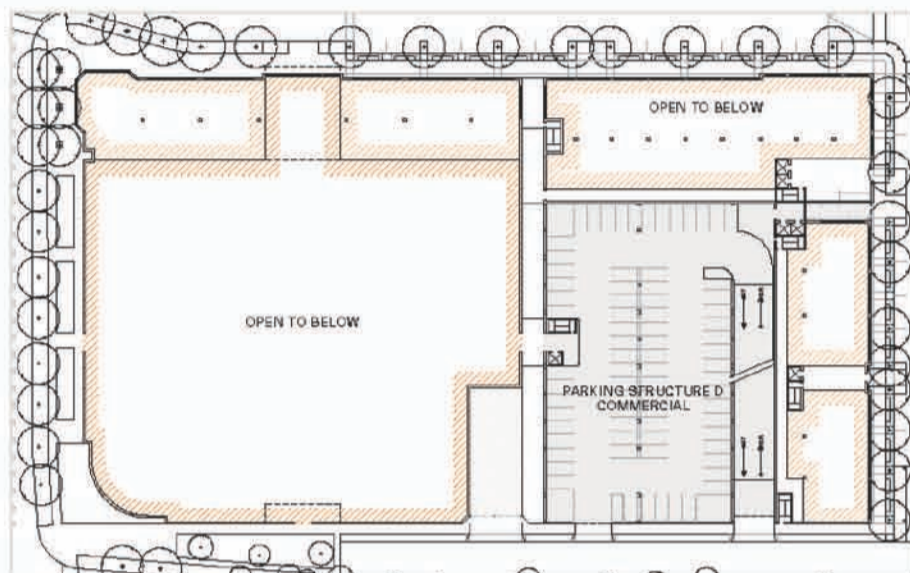
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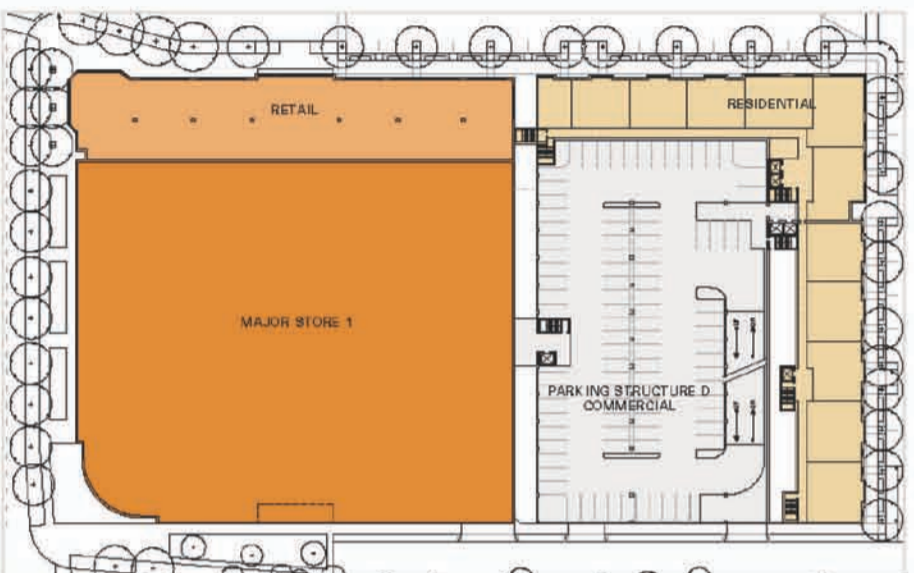
Lower Level Plan



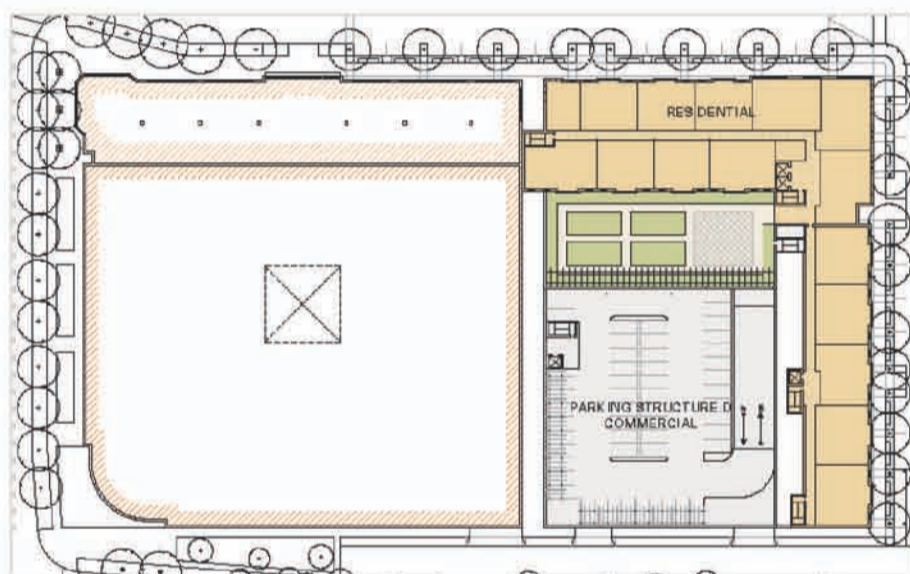
Ground Floor Plan



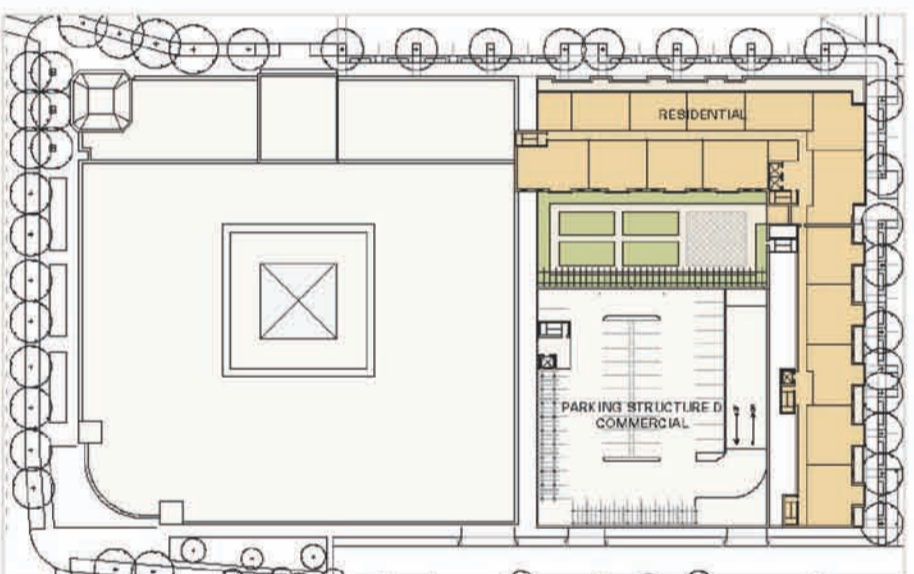
+10' Mezzanine Plan



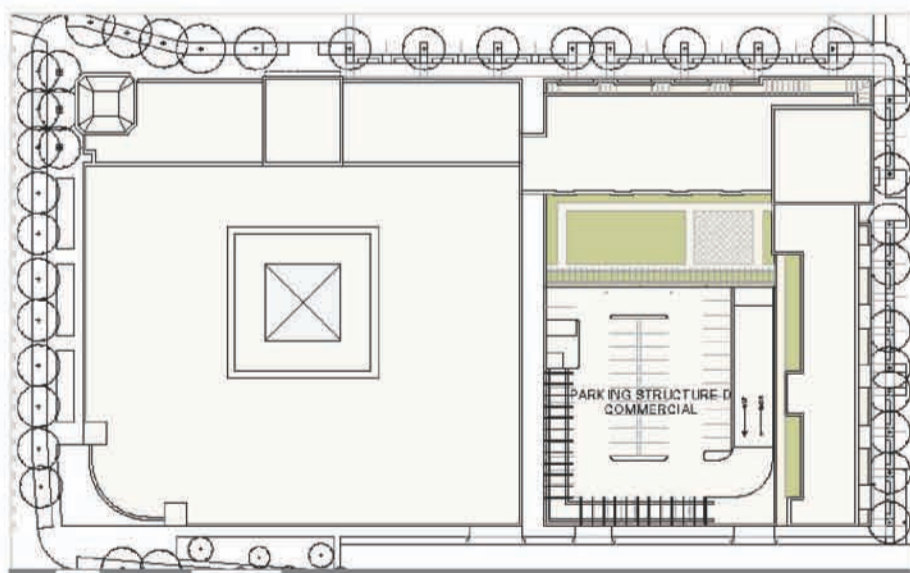
+20' Plan



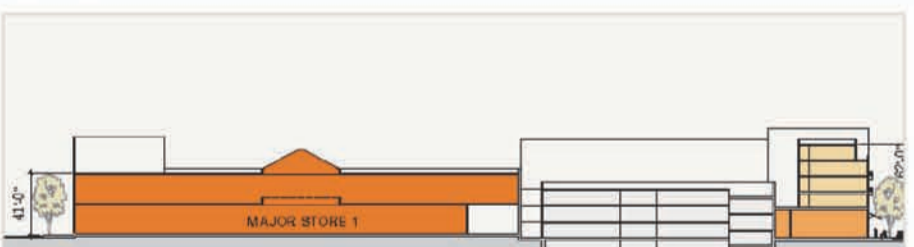
+30' Plan/+40' Plan



+50' Plan

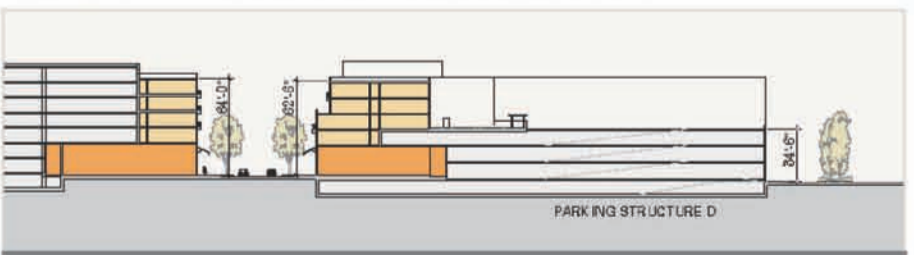


+60' Plan/Roof Plan



Section A-A

Building heights are measured from proposed finished grade.



Section B-B

Building heights are measured from proposed finished grade.

Program Summary				
	AREA (NET SF)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	126,285	0	812	877
RESIDENTIAL	90,489	88	149	165
TOTALS	283,874	88	961	542



Source: Sunset Development Company, April 30, 2007.

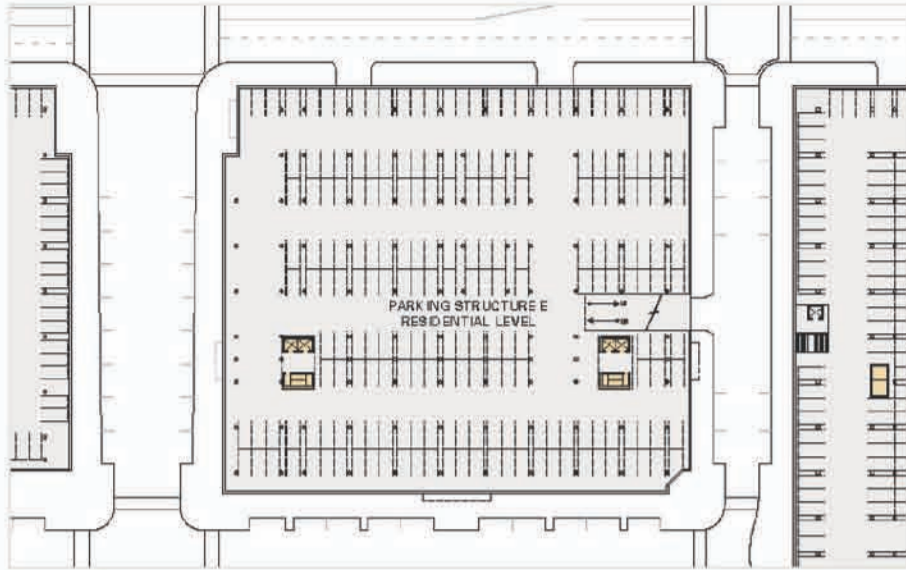


Michael Brandman Associates

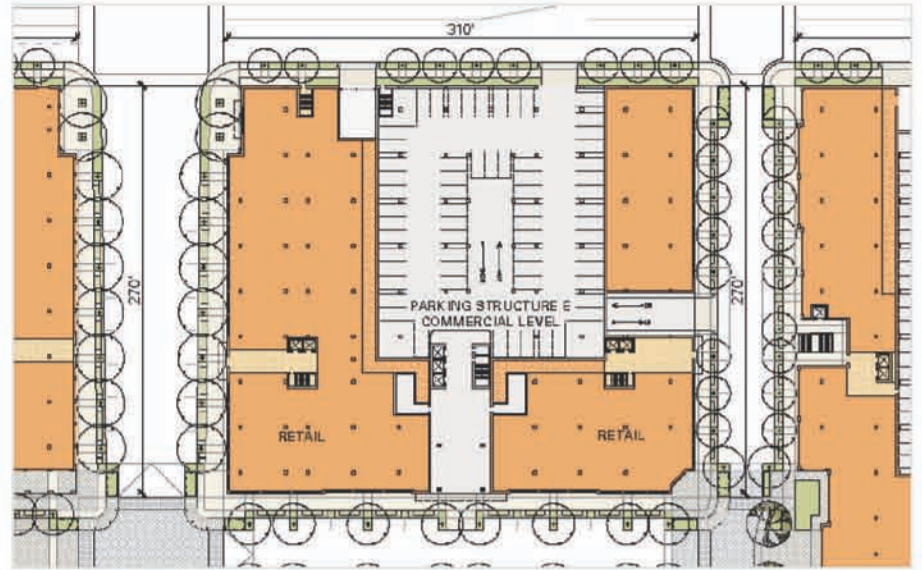
24910007 • 05/2007 | 3-7d_block_planD.cdr

Exhibit 3-7d
Block Plan D

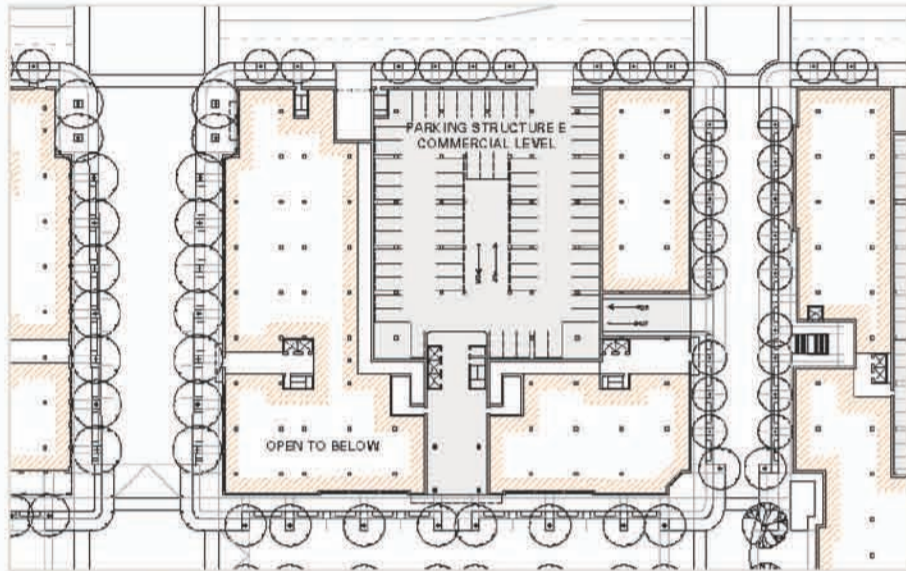
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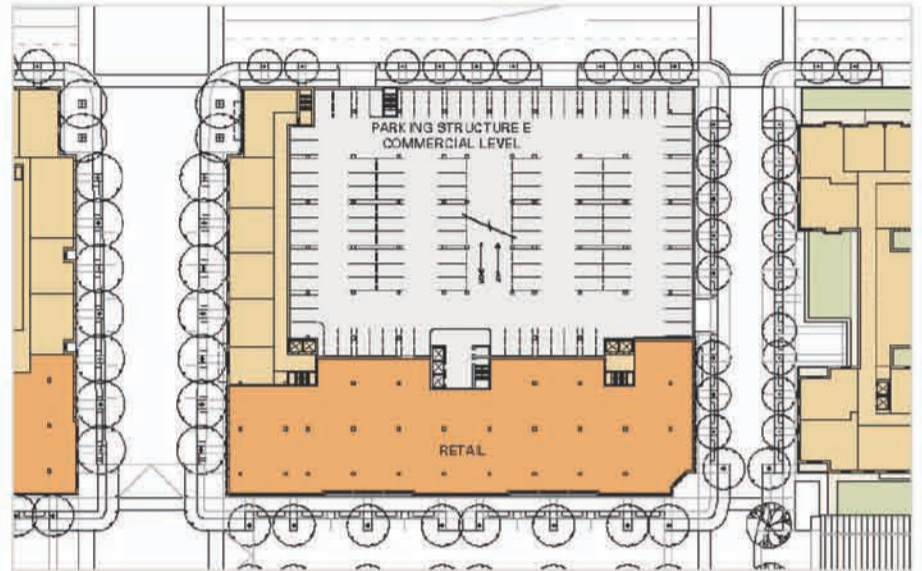
Lower Level Plan



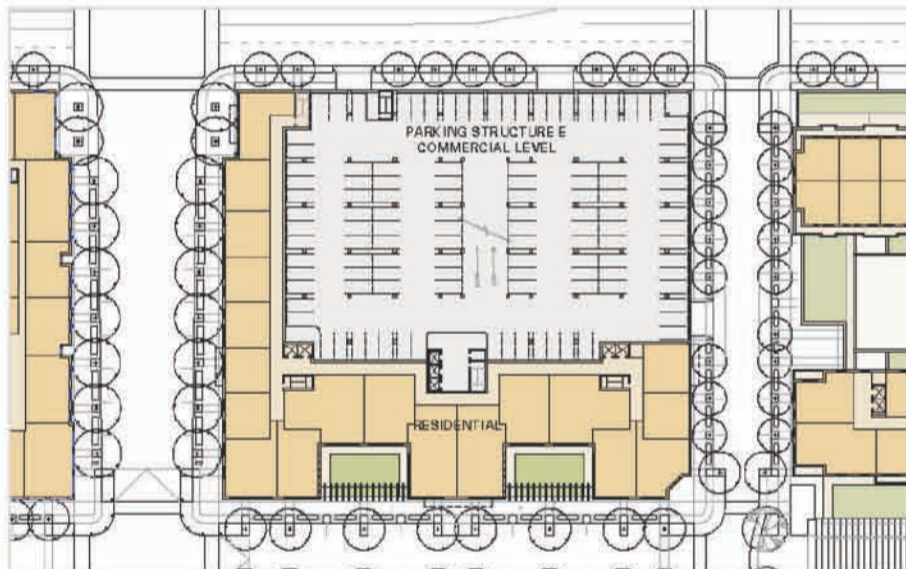
Ground Floor Plan



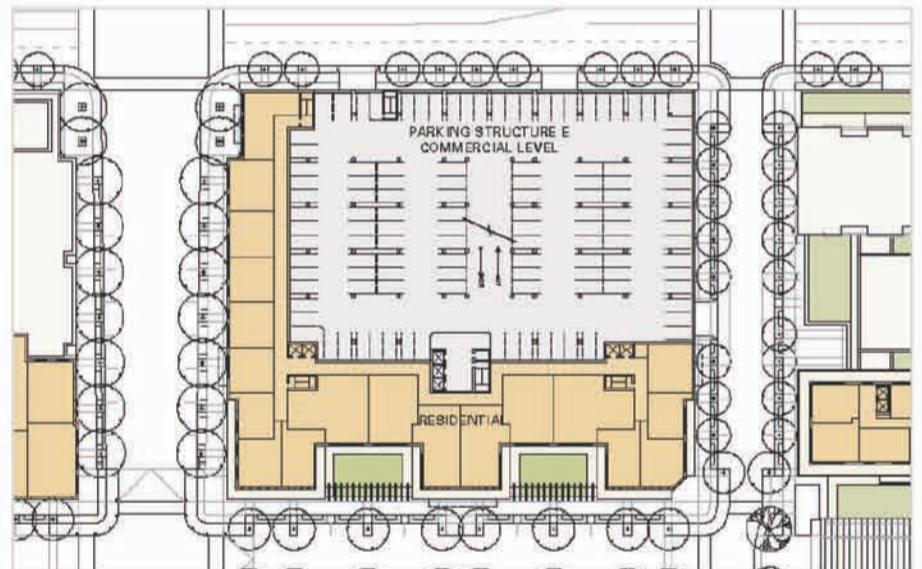
+10' Mezzanine Plan



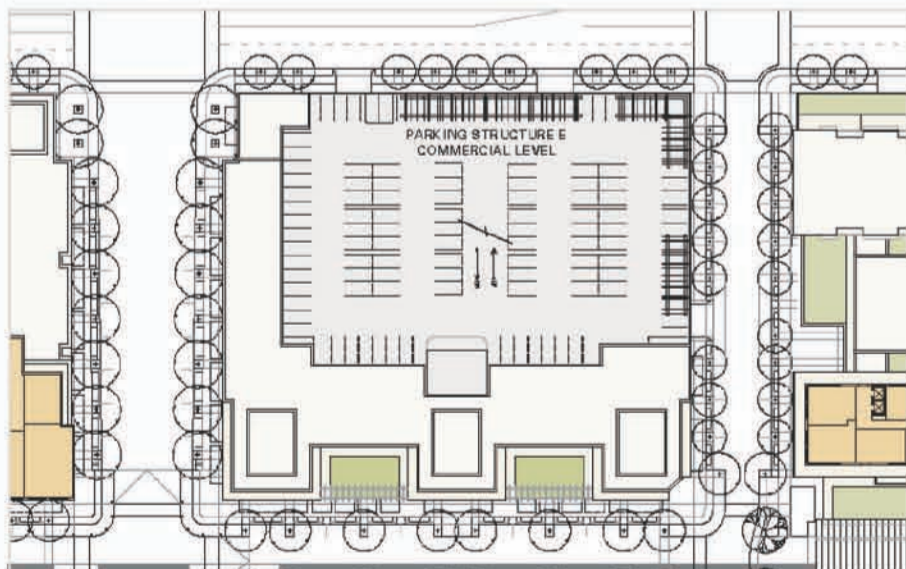
+20' Plan/+30' Plan



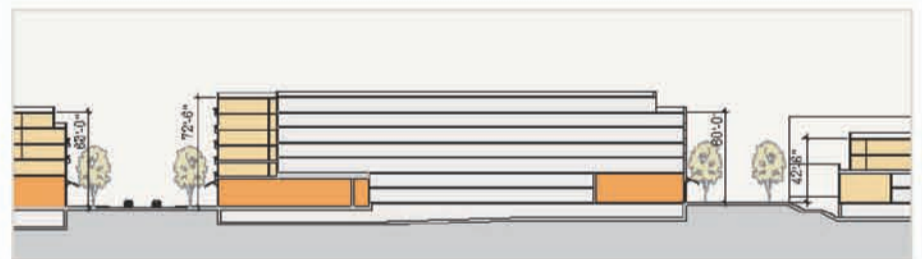
+40' Plan/+50' Plan



+60' Plan

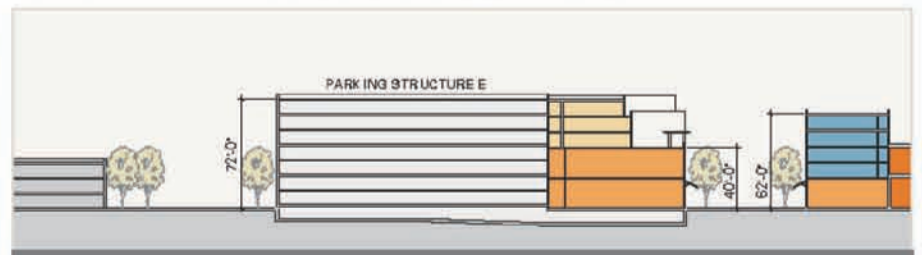


+70' Plan/Roof Plan



Section A-A

Building heights are measured from proposed finished grade.



Section B-B

Building heights are measured from proposed finished grade.

Program Summary

	AREA (NET SQ)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	67,440	0	205	930
RESIDENTIAL	86,632	77	189	189
TOTALS	154,072	77	494	1099

Key Plan



Source: Sunset Development Company, April 30, 2007.

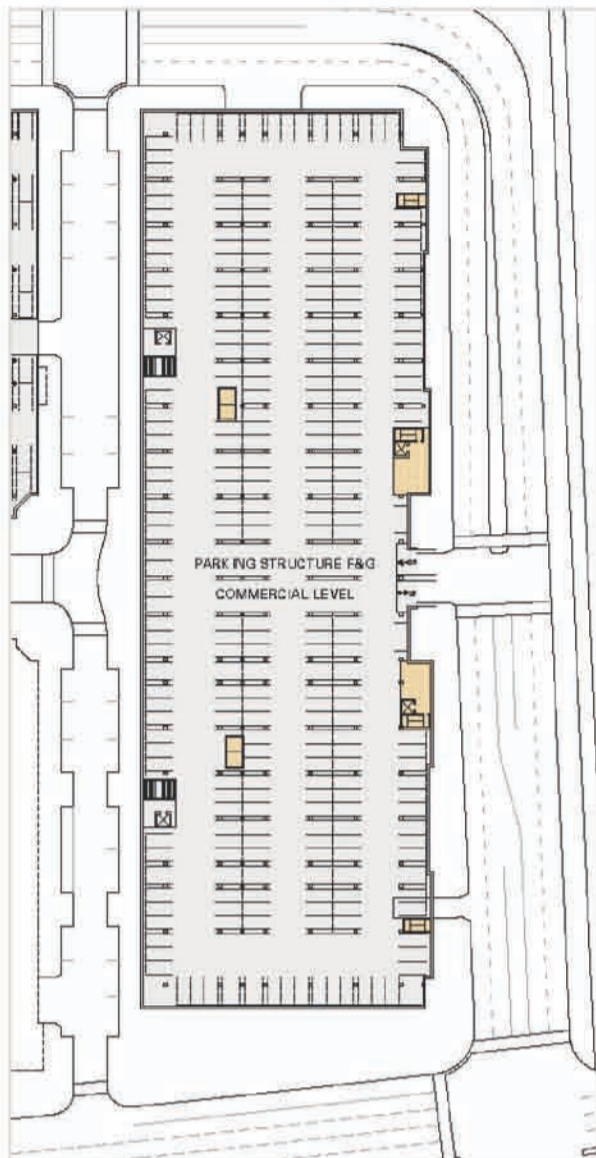


Michael Brandman Associates

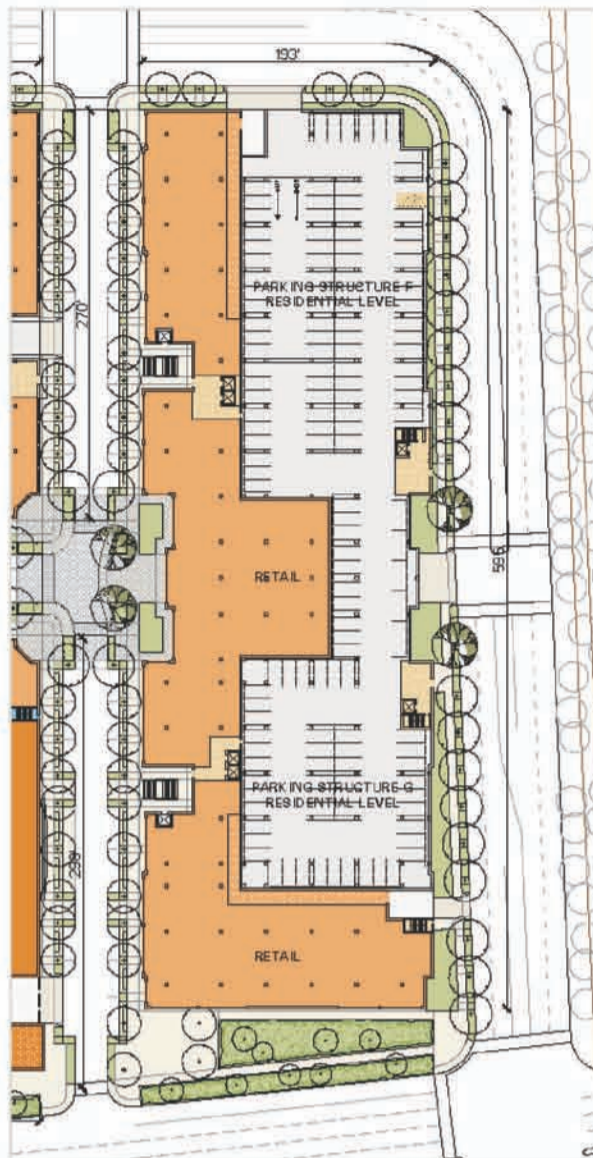
24910007 • 05/2007 | 3-7e_block_planE.cdr

Exhibit 3-7e
Block Plan E

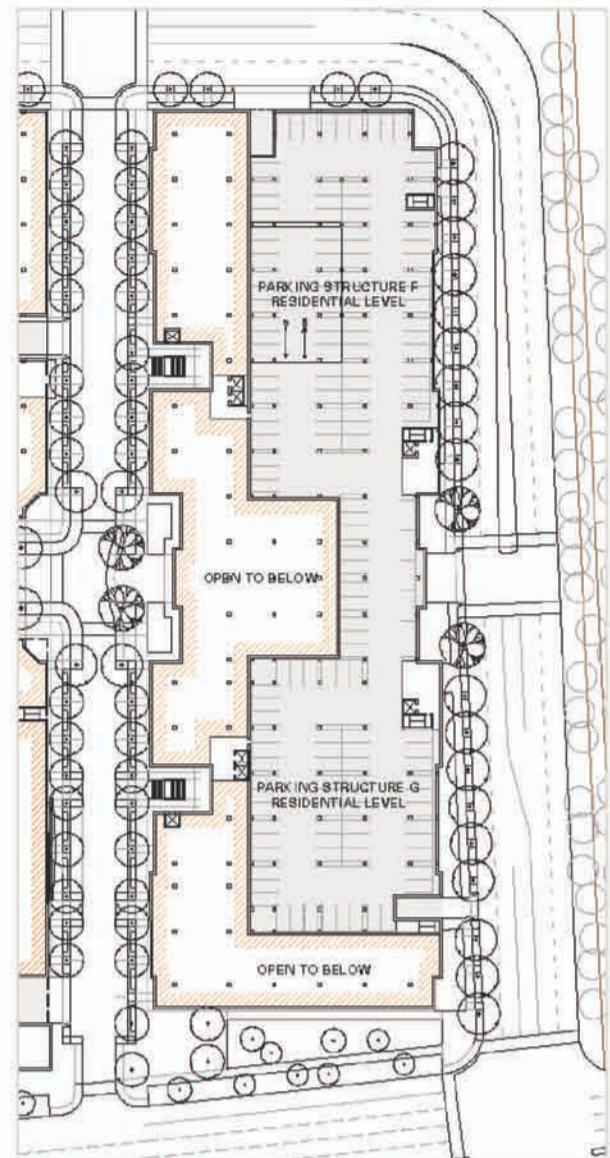
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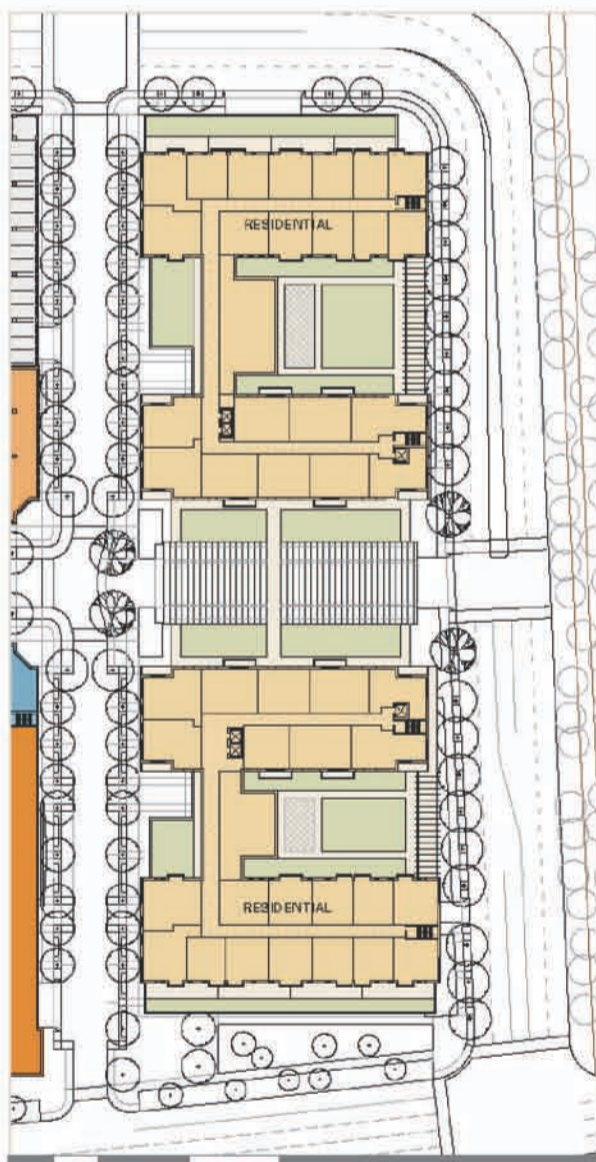
Lower Level Plan



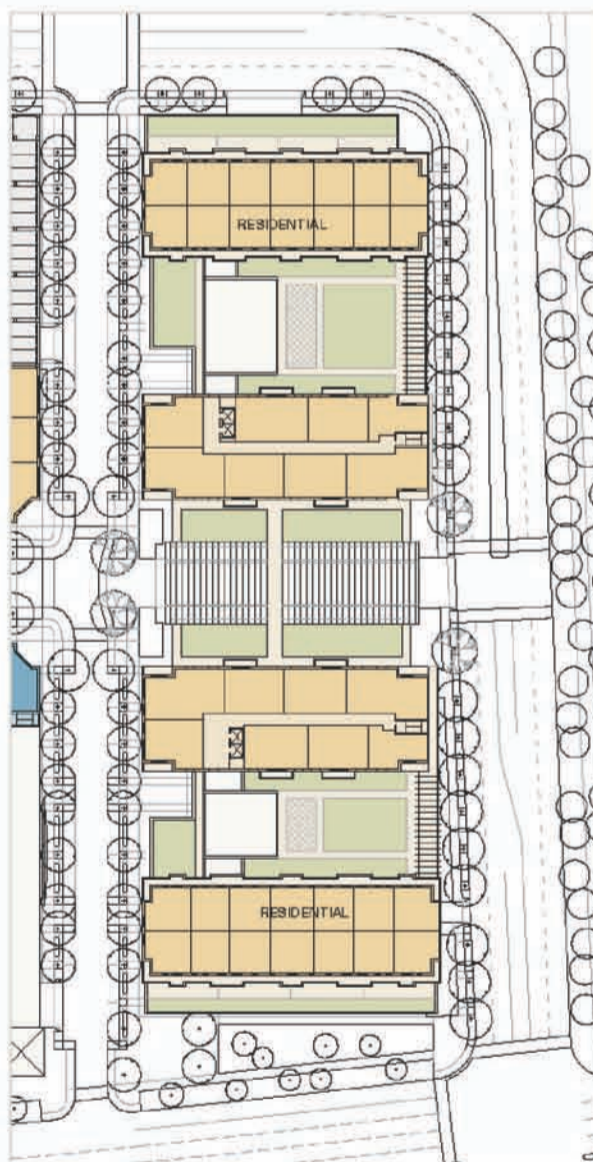
Ground Floor Plan



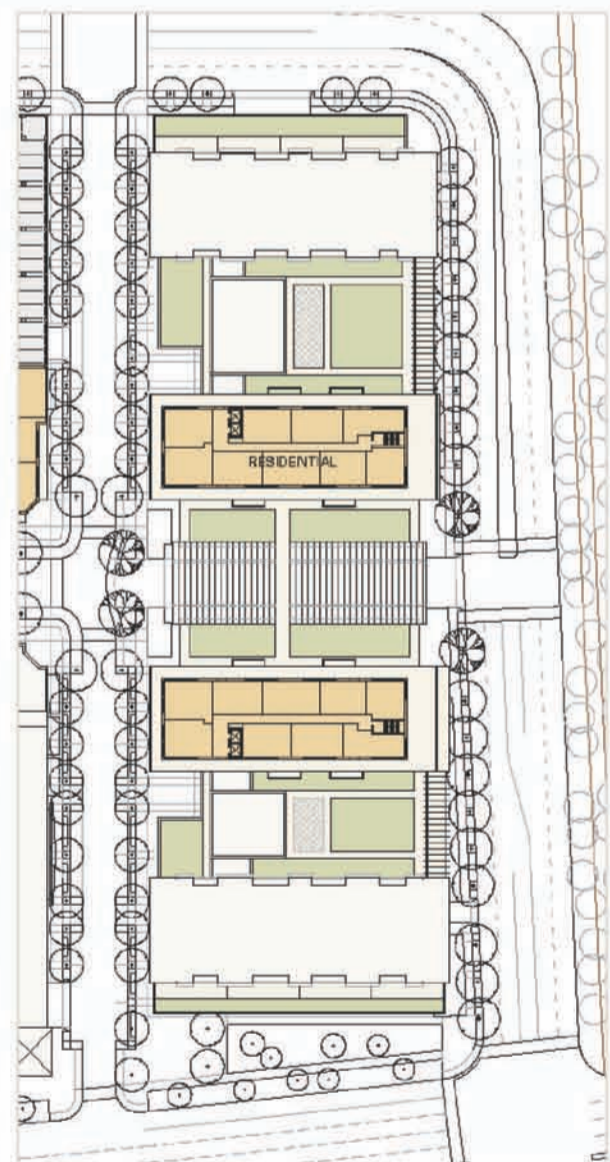
+10' Mezzanine Plan



+20' Plan/+30' Plan



+40' Plan/+50' Plan



+60' Plan/+70' Plan

Program Summary				
	AREA (NET SF)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	44,215		126	229
RESIDENTIAL	179,209	150	270	272
TOTALS	228,424	150	405	571



Source: Sunset Development Company, April 30, 2007.

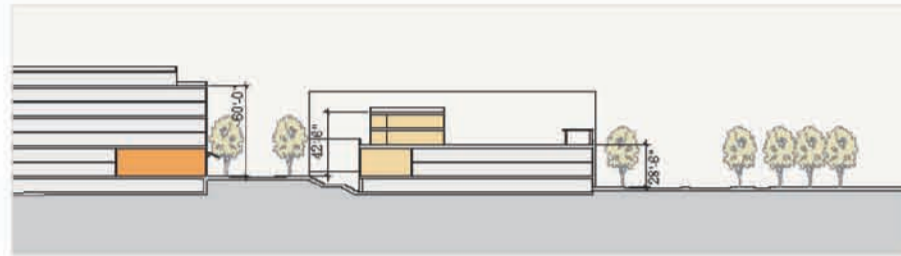


Michael Brandman Associates

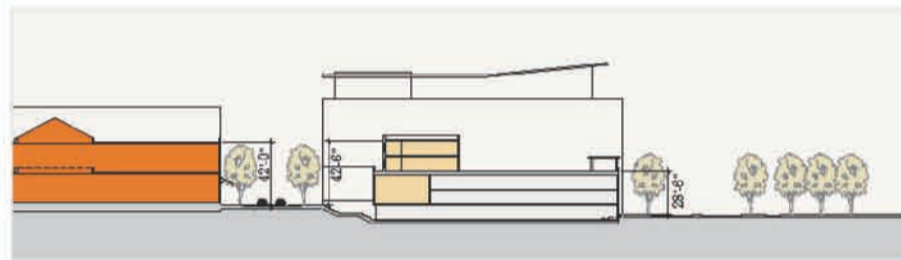
24910007 • 05/2007 | 3-7f_block_planF-G_sheet1.cdr

Exhibit 3-7f
Block Plan F-G Sheet 1

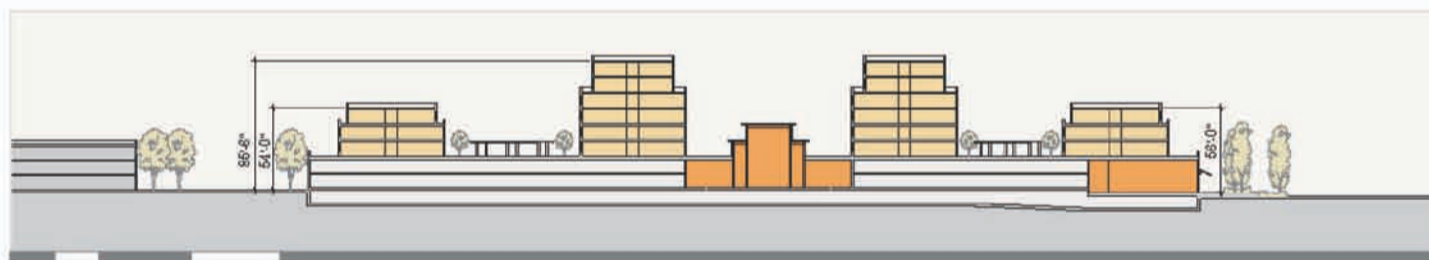
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Section A-A Building heights are measured from proposed finished grade.



Section B-B Building heights are measured from proposed finished grade.



Section C-C Building heights are measured from proposed finished grade.

Program Summary				
	AREA (NET SQ)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	44,815		196	220
RESIDENTIAL	179,209	150	270	272
TOTALS	224,024	150	466	571



Source: Sunset Development Company, April 30, 2007.

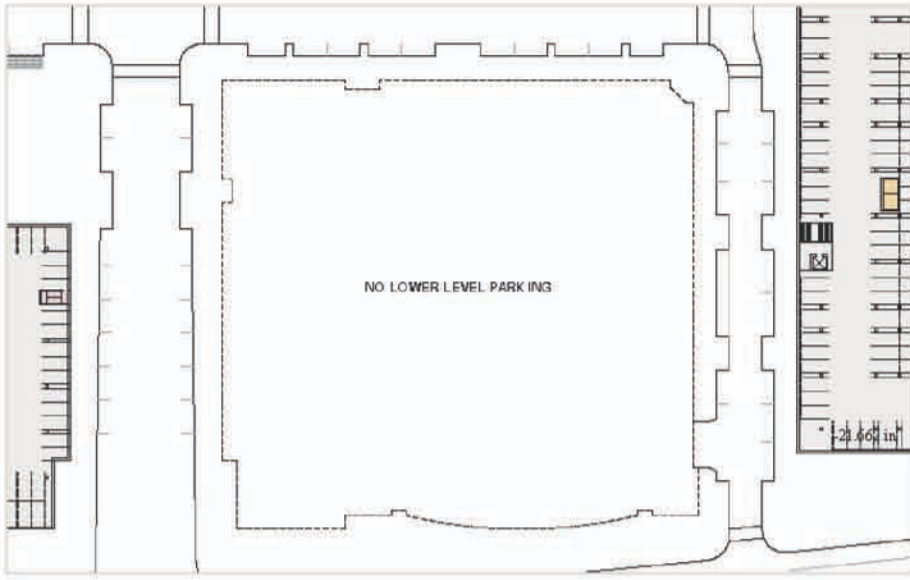


Michael Brandman Associates

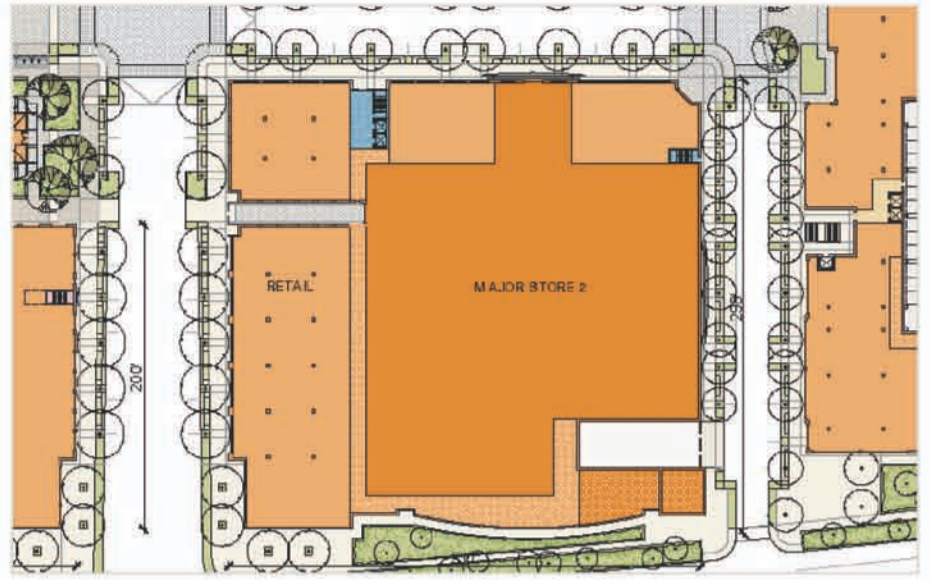
24910007 • 05/2007 | 3-7g_block_planF-G_sheet2.cdr

Exhibit 3-7g
Block Plan F-G Sheet 2

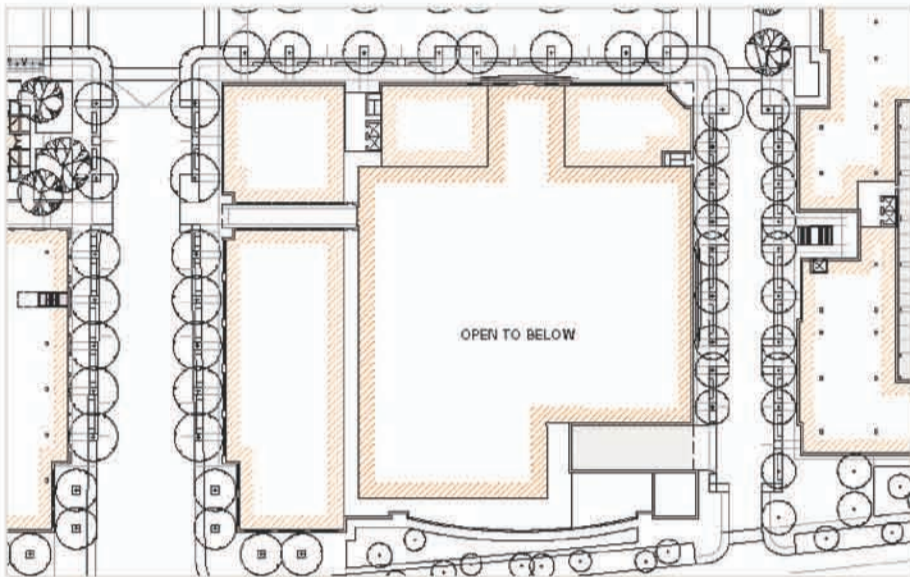
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DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT



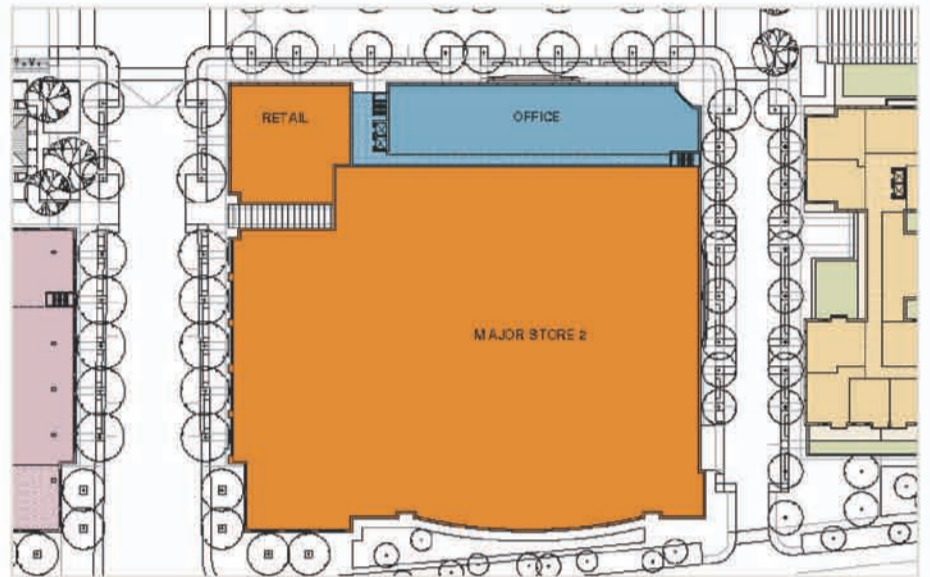
Lower Level Plan



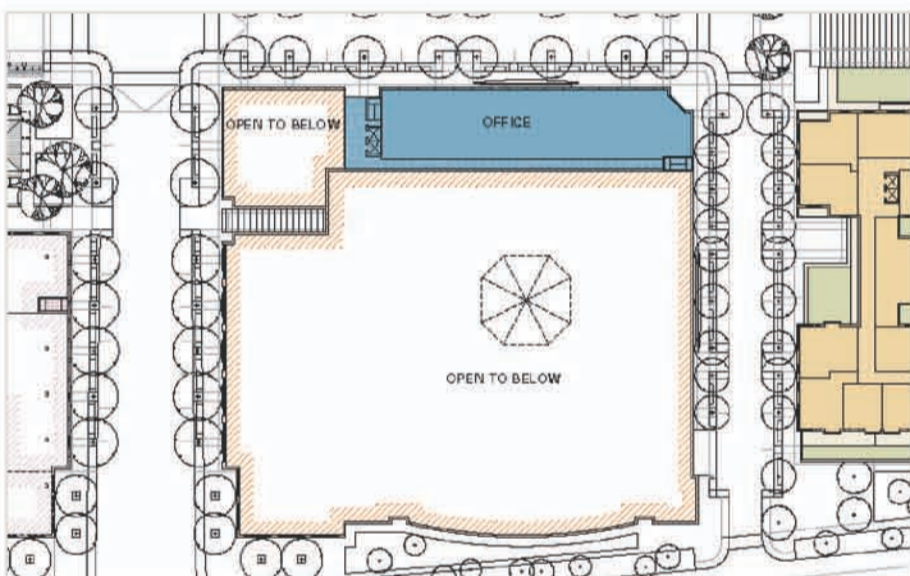
Ground Floor Plan



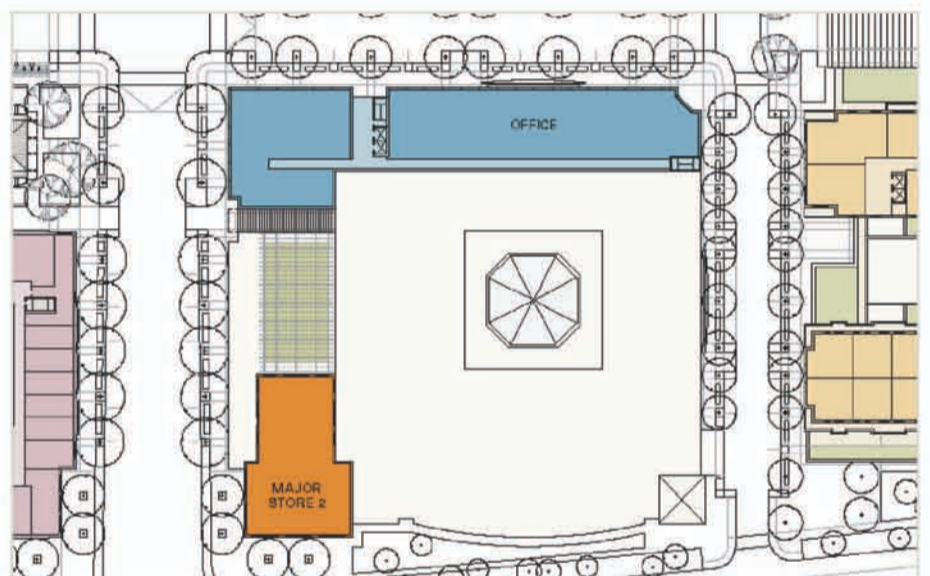
+10' Mezzanine Plan



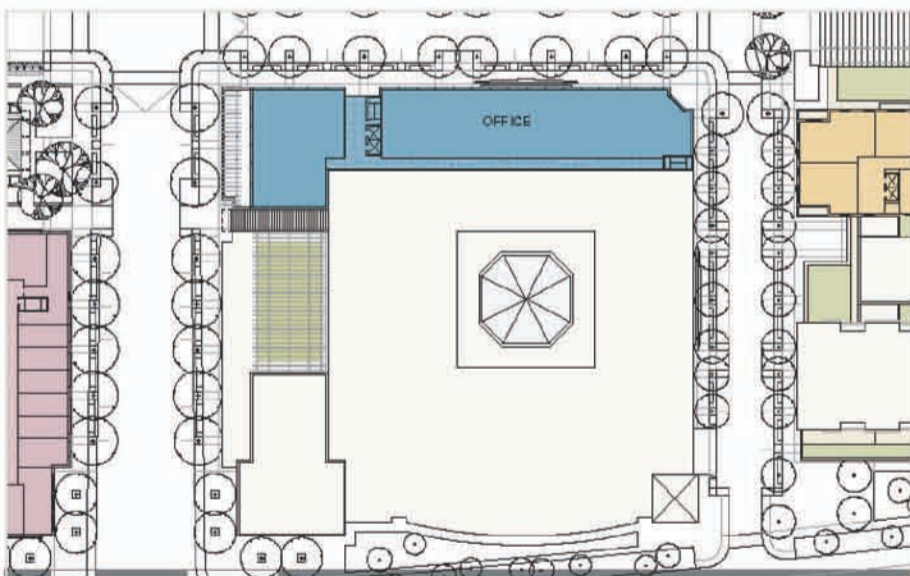
+20' Plan



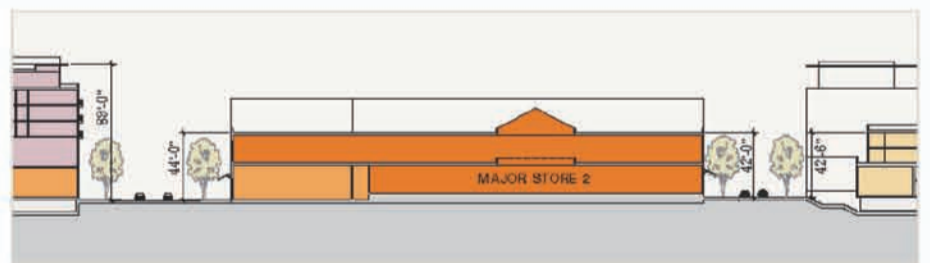
+30' Plan



+40' Plan

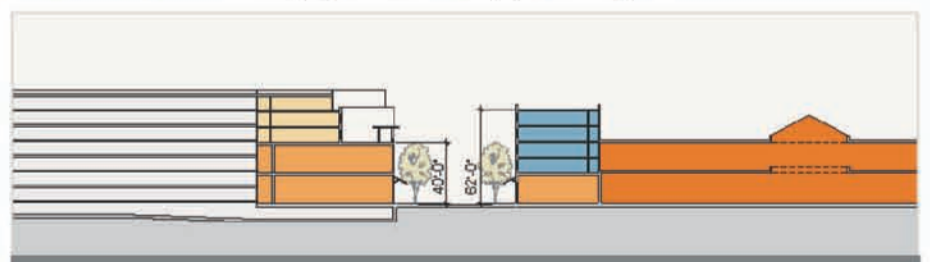


+50' Plan



Section A-A

Building heights are measured from proposed finished grade.



Section B-B

Building heights are measured from proposed finished grade.

Program Summary

	AREA (NET SQ)	DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL	159,856	0	785	0
OFFICE	50,142	0	0	0
TOTALS	209,498	0	785	0

Key Plan



Source: Sunset Development Company, April 30, 2007.



Michael Brandman Associates

24910007 • 05/2007 | 3-7h_block_planH.cdr

Exhibit 3-7h
Block Plan H

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Although no tenants have been formally identified at the time of this writing, end users for the anchor store spaces are expected to include upscale department stores.

Residential

High-density residential uses would total 550,669 square feet and up to 487 dwelling units and would be spread among five of the seven blocks of Plaza District. Units types would include for-sale condominiums, loft condominiums, branded condominiums associated with and managed by the hotel, and rental units. Unit sizes would vary from 750-square-foot, lower-floor, “Main Street”-oriented units to 2,000-square-foot, upper-floor penthouses. In accordance with the City’s Housing Element objective of setting aside 25 percent of new dwelling units as below market rate housing, a percentage of the dwelling units would be set aside as deed-restricted workforce housing available for households with qualifying incomes. If the project would not meet the 25 percent objective, then in-lieu-of fees would be provided to the City to develop affordable housing elsewhere in San Ramon. Table 3-6 provides a summary of the residential square footage and unit count for the five Plaza District blocks with residential uses.

Table 3-6: Plaza District Residential Uses Summary

Block	Square Footage	Dwelling Units
A	90,739	82
B	103,550	96
D	90,489	83
E	86,652	77
F-G	179,209	150
Total	550,669	487

Source: Sunset Development Company, 2007.

Office

Office uses totaling 50,142 square feet would be located on the third, fourth, and fifth stories of Block H. These uses could be converted to retail, creating the potential for office/retail flex.

Hotel

A six-story, 169-room, hotel totaling 139,867 square feet would be located on Block C. The hotel would be the tallest structure in the Plaza District, with its architectural features reaching an elevation of approximately 91 feet above finished grade. The hotel would feature conference/meeting room and ballroom facilities.

Parking

Off-street parking would be provided in garages within six of the seven blocks in the Plaza District. Table 3-7 summarizes parking by block, projected demand, spaces provided, and assignment. Exhibit 3-7 provides a depiction of the Plaza District parking garages. On-street parking would be available

on Center Street, West Street, and East Street at all times, and on Camino Ramon during non-peak hours. In addition, the existing Bishop Ranch 3 parking structure located on the north side of Bishop Drive would be available for use on the weekends and during non-office hours of weekdays.

Table 3-7: Plaza District Parking Summary

Block	Projected Demand	Spaces Provided	Parking Levels	Assignment
A	450	1,471	8	149 residential spaces; 1,322 retail spaces
B	657	171	1	Residential only
C	289	160	1	Hotel only
D	961	542	5	165 residential spaces; 377 retail spaces
E	434	1,069	8	139 residential spaces; 977 retail spaces
F-G	465	571	4	272 residential spaces; 299 retail spaces
H	785	—	—	—
Total	4,043	4,124		

Source: Sunset Development Company, 2007.

Architectural Design

The architectural design of the Plaza District structures would incorporate contemporary design elements that balance scale, adjacency, and use mix to create a visually appealing destination. The Plaza District design emphasizes four themes:

- Building exteriors that use distinctive, substantial, and forward-thinking materials to maximize a clean, contemporary, yet sustainable architecture.
- Maximize the use of glass to emphasize a sense of clarity and transparency, incorporate views of the surrounding hills into building design, and increase natural day lighting of interior spaces.
- Bring the dynamic movement of water into the design of important public spaces to activate the site as well as engage and attract pedestrians, creating settings for public gatherings.
- Promote a tranquil environment with stately landscaped streets and sidewalks; shade active sidewalks with dappled light of closely spaced street trees paired with varied planting.

All Plaza District structures would be multi-story structures, ranging from approximately 40 feet to approximately 91 feet above grade. The City of San Ramon General Plan explicitly exempts the City Center project from any building height limits.

The building sections of the Plaza District are shown in Exhibits 3-8a and 3-8b. The conceptual landscaping plan for the Plaza District is shown in Exhibit 3-9.

Bishop Ranch 1A Office Complex

A total of 681,769 square feet of Class A office space would be developed among three buildings on Parcel 1A. Known as Bishop Ranch 1A, the three buildings would be identical in footprint, size, and design, oriented around a central circular fountain. Access to Bishop Ranch 1A would be taken from the existing Bishop Ranch 1 entrance road. Each building would have a footprint of 33,027 square feet and would be a maximum of seven stories. Exhibit 3-10 provides a site plan of Bishop Ranch 1A and the adjacent City Hall and Transit Center.

Note that the existing entitlement on Parcel 1A for a 328,220-square-foot office complex would be superseded as part of the approvals for Bishop Ranch 1A and, therefore, would be negated.

Architectural Design and Landscaping

The architectural design of the office buildings would employ a curved façade and prominently feature the use of white building colors and glass, similar to the appearance of the nearby Bishop Ranch 1 office structures. The maximum height of the office buildings would be approximately 110 feet above grade. Note that the City of San Ramon General Plan explicitly exempts the City Center project from any building height limits.

The architectural design of Bishop Ranch 1A is shown in Exhibit 3-11. Landscaping would be provided throughout the office complex and is conceptually shown in Exhibit 3-12.

Parking

The development of the Bishop Ranch 1A office structures would necessitate the construction of new surface parking areas and multi-level structures for the use of Bishop Ranch 1A and Bishop Ranch 1. Three multi-level parking garages would ultimately be built on existing surface parking lots serving Bishop Ranch 1. Bishop Ranch 1A would be assigned 271 surface spaces and a five-level garage with 2,119 spaces, for a total of 2,390 spaces. A 4,300-square-foot café would be included in the Bishop Ranch 1A parking garage. Bishop Ranch 1 would be assigned 1,524 surface spaces and a five-level garage with 1,300 spaces, for a total of 2,824 spaces. Both garages would be located on the east side of the existing Bishop Ranch office structures, have a similar design, and be approximately 42 feet above grade. Bishop Ranch 1 and Bishop Ranch 1A would share an existing 240-space surface lot on the northwest side of Bishop Ranch 1 that would function as a reserve lot. Ultimately, this parking lot would be replaced with a five-level garage with 539 spaces that would be shared by both office complexes.

City Hall and Transit Center

A 110,490-square-foot City Hall and Transit Center would be developed on Parcel 1B. Each use is described below. The City Hall and Transit Center site plan is shown in Exhibit 3-13.

City Hall

The City Hall would feature a four-story City office building with an attached dome-shaped Council Chamber. A cast sculpting of the City symbol—an aloft crow with extended wings—would crown the top of the dome housing the Council Chamber. A tiered water fountain would also be incorporated into the exterior design of the Council Chamber. City Hall would contain space for City offices, meeting rooms, a Police Department headquarters, and a library. The new City Hall space would replace the existing City Hall and Police Department located at 2222 Camino Ramon and the existing library located at 100 Montgomery Street. The Police Department headquarters and library are discussed below. A public plaza would be located in front of the entrance to City Hall, which would face the Bishop Ranch 1 entrance road. The maximum height of City Hall would be approximately 70 feet above grade. The architectural design of City Hall is shown in Exhibit 3-14. Landscaping would be provided throughout the City Hall complex and is conceptually shown in Exhibit 3-15.

Police Department

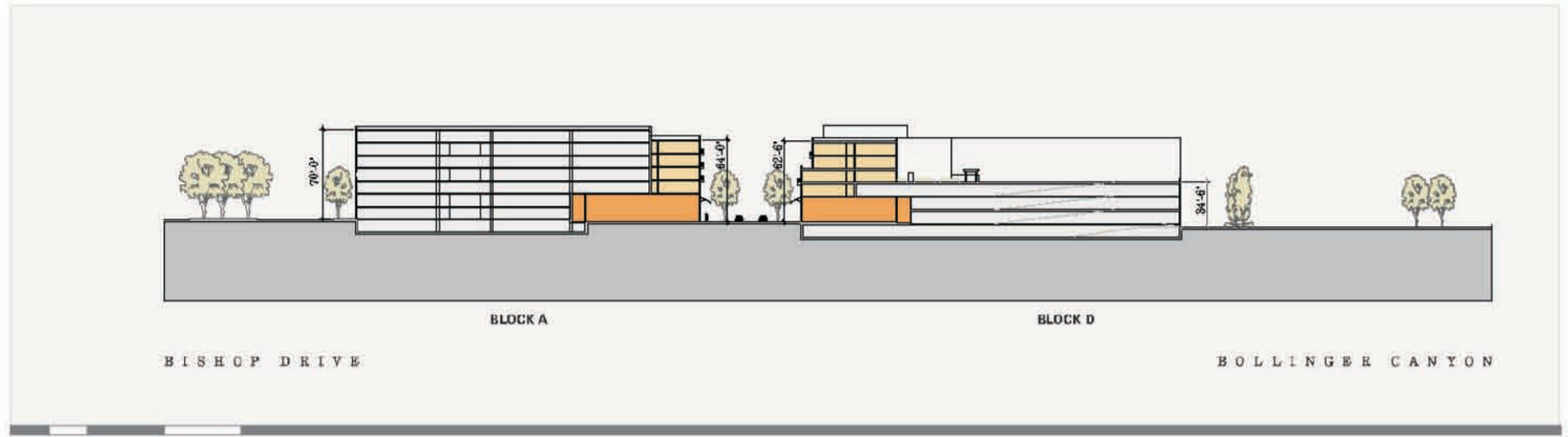
The Police Department headquarters space would be sized to accommodate 100 to 125 full-time equivalent employees (sworn and non-sworn civilian positions), which is the anticipated size of the Police Department by 2015. The Police Department headquarters would include (1) a lobby and front counter, (2) a training/briefing room, (3) administrative offices that would house a Police Records Bureau and the Investigation Division, (4) male and female locker rooms with restroom and shower facilities, (5) a secure police armory, (6) a secure evidence storage area, (7) a separate entrance for Police Department personnel, (8) a discreet entrance adjacent to the parking area that would allow officers to bring arrested persons into the building for processing, and (9) secure parking for police vehicles. The facility may also include an Emergency Operations Center.

Library

The library would be sized to accommodate approximately 200,000 books and audiovisual materials. The library would contain public computers located in a Technology Lab, a Homework Center, reader seats, group study rooms, a community conference room, a community meeting/program room, and a storytelling and class visit space.

Transit Center

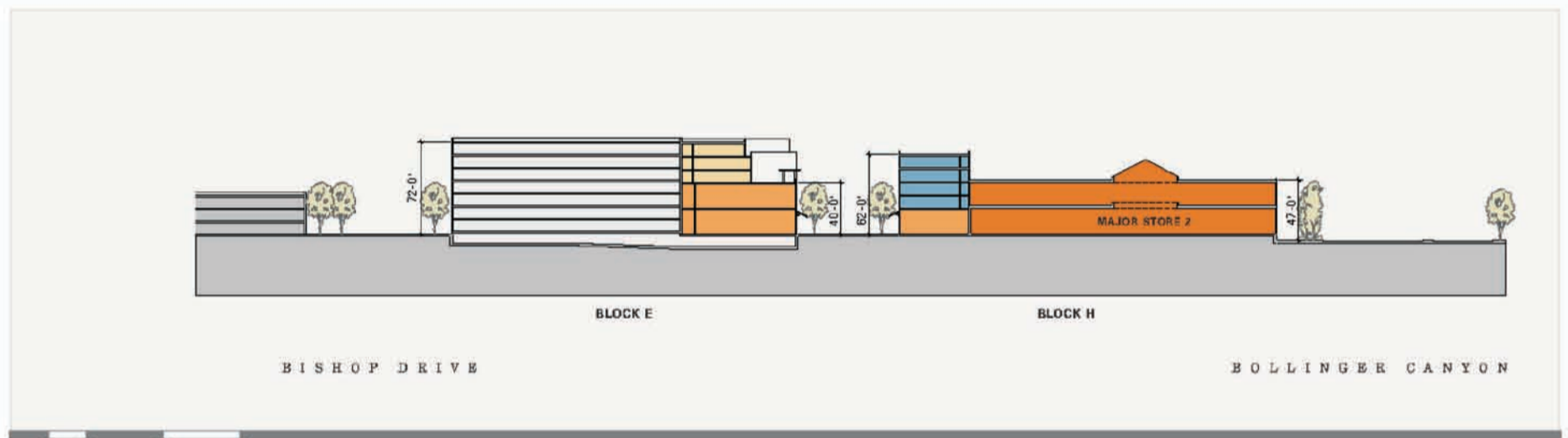
The Transit Center would be incorporated into the ground floor of the two-level, 414-space parking garage that would be located on the south side of the City Hall. The Transit Center would provide four bus stalls and a waiting area for passengers. The ground floor of the parking structure would also include Police Department vehicle parking and reserved parking for City officials. Public parking would be provided on the second level. Eight surface spaces would be provided as well, for a total of 422 parking spaces. The maximum height of the Transit Center would be approximately 28 feet above grade.



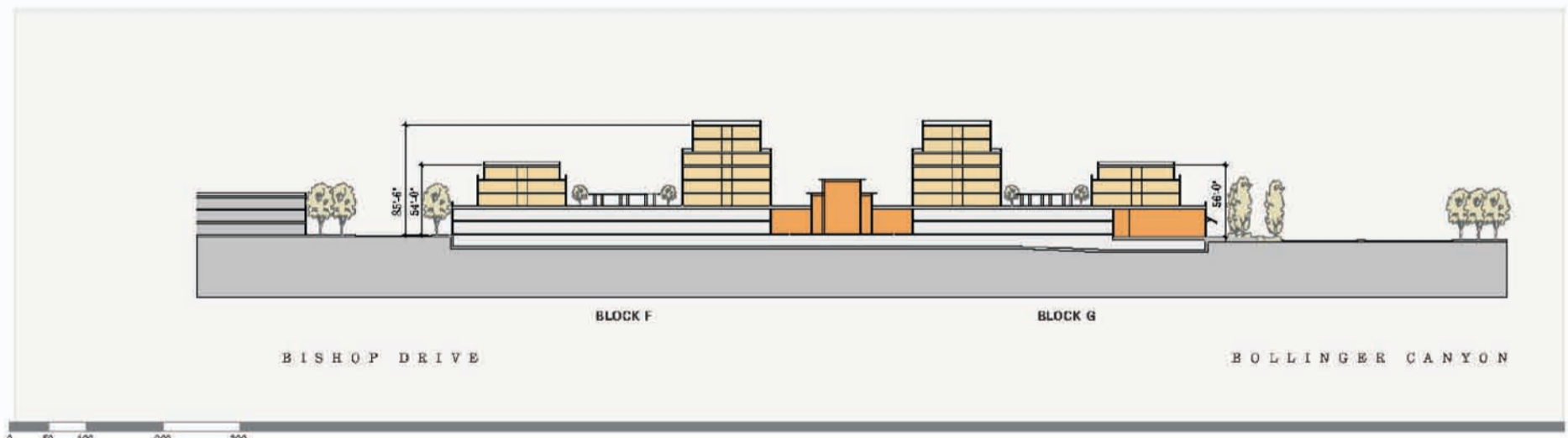
Section A-A



Section B-B



Section C-C

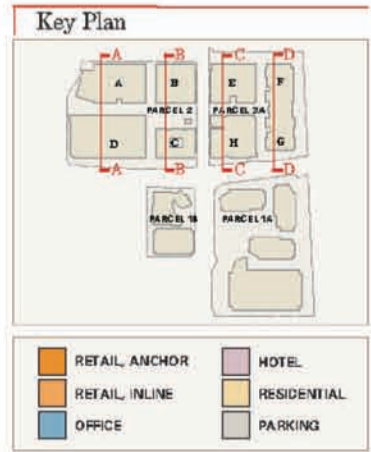


Section D-D

Development Summary					
	RETAIL (NET SF)	HOTEL (NET SF)	OFFICE (NET SF)	RESIDENTIAL (NET SF)	DWELLING UNITS
PARCEL 2 (BLOCK A, B, C, D)					
A	65,160	0	0	90,769	82
B	79,525	0	0	103,550	96
169lays C	25,961	139,867	0	0	0
D	193,285	0	0	90,489	83
Subtotal 2	364,031	139,867	0	284,908	260
PARCEL 3A (BLOCK E, F, G, H)					
E	87,440	0	0	86,652	75
F	28,620	0	0	89,152	75
G	15,595	0	0	90,057	75
H	15,595	0	50,142	0	0
Subtotal 3A	271,011	0	50,142	265,961	227
Total (2 and 3A)	635,042	139,867	50,142	550,669	488
Total Program Net Area: 1,375,720 SF					

Notes

1. For Parking see sheet MP.10
2. Average Net Dwelling Unit size 1095 nsf
3. For Block Plans see sheets MP.17 through MP.24
4. Building heights are measured from proposed finished grade.



Source: Sunset Development Company, April 30, 2007.

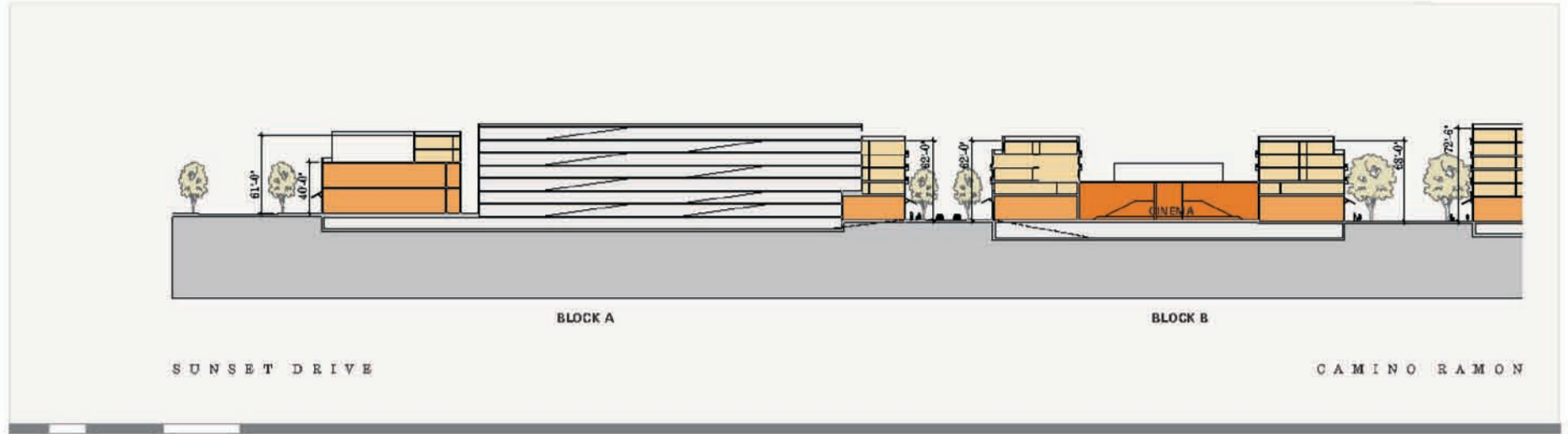


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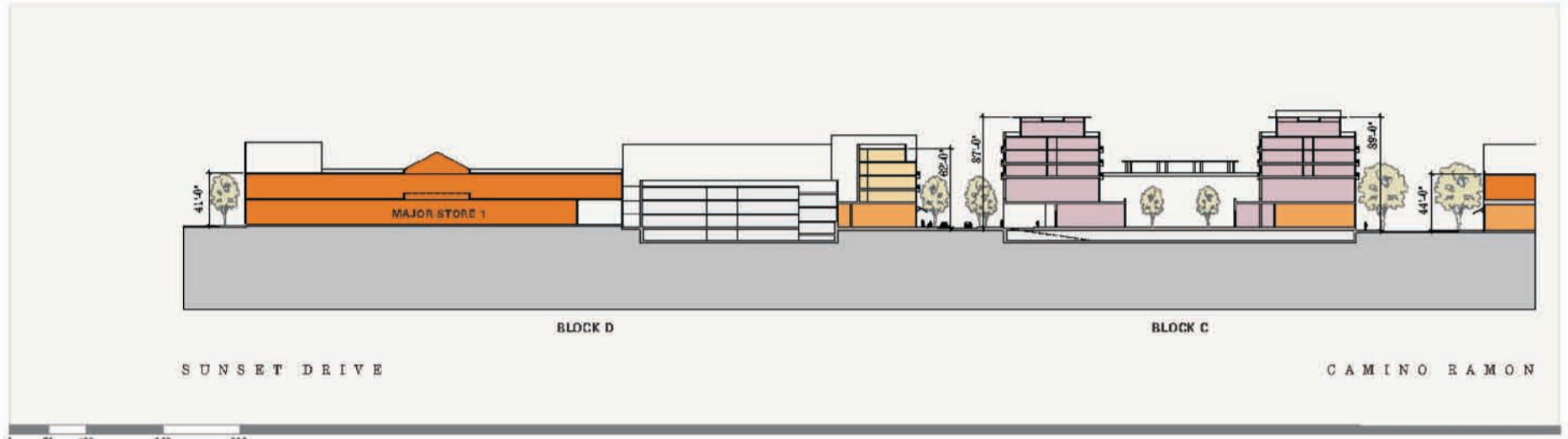
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Exhibit 3-8a
Plaza District Sections - North-South

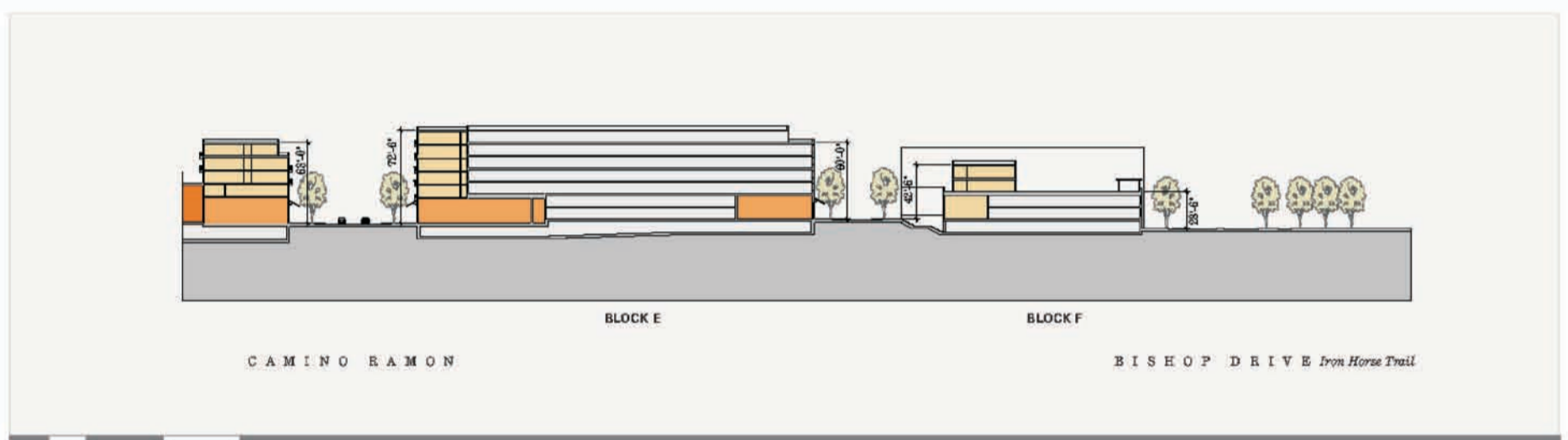
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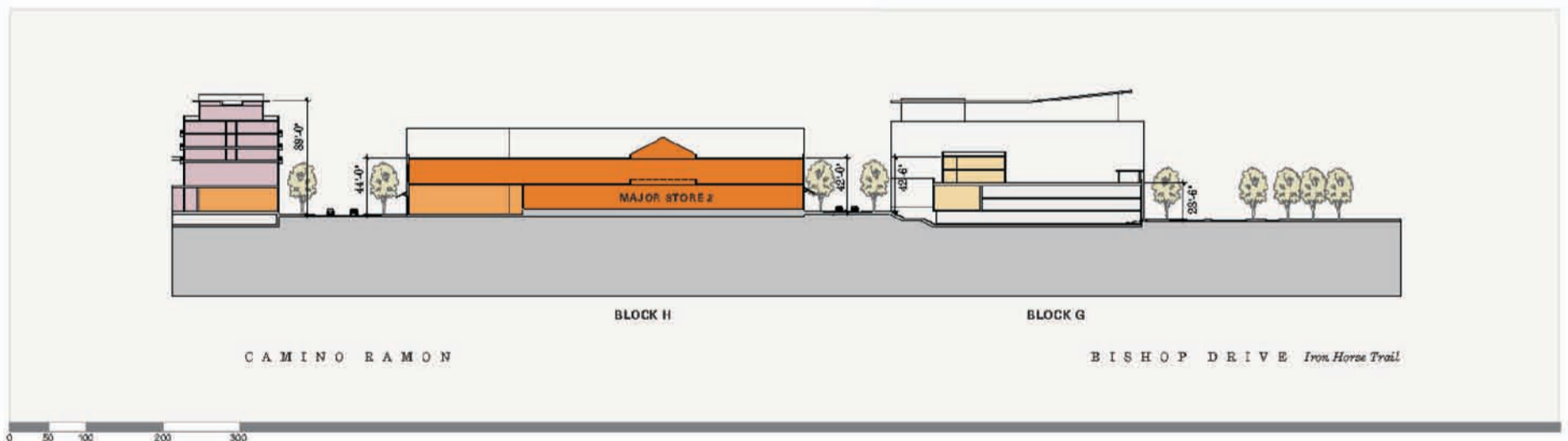
Section E-E



Section F-F



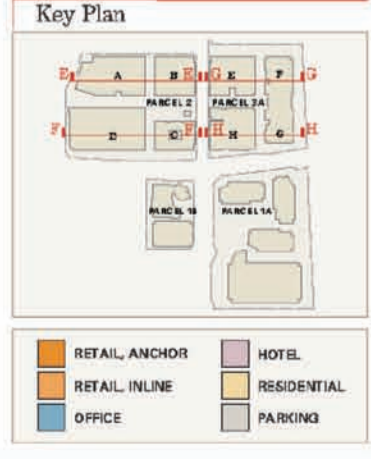
Section G-G



Section H-H

Development Summary					
	RETAIL (NET SF)	HOTEL (NET SF)	OFFICE (NET SF)	RESIDENTIAL (NET SF)	DWELLING UNITS
PARCEL 2 (BLOCK A, B, C, D)					
A	65,160	0	0	90,769	82
B	79,525	0	0	103,550	96
169 days C	25,961	139,867	0	0	0
D	133,335	0	0	90,489	83
Subtotal 2	364,031	139,867	0	284,908	260
PARCEL 3A (BLOCK E, F, G, H)					
E	67,440	0	0	86,652	75
F	25,620	0	0	89,152	75
G	15,595	0	0	90,057	75
H	15,595	0	50,142	0	0
Subtotal 3A	271,011	0	50,142	265,961	227
Total (2 and 3A)	635,042	139,867	50,142	550,669	488
Total Program Net Area		1,375,720 SF			

- Notes**
1. For Parking see sheet MP.10
 2. Average Net Dwelling Unit size 1096 nsf
 3. For Block Plans see sheets MP.17 through MP.24
 4. Building heights are measured from proposed finished grade.



Source: Sunset Development Company, April 30, 2007.

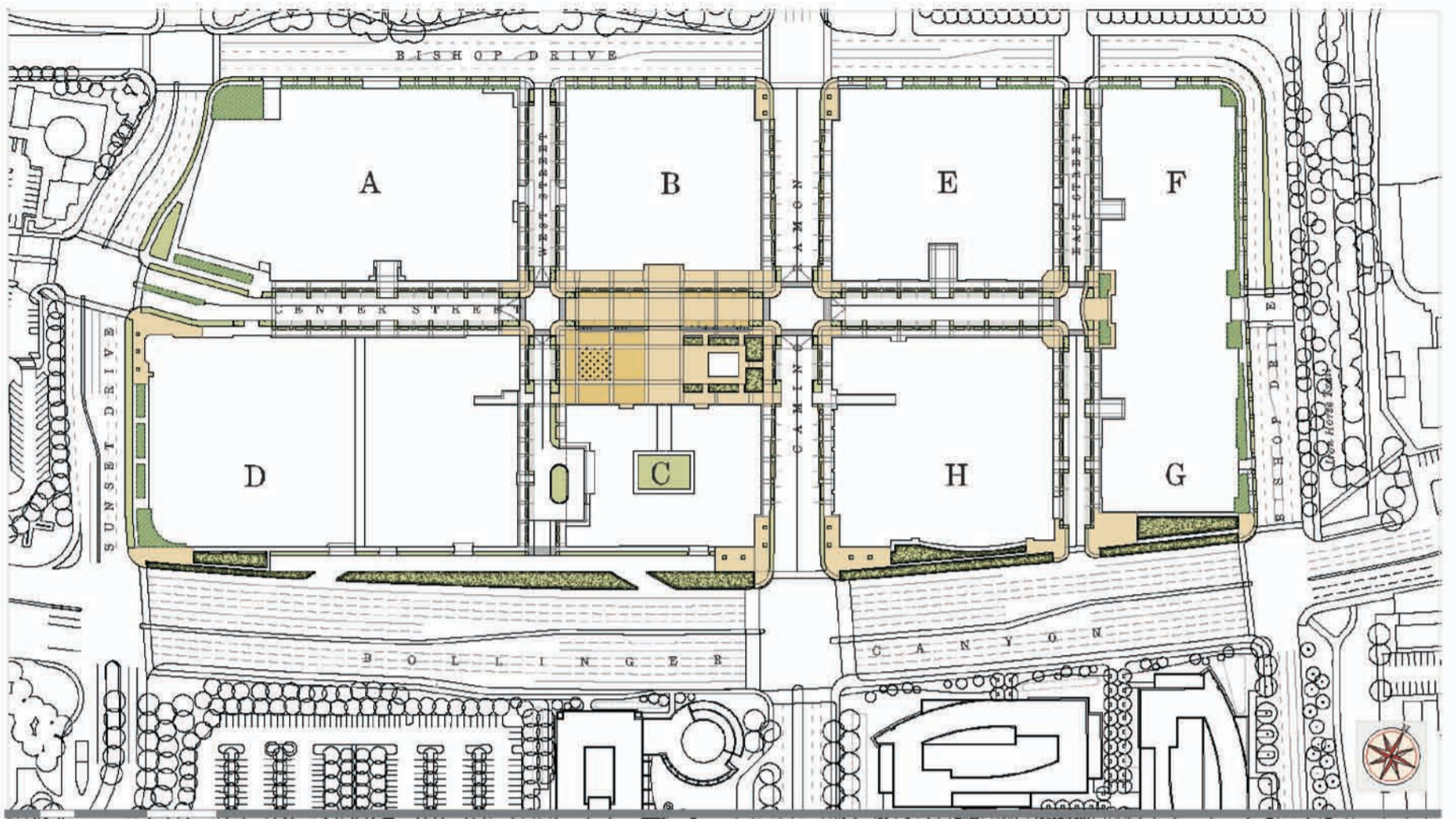


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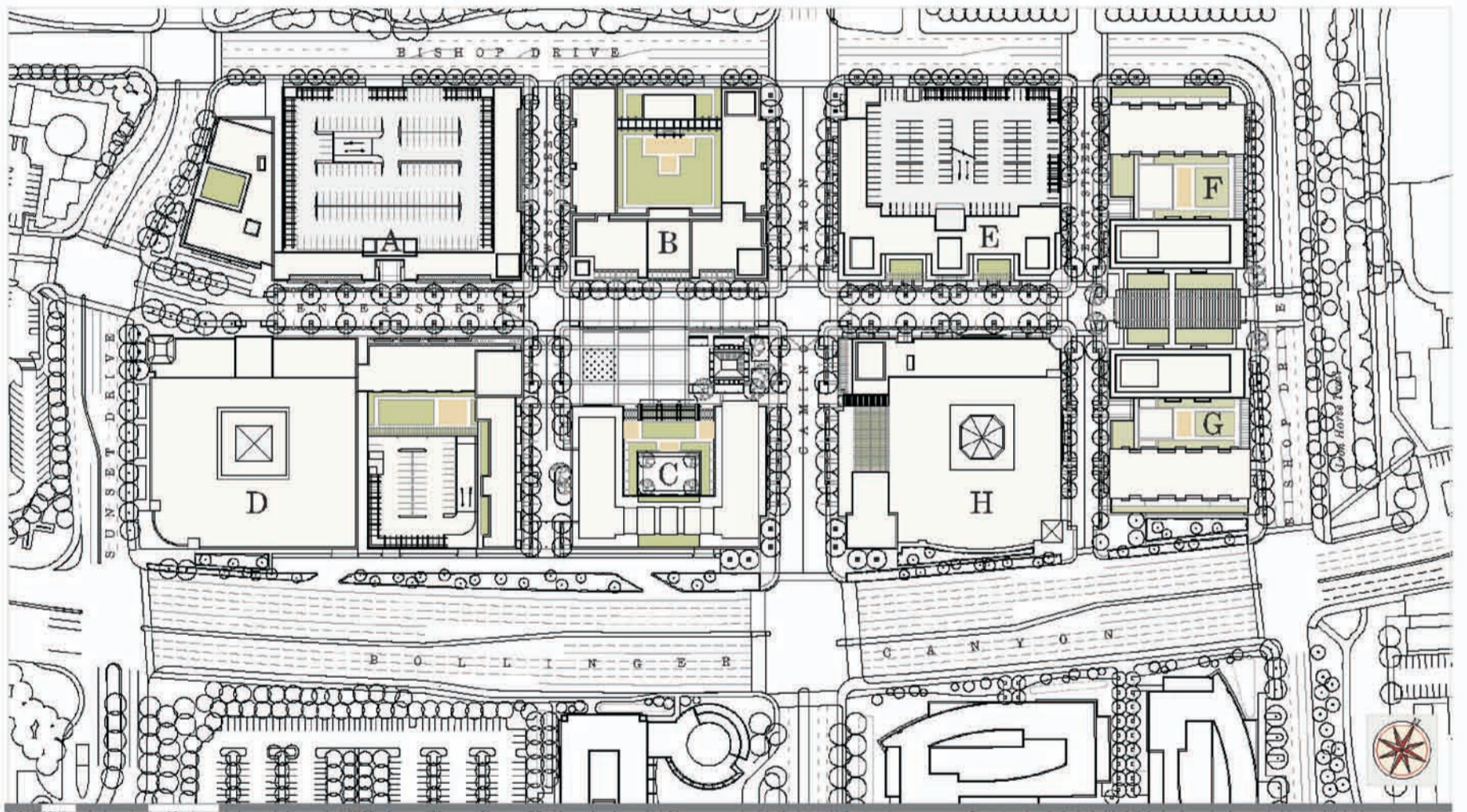
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Exhibit 3-8b
Plaza District Sections - East-West

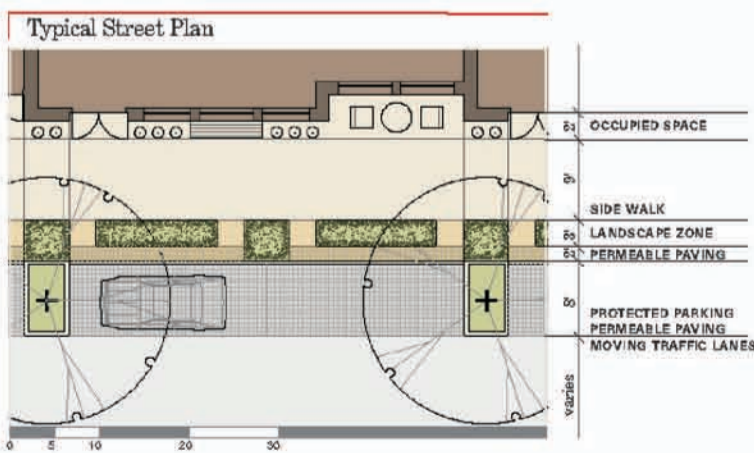
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Ground Floor Landscape Plan



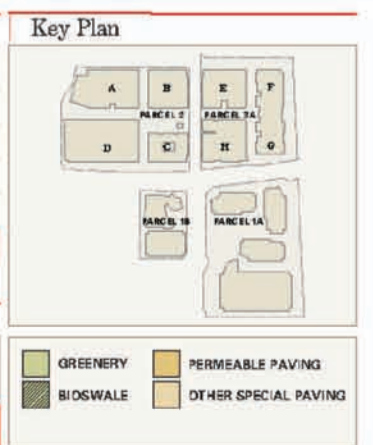
Roof Deck Landscape Plan



Landscape Area			
Total Site Area - 25.86 acres			
	SF	ACRE	PERCENTAGE OF TOTAL SITE AREA
Landscape Area - Ground	177,674	4.08	15.8%
Greenery	90,118	2.07	8.0%
Permeable Paving	18,397	0.42	1.6%
Other Special Paving	69,159	1.59	6.1%
Landscape Area - Roof	62,040	1.42	5.5%
Greenery	55,818	1.28	5.0%
Special Paving	6,222	0.14	0.6%
Total Landscape Area	239,714	5.50	21.3%

Impervious Area		
	SF	ACRE
Landscape Area	147,300	3.38
Permeable Paving	22,578	0.52
Permeable Parking	18,512	0.42
Total Pervious Area	188,390	4.32
Total Impervious Area	933,172	21.54

Bioswales Area			
	SF	ACRE	PERCENTAGE OF IMPERVIOUS AREA
Bioswales	39,065	0.44	2.0%



Source: Sunset Development Company, April 30, 2007.

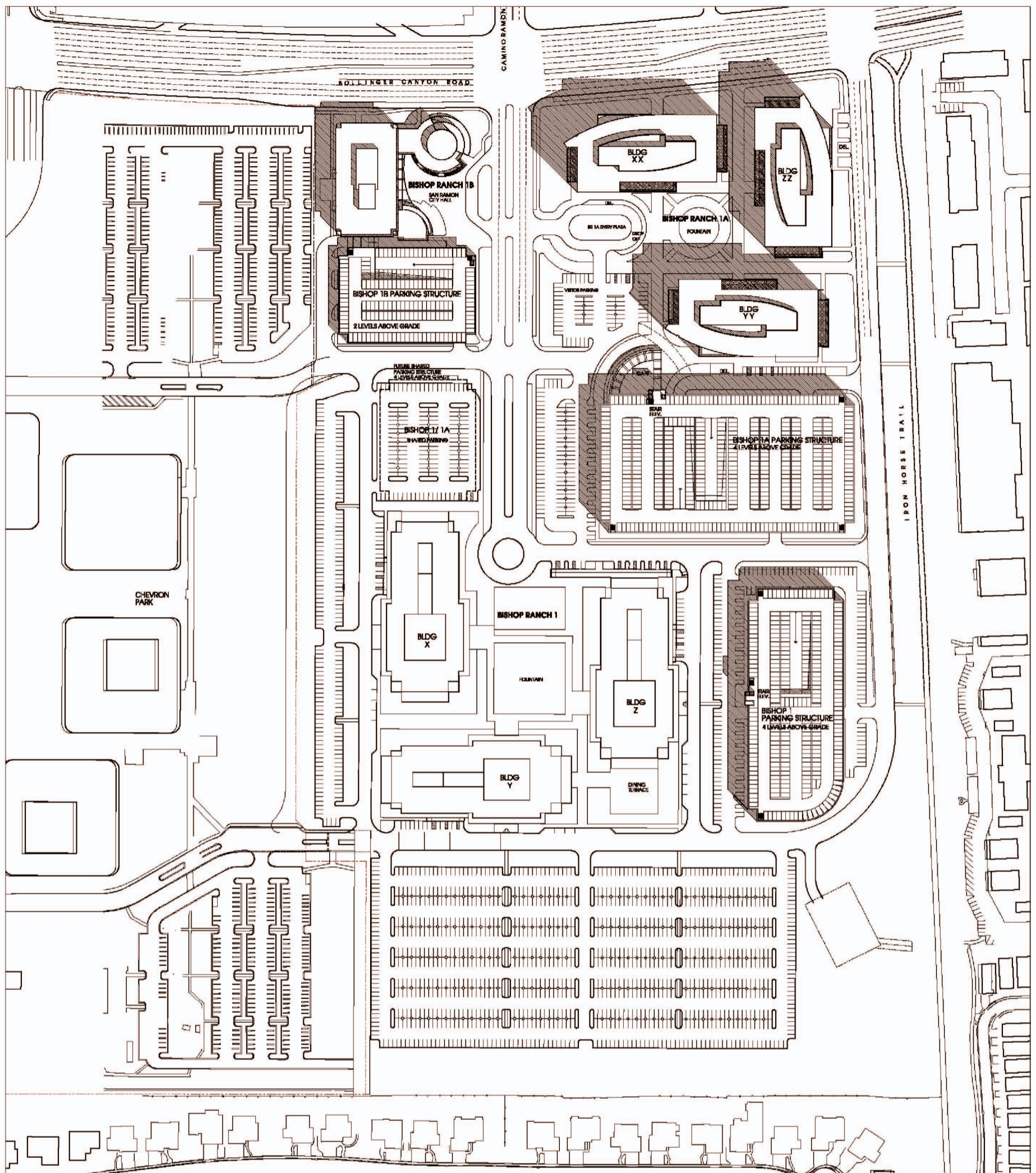


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Exhibit 3-9 Landscape Concept Plan

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BISHOP RANCH I + IA + 1B STATISTICS

Site Statistics	BR1	BR1A	BR1 + BR1A	BR1B (CITY HALL)
Lot Size (Acres)- Legal Description	26.75	21.42	48.17	3.57
Lot Size (Sq. Ft.)-Legal Description	1,165,365	932,761	2,098,106	165,687
Landscaped Area		582,420		168,456
Lot Size-curb to curb (Sq. Ft.)				38,298 (22.7%)
Permeable Landscaping (Sq. Ft.)		126,172 (21.7%)		
Office Building Statistics				
Number of Buildings	3	3	6	1
Stories per Building	5	7		4
Footprint per Bldg (Sq. Ft.)	42,569	33,027		38,000
Total Footprint (Sq. Ft.)	127,707	99,081		
FAG per Bldg (Sq. Ft.)	242,697	276,715		
Total FAG (Sq. Ft.)	728,091	830,145	1,558,236	127,265
Total FAN (Sq. Ft.)	704,187	677,469	1,381,656	110,490
FAR (FAN/Site Area)	60.43%	72.63%	65.85%	70.97%
Case Statistics				
Total Gross Area (Sq. Ft.)		4,300		

LEGEND

FAG
(FLOOR AREA GROSS PER CITY OF SAN RAMON)
THE TOTAL ENCLOSED AREA OF ALL FLOORS OF A BUILDING ENCLOSED BY EXTERIOR WALLS AND WHICH ARE LOCATED UNDER A FLOOR ABOVE. MEASURED TO THE INSIDE SURFACES OF EXTERIOR WALLS AND INCLUDING HALLS, STAIRWAYS AND ELEVATOR SHAFTS.

FAN
(FLOOR AREA NET PER CITY OF SAN RAMON)
THE TOTAL ENCLOSED AREA OF ALL FLOORS OF A BUILDING MEASURED TO THE OUTSIDE FACE OF THE STRUCTURAL MEMBERS IN EXTERIOR WALLS, AND EXCLUDING HALLS, STAIRWAYS, ELEVATOR SHAFTS AT EACH FLOOR LEVEL, SERVICE AND MECHANICAL EQUIPMENT ROOMS, AND BASEMENT OR ATTIC AREAS HAVING A HEIGHT OF MORE THAN 7 FEET, ETC. (NA)

BISHOP RANCH I + IA + 1B STATISTICS

Parking Statistics	BR1	BR1A	BR1 + BR1A	BR1B (CITY HALL)
Parking Existing				
Existing cars (per previous entitlement)	2787			
Parking Required				
Required cars (per city @ 3.5/1,000 FAN)		2371		367
Parking Provided				
Parking Structures	1	1		1
Levels per Structure (inc. Grade)	5	5		3
Cars In Structures (inc. Grade)	1300	2119	3419	414
Cars at Grade	1624	271	1795	6
Total Cars without reserve	2924 (4.01/1000)	2390 (3.53/1000)	5214 (3.78/1000)	422 (3.82/1000)

Note: Parking Lot North of Building X is a shared lot between BR1 & BR1A (140 cars shared equally)

Reserve Parking
Shared Parking Structure
Levels including Grade
Cars In Structure
Total Cars With Reserve

1
5
539 Net
5753 (4.16/1000)

Source: Sunset Development Company, April 30, 2007.



Michael Brandman Associates

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**Exhibit 3-10
Bishop Ranch 1A, City Hall, and Transit Center Site Plan**

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