

ARCHITECTURAL REVIEW BOARD staff summary / findings report



Date: March 7, 2013

File: Revised Faria Preserve Project
GPA 12-400-001, RZ 12-600-001, DP 12-300-003,
AR 12-200-038, MJ 12-900-001 and IS 12-250-003

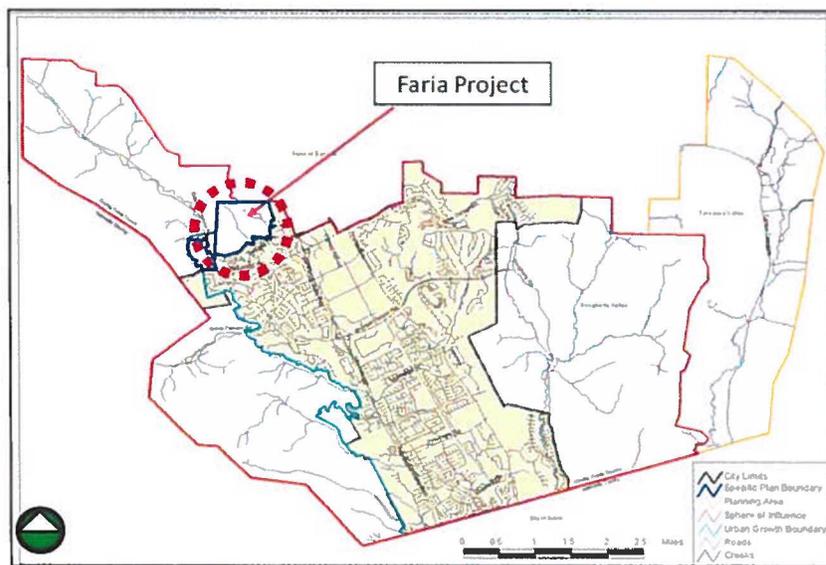
Project Planner: Cindy Yee, Associate Planner

Recommended Action: Provide Preliminary Design Comments and Recommendations

I. Applicant/Property Owner:

Pat Toohey for
Lafferty Communities
5000 Executive Parkway, No. 530
San Ramon, CA 94583

II. Location: The project site is located on approximately 289-acres east of Bollinger Canyon Road, north of Deerwood Drive, west of the Crow Canyon Specific Plan area, and south of the city limit lines within the Northwest Specific Plan Area. (APNs: 208-240-005, -007, -008, -052 to -054, 208-260-046). The Faria Preserve site is currently undeveloped, with sporadic clusters of native trees (oak woodlands) located on the site. A prominent characteristic is the rugged topography, with a variety of slopes forming ridges and valleys. There are two localized intermittent drainage channels within the Faria Preserve Project Site.



AGENDA # 6.1

III. General Plan Designation: Various (see Northwest Specific Plan)
Zoning District: Various (see Northwest Specific Plan)

IV. Request:

Provide preliminary design review of the master plan layout for the Revised Faria Preserve Project to construct a 740-unit residential subdivision on an approximately 289-acre project site. The residential neighborhood site plans, building design, and landscaping will be presented at a future ARB meeting.

V. Background:

On February 14, 2013, the Architectural Review Board reviewed the proposed master plan layout and provided preliminary design comments to the applicant and staff. Included in the Board's recommendation was a request to continue the review of the master plan layout to a future ARB meeting to allow the applicant an opportunity to prepare and present additional plans to address the Board's comments. A detailed summary of the site history and design was provided in the ARB staff report dated February 14, 2013. A draft summary of the ARB's action from the February 14th meeting is attached to this staff report for reference.

VI. Project Description:

The proposed Revised Faria Preserve Project is a 740-unit residential subdivision on an approximately 289-acre project site. Of the 740-units, the applicant is proposing three varying types of single-family detached neighborhoods, a townhouse/condominium neighborhood, a senior apartment complex, and a multi-family apartment complex on 62-acres. The proposal also includes a turn-key 12.7-acre community park, a 0.5-acre rose garden, a parcel for a house of worship, an educational facility site, and a community pool area. The Project maintains a ratio of 78% of the total Project area as public amenities and open space to 22% of development area. Additionally, the applicant proposes to dedicate 144-acres of open space land to be preserved as permanent conservation area located adjacent to the Project area.

Master Plan Layout

The proposed Faria Preserve project is organized into five distinctive residential neighborhoods and surrounded by a variety of public amenities off the main project road identified as "Faria Preserve Parkway." Access to the project would be made via entry points on Bollinger Canyon Road (north of the Merrill Gardens senior community) and Deerwood Road (west of the Pacific Bell office building). The master plan components are as follows:

Neighborhood I: Neighborhood I is located within the northern and eastern portion of the Faria Preserve Project Site and consists of 121 single-family detached two-story homes on 50' x 100' lots. Neighborhood I is approximately 21.6 acres with a density of approximately 5.6 dwelling units per acre.

Neighborhood II: Neighborhood II occupies approximately 8.9 acres on the eastern portion of the Faria Preserve Project Site, south of Neighborhood I. It includes 72 single-family detached two-story

homes on 46' x 70' lots. This neighborhood has a density of approximately 8.1 dwelling units per acre.

Neighborhood III: Neighborhood III includes 63 single-family detached units in two- and three-story buildings. The units are on 35' x 65' lots and clustered around a shared motorcourt. Neighborhood III is on 7 acres (approximately 9.0 units per acre) within the central portion of the Project area north of Faria Preserve Parkway.

Neighborhood IV: Neighborhood IV is situated on the northwestern portion of the Project area and contains two styles of attached multi-family products. One segment of the neighborhood contains 104-units of attached three-story townhouses in groupings of 5- and 6-plex buildings on 6.6 acres with a density of 15.8 units to the acre. The second segment of this neighborhood is organized into stacked condominium flats on 5.7 acres. The proposal is for a total of 78 condominium units in two-story buildings with a density of 13.7 units to the acre.

Senior Apartment & Apartment Community. The proposed 86-unit senior apartment community and 216-unit apartment community are located on 12 acres within the southwesterly portion of the project area north of Faria Preserve Parkway. This community ranges from an average density of 23.9 to 25.7 dwelling units to the acre. At this time, the applicant is providing a conceptual site plan layout and architecture for the apartment communities. Separate Architectural Review and Development Plan Review would be required prior to construction of this community.

Church Parcel. A one-acre church parcel is proposed to be located adjacent to the western entrance of the project site. At this time, the applicant is providing a conceptual site plan layout for the church parcel. Separate Architectural Review and Development Plan Review would be required prior to construction of this site.

Community Park & Rose Garden. A 12.7 acre community park is proposed to serve the needs of the residential community. The park would be located south of Faria Preserve Parkway and situated north of the existing residential neighborhoods. The park includes a soccer and baseball fields, volleyball, basketball, and tennis courts, a dog run, picnic and play areas, and various pathways and seating areas. A 0.5 acre memorial Rose Garden is located west of the community park and will provide opportunities for passive recreation. As part of the Project review process, the City's Parks and Community Services Commission will review the applicant's parks proposal to ensure it meets City park standards.

Tot Lots. The applicant is proposing three tot lots that would be private parks serving residents primarily in Neighborhood I, Neighborhood III, and Neighborhood IV. The lots would include a play structure, BBQs and trellis features.

Educational Site. An educational site is identified on the site plan as a 1.6 acre City Parcel. As per the NWSP, an educational site shall be provided for educational purposes such as a preschool, museum, etc. Any future development plans for this site would require Architectural Review and Development Plan review.

Community Pool. The community pool area is located centrally within the Project area south of the main road. The community pool, which includes a pool, pool house and lawn area would serve the

residences of the Faria Preserve community. The applicant is currently evaluating offering pool access to additional residential neighborhoods south of the Project area.

VII. CEQA:

A Mitigated Negative Declaration is in the process of being prepared for the project pursuant to the California Environmental Quality Act (CEQA), which will be reviewed along with the supporting documents by the Planning Commission.

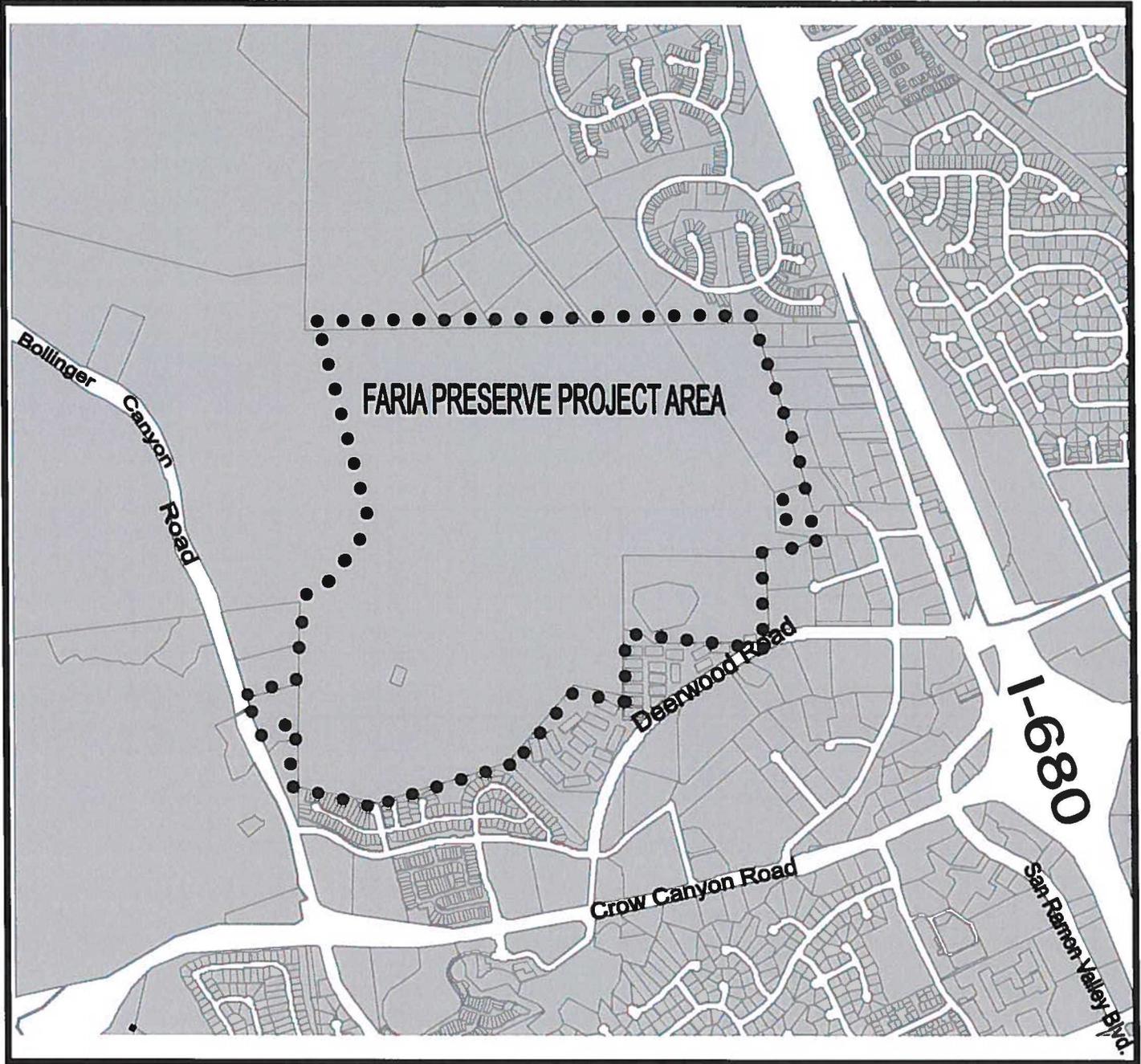
VIII. Discussion/Issues:

The main focus of the March 7th meeting will be to continue the discussion on the Project master site plan layout. In addition to the initial plans presented to the Board on February 14th, the applicant has prepared plans to further explain the project's overall character and streetscapes (Attachments 3 and 4). Subsequent ARB meetings will be scheduled to go over the residential neighborhoods' architecture and landscape design. With that in mind, the applicant has left placeholders within the new submittal package pertaining to neighborhood specifics to be presented at the Board meeting. Additionally, the applicant is in the process of preparing a conceptual grading and cut/fill plan that will respond to the Board's February 14th recommendations to be presented on March 7th. It is recommended that the Board review the revised project plans and provide comments regarding the master plan layout using the following questions as a guide for discussion:

1. Have the questions and comments raised by the ARB at the February 14, 2013 meeting been adequately addressed?
2. Are there additional comments or items related to the master site plan layout that needs to be addressed prior to final architectural review by the ARB?

IX. Attachments:

- 1) Vicinity Map
- 2) Draft February 14, 2013 ARB Summary of Action
- 3) Reduced set of Project Plans, date received February 27, 2013
- 4) 11"x17" Project Plans, date received February 27, 2013 (To ARB Only)



CITY OF SAN RAMON PLANNING SERVICES

	<p>REVISED FARIA PRESERVE PROJECT VICINITY MAP</p> <p>● ● ● ● ● ● Faria Preserve Project Area</p>	<p>N</p>  <p>(Not to Scale)</p>
---	--	--



DRAFT
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
February 14, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:02 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for October 11, 2012 meeting. *Approved as written.*

6. CONTINUED ITEMS

-None-

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

8.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Evaluate wind exposure when siting homes, especially in the western Project Area where the multi-family parcels are located.*
- 2. Move the trail access connection point from the south side of lot 69 to the north side of the lot for better continuity.*
- 3. Evaluate the opportunity to add an open view lot/tot lot between lots 134 and 135 to continue the view corridor at the T-intersection.*
- 4. Consider re-orientation of the tennis courts to a north-south direction due to sun and wind exposure.*
- 5. Provide a greater separation between Faria Preserve Parkway and the sidewalk at the area north of the existing water tank.*
- 6. Evaluate opportunities to expand the trail system in the eastern Project Area. Locations to consider include the Project's eastern ridgeline, Purdue Road, and/or Faria Preserve Parkway near Deerwood Road.*
- 7. Evaluate opportunity to add an additional trail entry point at the end of the Veneto Court cul-de-sac in Neighborhood I.*
- 8. Evaluate opportunity to align the trail on the west side of Neighborhood IV further away from the townhomes by either shifting the townhomes or re-routing the trail.*
- 9. The Board stated that they do not support outdoor recreational night lighting at the sports fields in order to prevent light pollution at night to the residential neighborhoods.*
- 10. The Board recommended the Project should incorporate maximum energy efficiency opportunities throughout the project.*
- 11. The Board requested additional information as to where the monolithic sidewalks will start and end on Faria Preserve Parkway. The Board felt that while monolithic sidewalks prevent people from walking on or trampling landscaping along the sidewalk, there are merits to having a landscape strip to serve as a buffer between pedestrians and vehicular traffic.*
- 12. The Board recommended adding more emphasis and attention to the park entrance and to provide additional details on how residents north of Faria Preserve Parkway will access the park.*

13. *The Board requested that Grading Plans be available for the next meeting as well as a Trail Amenities Plan showing the relationship of the open space and trails to the public and private spaces.*
14. *Evaluate opportunities to enhance the open space areas through landscaping to soften the slopes, especially to the north of Neighborhood IV and on both the north and south sides of Neighborhood III.*
15. *The Board suggested that the applicant meet with San Ramon Valley Fire Protection District to ascertain where the emergency vehicle access roads would be located on the project and that these roads are depicted on future plans.*
16. *The Board would like to see a Cut/Fill Plan as well as a conceptual Fencing Plan for the next meeting.*
17. *The Board requested a conceptual site lighting plan and recommended the use of LED technology where possible.*

9. FINAL REVIEW ITEMS

-None-

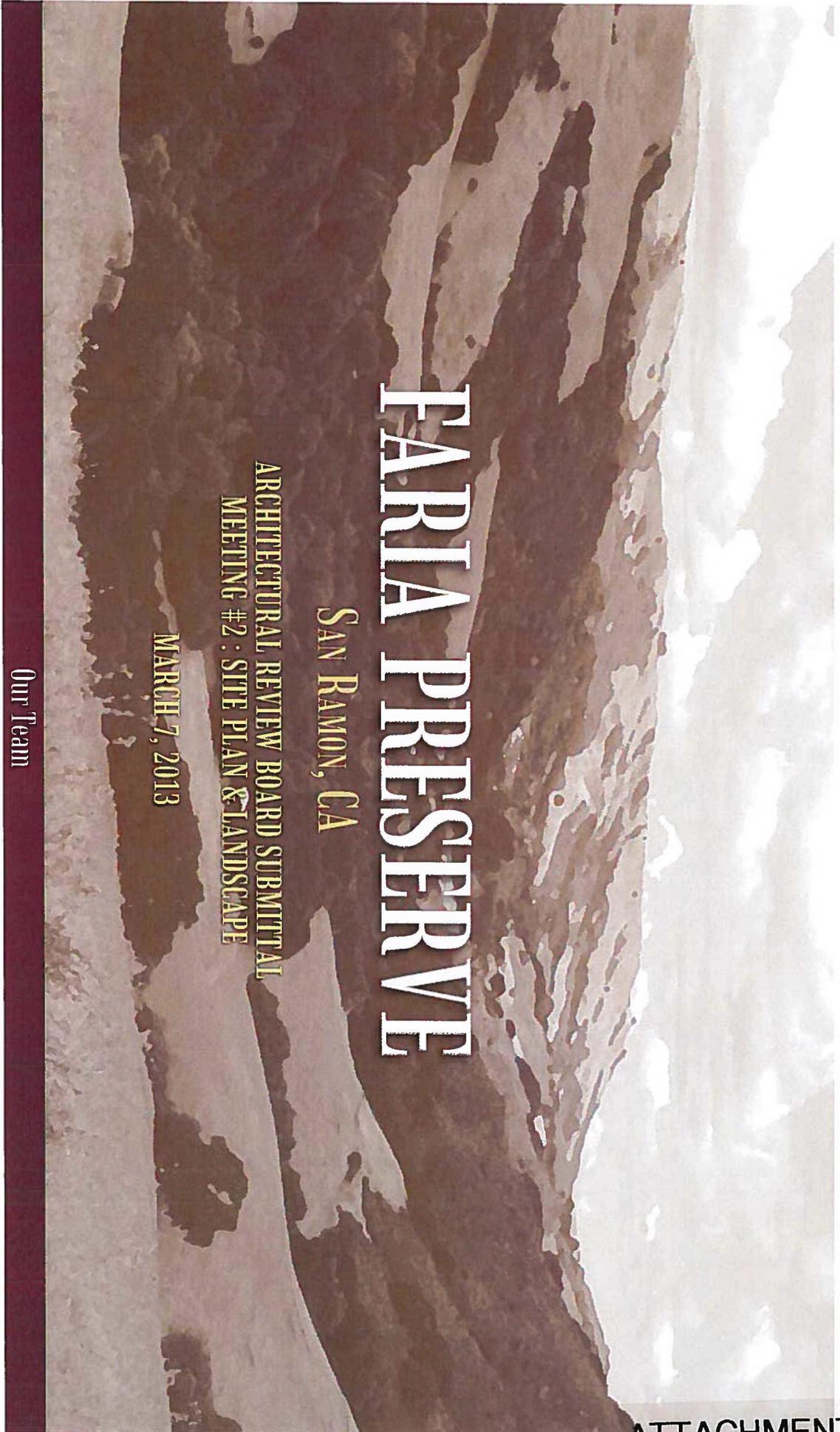
10. STAFF ITEMS

- 10.1 Discussion of items for the March 14, 2013 meeting – *Faria Preserve –reschedule meeting date for March 7, 2013, with a 2 p.m. start time.*
- 10.2 Discussion of items for the April 11, 2013 meeting – *Faria Preserve - schedule meeting to start at 1 p.m.*

11. ADJOURNMENT

Meeting was adjourned at 3:50 p.m.

*Respectfully Submitted,
Debbie Hince*



FARRIA PRESERVE

SAN RAMON, CA

ARCHITECTURAL REVIEW BOARD SUBMITTAL
MEETING #2: SITE PLAN & LANDSCAPE

MARCH 7, 2013

Our Team



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN
2871 Crow Canyon Rd, San Ramon, CA 94583 | 925.736-8176



**CHEN, BISHOP
& GARDNER, INC.**
ARCHITECTURAL ARCHITECTURE
10000 Rockledge Drive, Suite 100
San Ramon, CA 94583
925.736-8176



**L. APPERTY
CONSULTING**
Handwerk. Just for you.

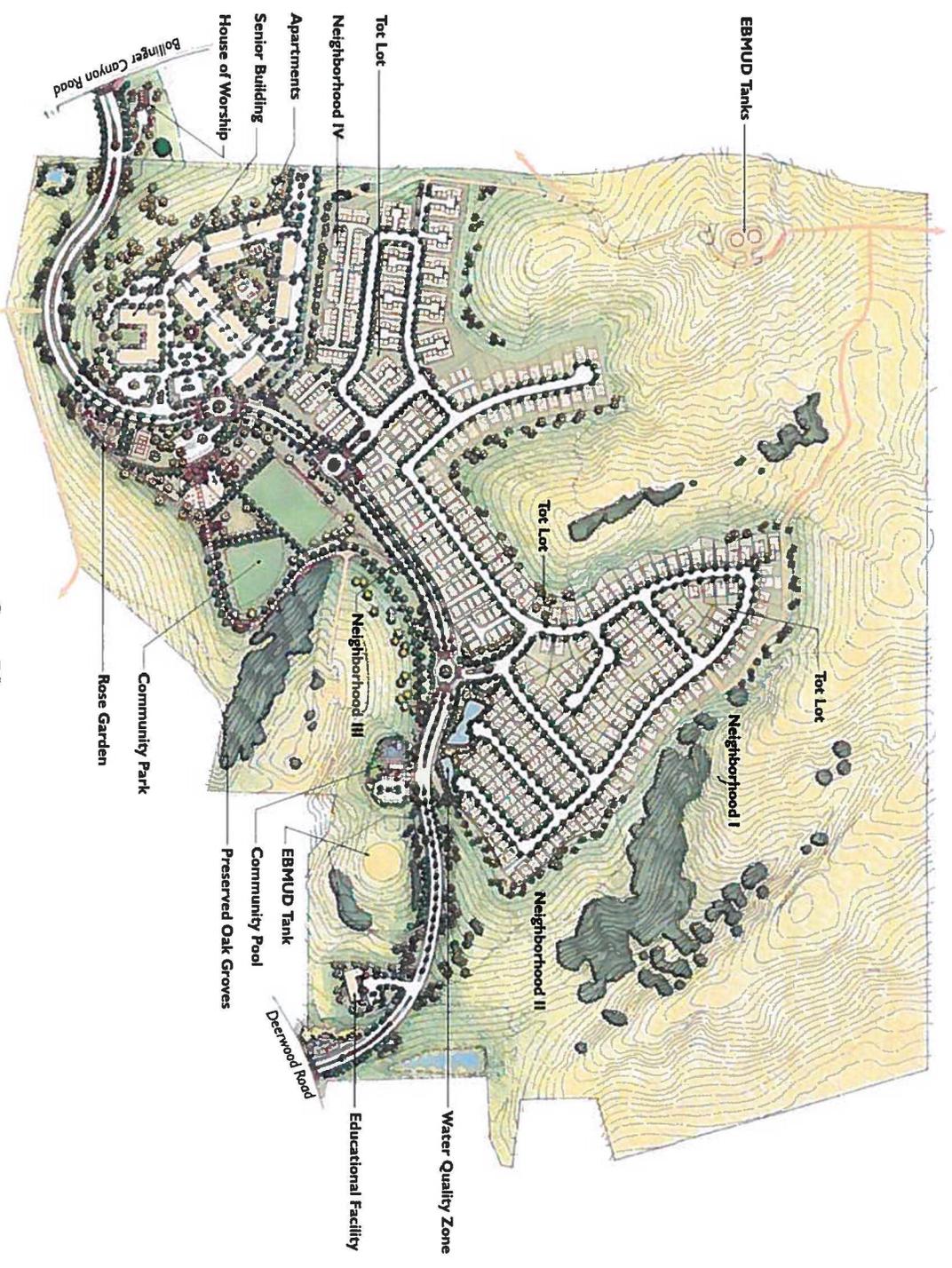


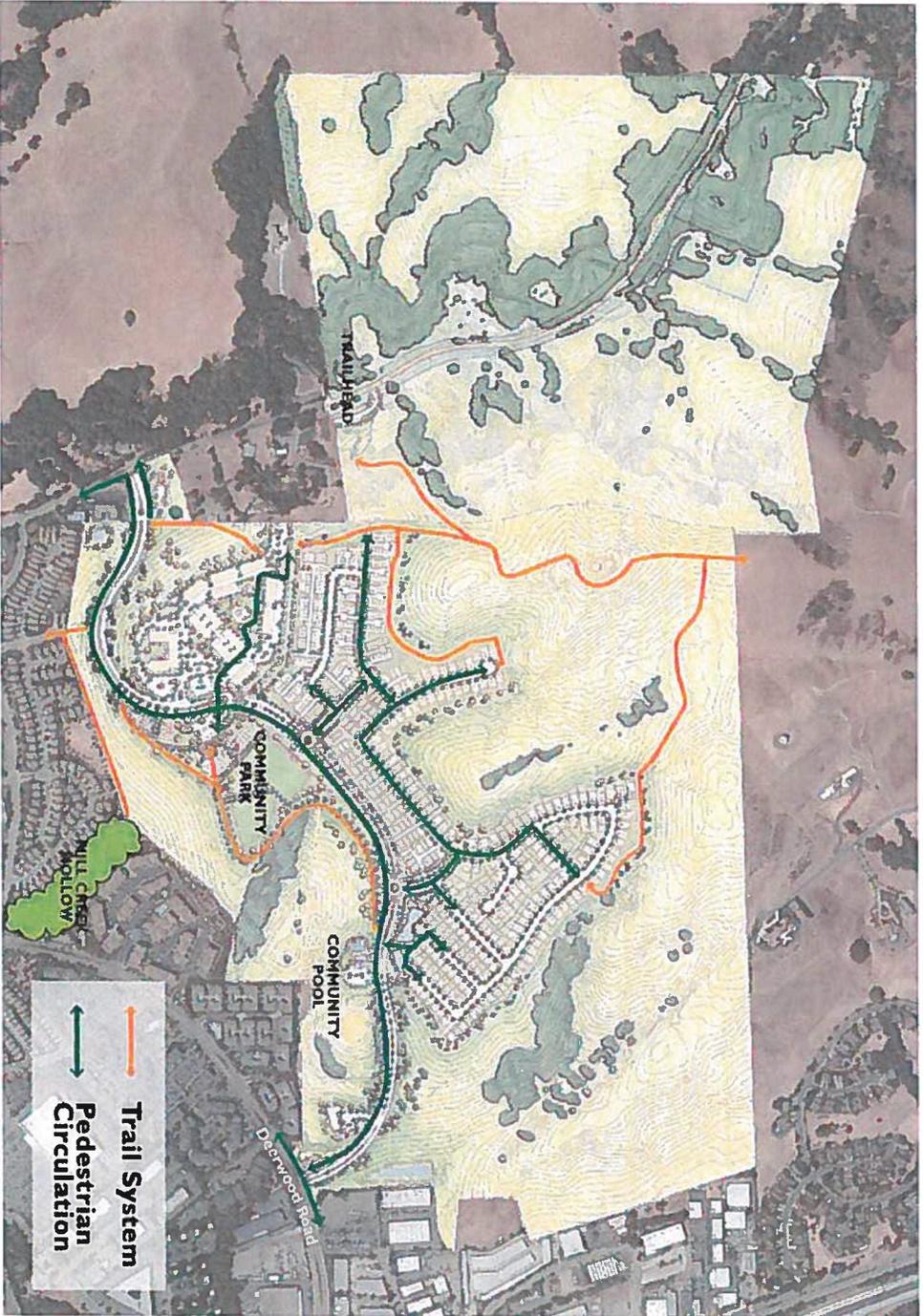
WILLIAM HEZMALHALCH ARCHITECTS
5000 Executives Parkway, Suite 375 | San Ramon, CA 94583 | 925.463-1700
2950 Piedhill Ave, Suite 200 | Santa Ana, CA 92705 | 949.250-0067

TABLE OF CONTENTS

L-1	Site Plan
L-2	Circulation Diagram
L-3	Fencing Diagram
L-4	Public Windows to Open Space System
L-5	Concept Lighting Plan
L-6	Section A-A
L-7	Section B-B
L-8	Section C-C
L-9	Section D-D
L-10	Section E-E
L-11	Section F-F
L-12	Section G-G
L-13	Deerwood Road Entry Enlargement - Plan
L-14	Deerwood Road Entry Enlargement - Elevation
L-15	Bollinger Canyon Road Entry Enlargement - Plan
L-16	Entry Portal - Elevation
L-17	Neighborhood Entry/Roundabout Enlargement A - Plan
L-18	Roundabout - Elevation
L-19	Stone Column Wall at Roundabout - Elevation
L-20	Neighborhood Entry/Roundabout Enlargement B - Plan
L-21	Neighborhood Entry/Roundabout at Senior Apartment and Park - Plan
L-22	Neighborhood I Enlargement - Plan
L-23	Neighborhood I Enlargement - Section
L-24	Neighborhood I Tot Lot A
L-25	Neighborhood I Tot Lot B
L-26	Neighborhood II Enlargement - Plan
L-27	Neighborhood II Enlargement - Section
L-28	Neighborhood III Enlargement - Plan
L-29	Neighborhood III Enlargement - Section
L-30	Neighborhood IV Enlargement - Plan
L-31	Neighborhood IV Enlargement - Section
L-32	Neighborhood IV Tot Lot
L-33	Street Tree Diagram
L-34	Street Tree Images
L-35	Mitigation Diagram

Site Plan
FARRIA PRESERVE
San Ramon, CA



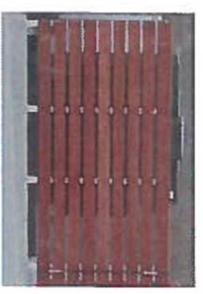
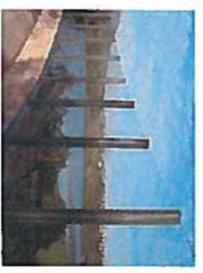
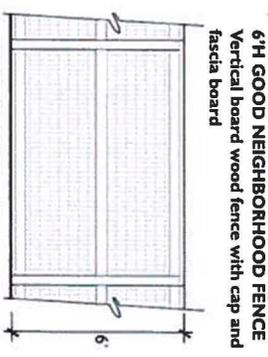


Circulation Diagram
FARIA PRESERVE
 San Ramon, CA



LEGEND

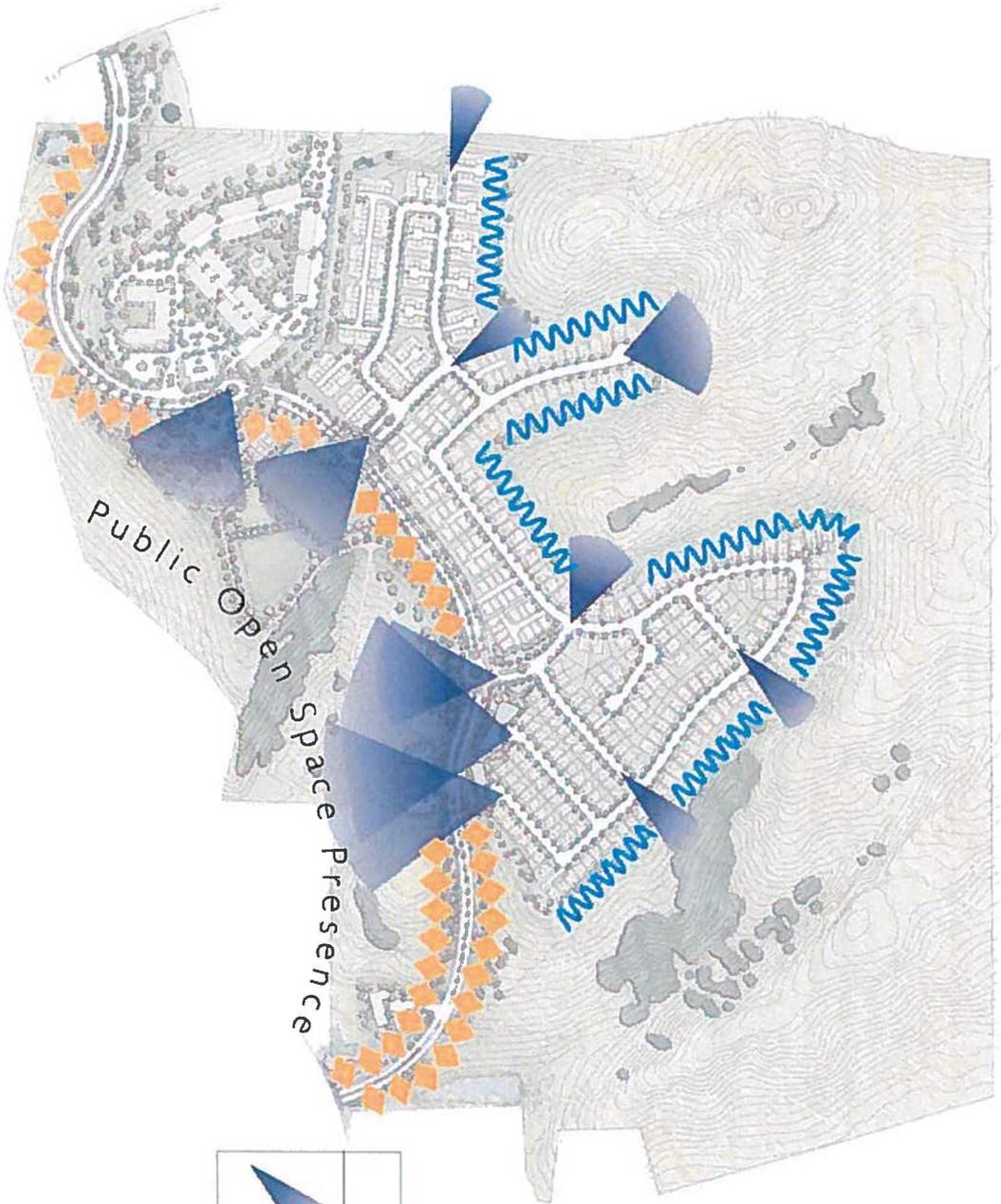
- LOW STONE WALL ALONG FARIA PRESERVE PARKWAY
- VIEW FENCE
- 6'H GOOD NEIGHBOR FENCE
- 6'H STREET ELEVATION FENCE
- 6'H GLASS VIEW FENCE
- 3-RAIL WOOD FENCE



Fencing Diagram

FARIA PRESERVE
San Ramon, CA





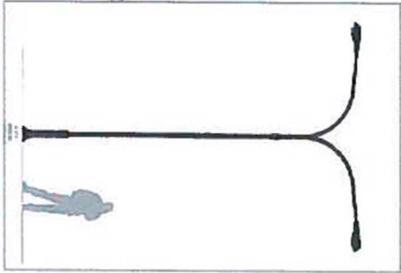
Window's Diagram
FARIA PRESERVE
San Ramon, CA

LEGEND

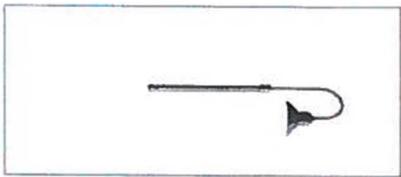
 View Window

0 100 200 400'
March 7, 2013

**GATES
+ASSOCIATES**
LANDSCAPE ARCHITECTS
10000 NE 28th Street, Suite 100
Seattle, WA 98105



Street light at Faria Preserve Parkway
Height: 25'H
MFR: Lumec by Phillips



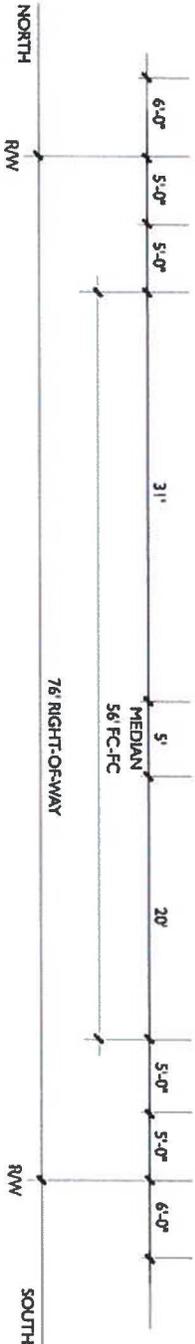
Neighborhood Street Light
Height: 12'H
MFR: Bega

LEGEND

-  Street Light at Faria Preserve Parkway
-  Neighborhood Street Light
-  Downlight for Specimen Trees
-  Uplight at Entry Portal & Median Signage

Concept Lighting Plan
FARIA PRESERVE
San Ramon, CA





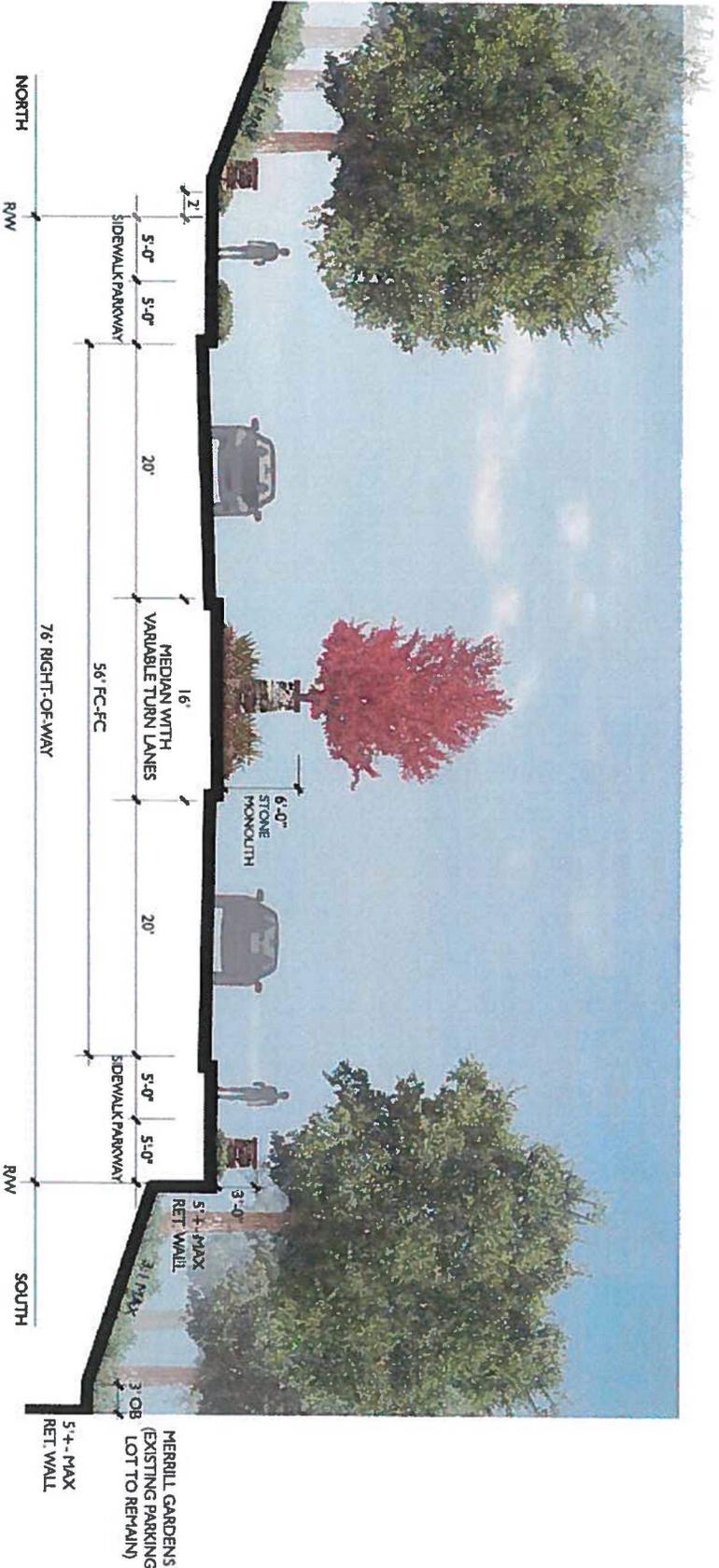
LAFERRY
COMMUNITIES
Handcrafted. Just for you.

Section A
FARRIA PRESERVE
San Ramon, CA

0 2 4
ft
March 7, 2013



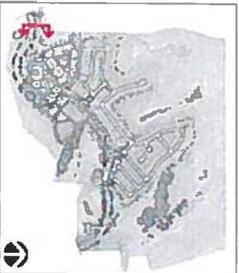
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
10000 ...
L-6



Section B
FARIA PRESERVE
San Ramon, CA

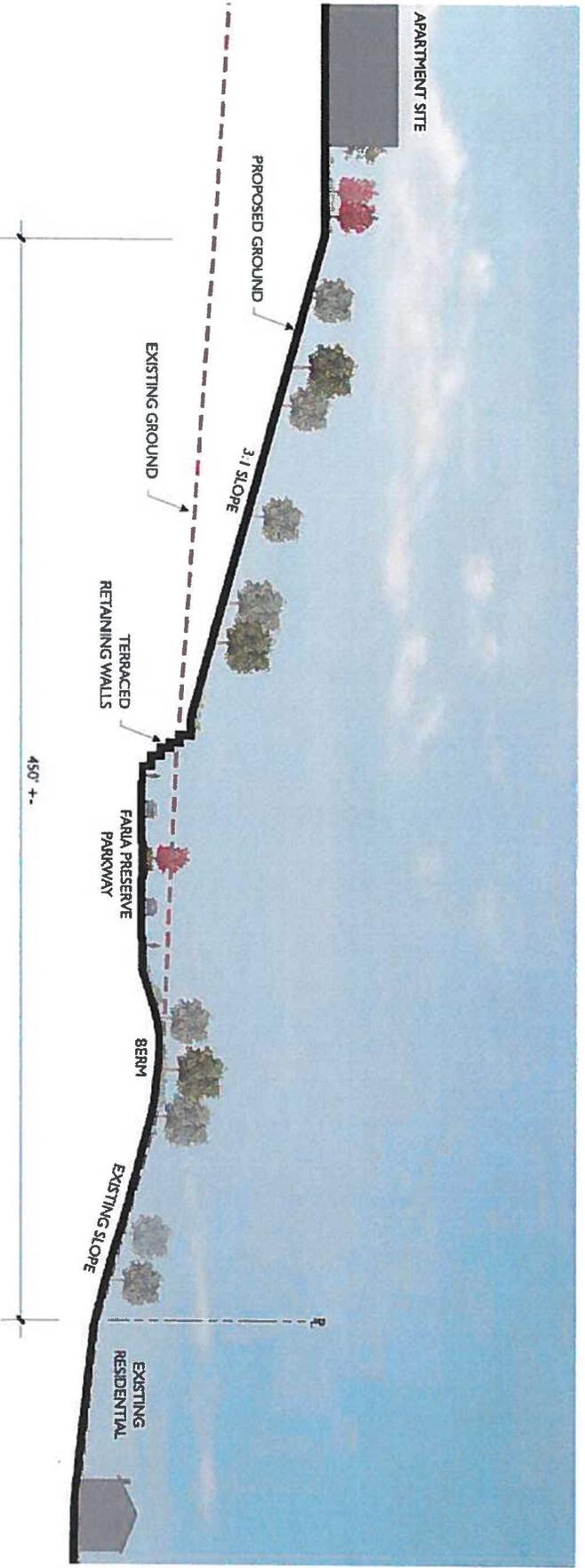


March 7, 2013

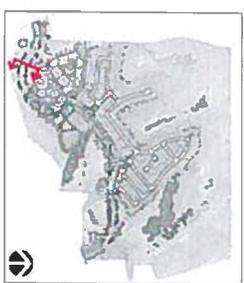
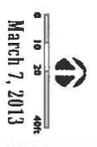


GATES
ASSOCIATES
LANDSCAPE ARCHITECTS
1000 THE COLLEGE AVENUE, SUITE 100
SAN RAMON, CA 94583
TEL: 925.375.1100
WWW.GATESASSOCIATES.COM

L-7

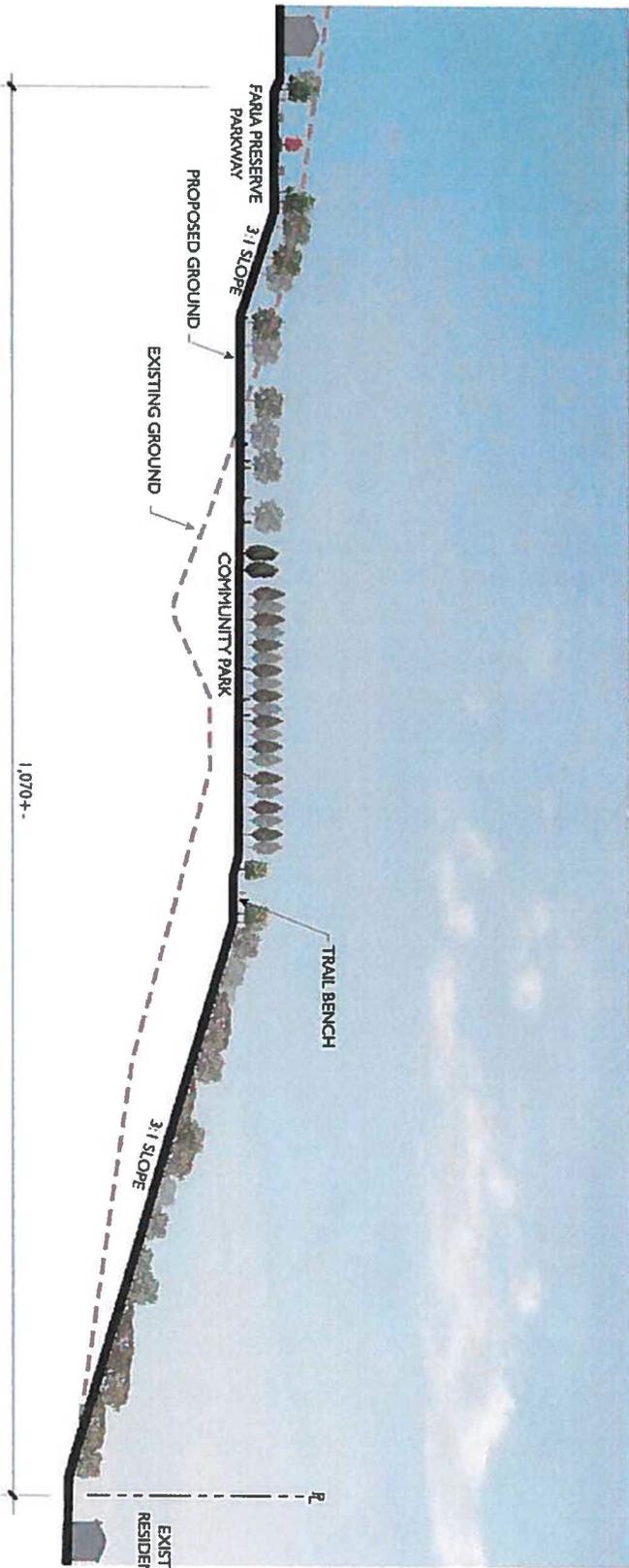


Section C
FARIA PRESERVE
 San Ramon, CA



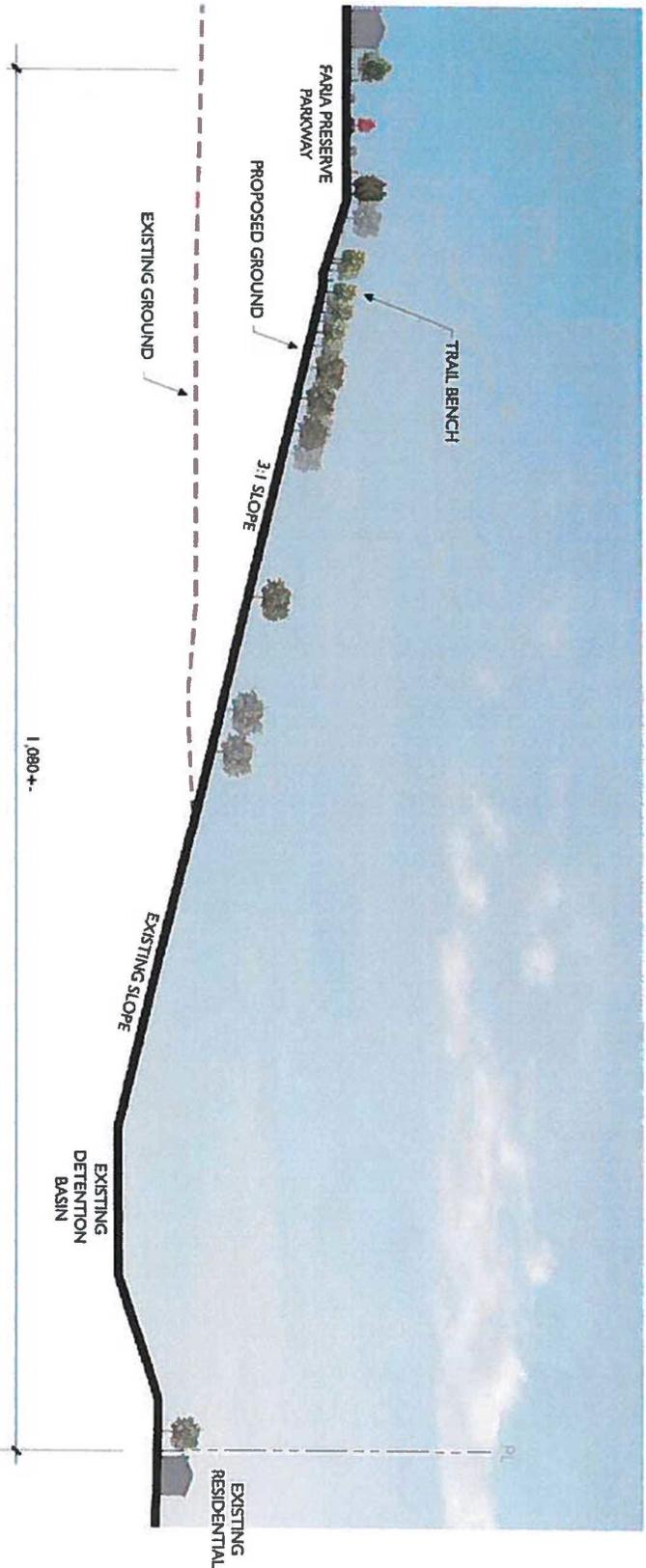
GATES
 +ASSOCIATES
 ARCHITECTS

L-8



Section D
FARIA PRESERVE
San Ramon, CA



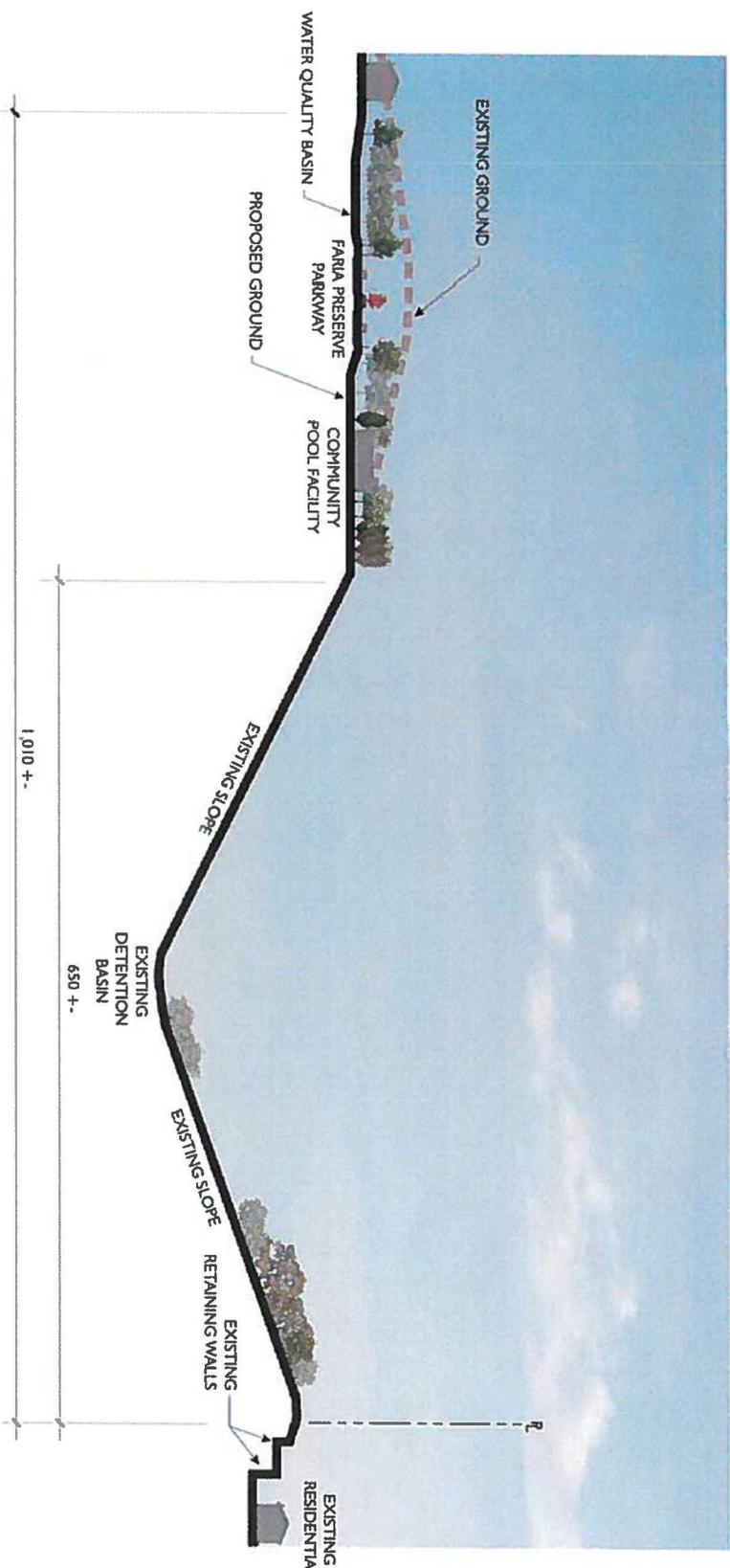


Section E

FARIA PRESERVE
San Ramon, CA

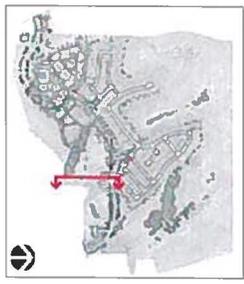
0 20 40 80ft
March 7, 2013

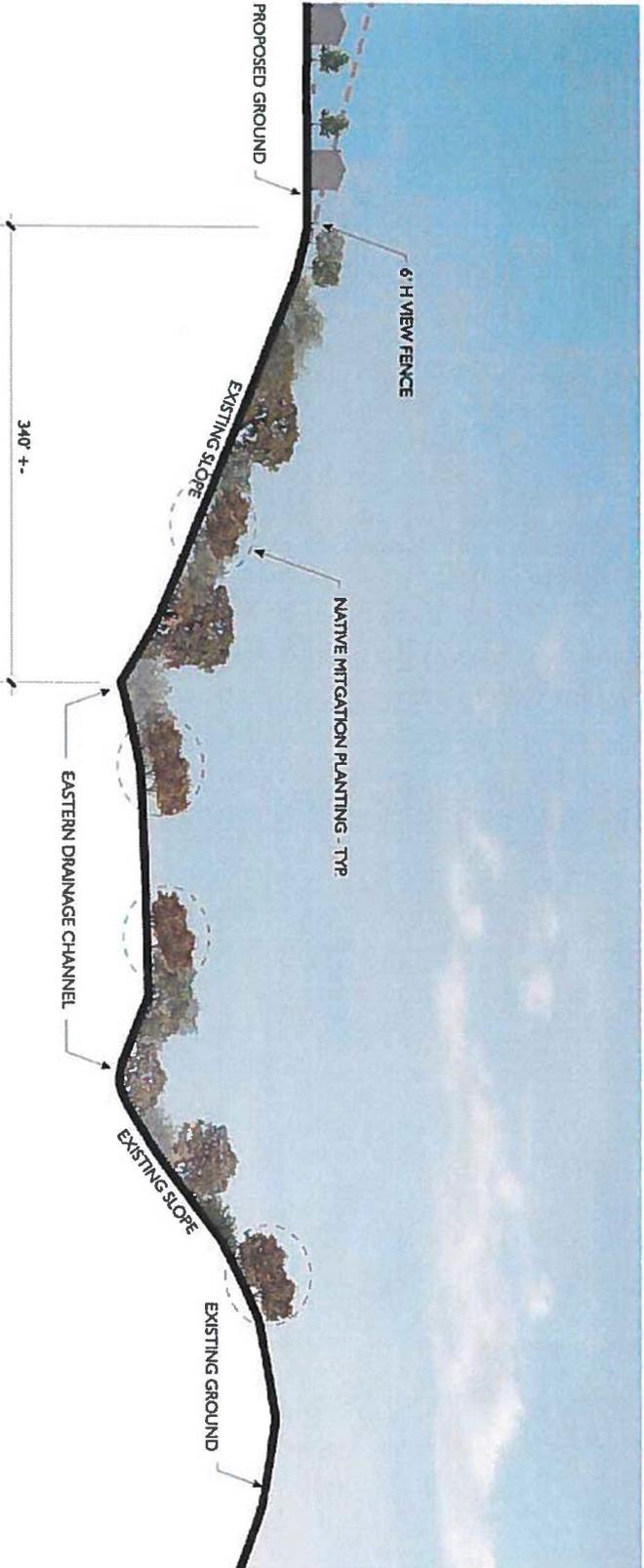




Section F
FARIA PRESERVE
 San Ramon, GA

0 20 40 80
 Feet
 March 7, 2013



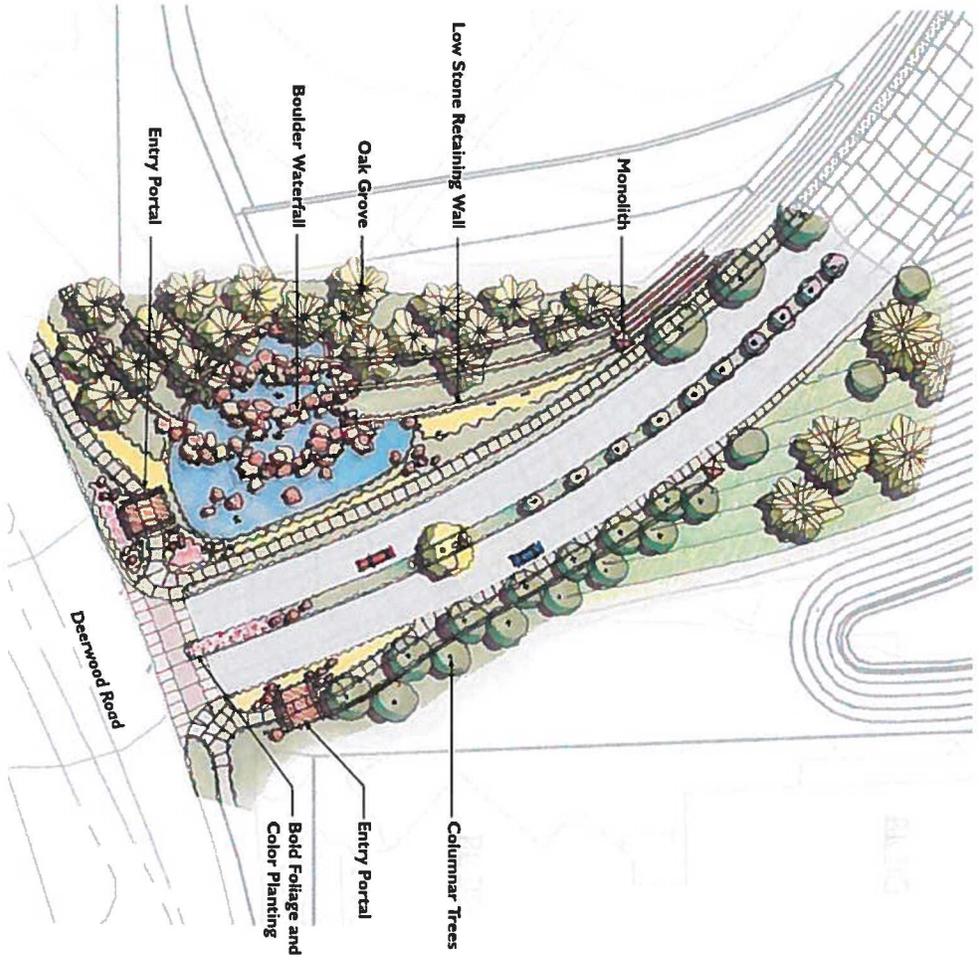


Section G
FARRIA PRESERVE
San Ramon, CA

0 20 40 80ft
March 7, 2013



Deerwood Road Entry Enlargement - Plan
FARIA PRESERVE
San Ramon, CA

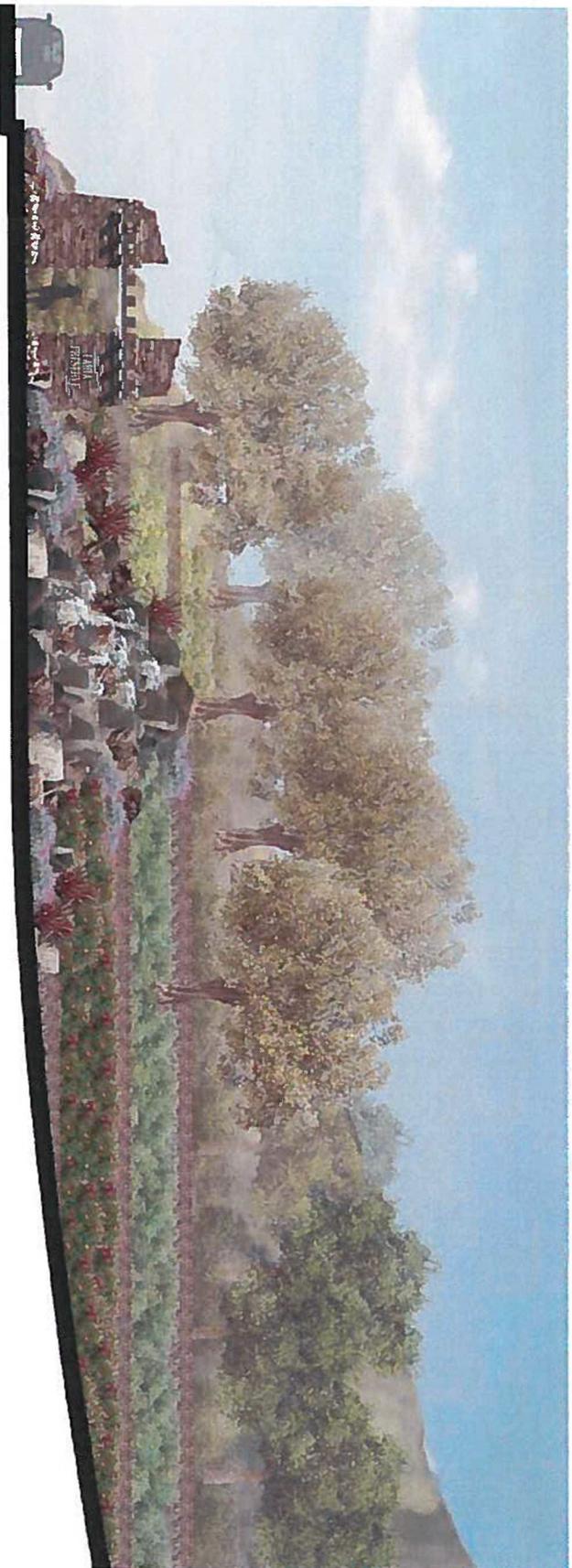


0 12.5 25 50ft
March 7, 2013

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
1715 10th Street, San Ramon, CA 94583
925.752.1000

L-13





Deerwood Road Entry Enlargement - Elevation

FARIA PRESERVE
San Ramon, CA



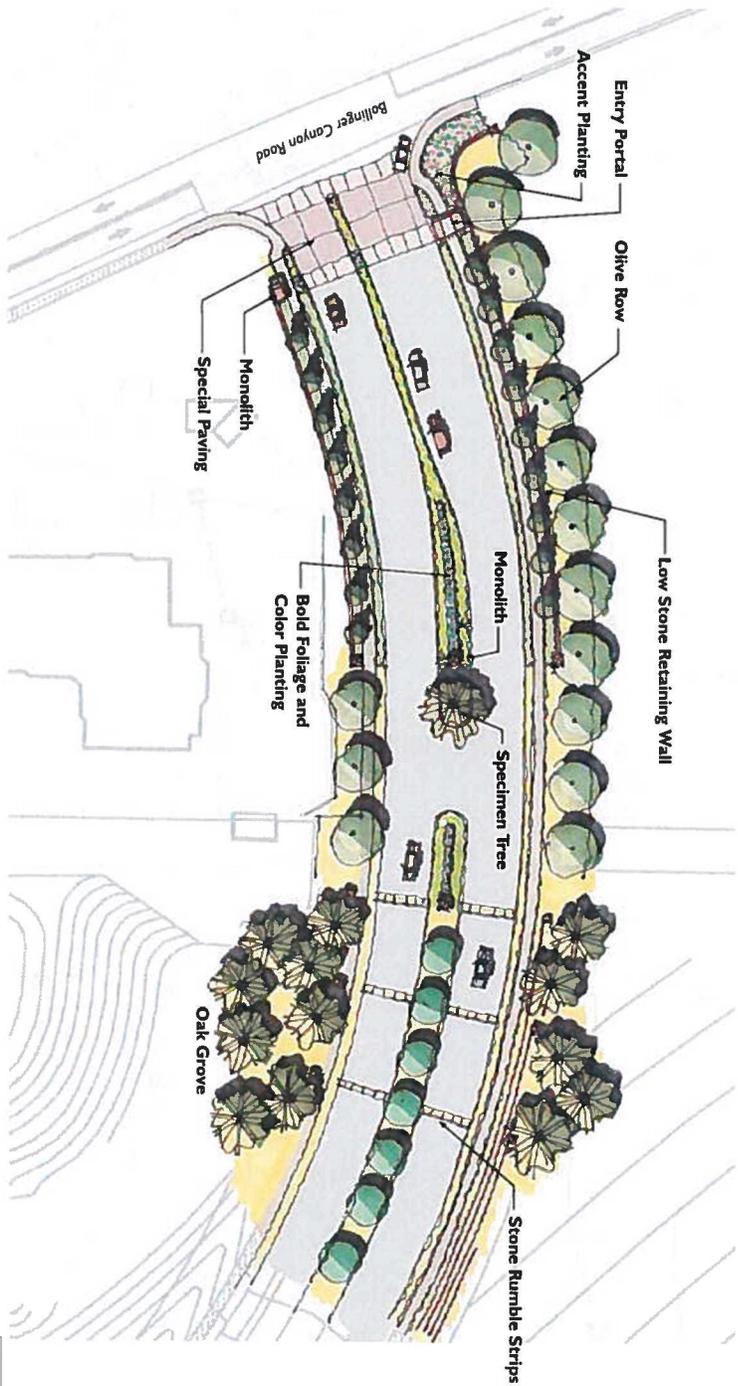
Manufactured Just for you.



0 2 4
ft
March 7, 2013

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
10000 Lakeside Blvd., Suite 100
San Ramon, CA 94583
Tel: 925.391.1100
Fax: 925.391.1101
www.gatesandassociates.com

L-14



Bollinger Canyon Road Entry Enlargement - Plan

FARRIA PRESERVE

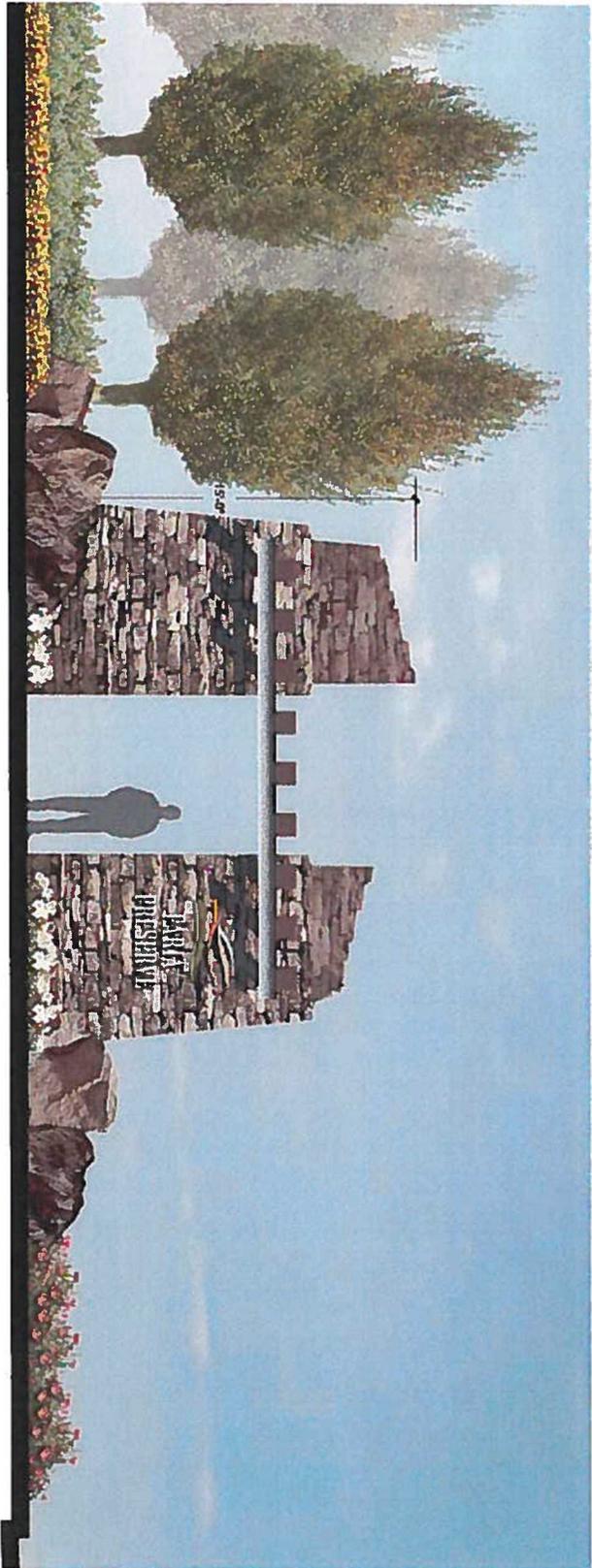
San Ramon, CA

0 12.5 25 50ft
March 7, 2013



GATES + ASSOCIATES
LANDSCAPE ARCHITECTS
1000 ...
L-15

LAFFERTY
COMMUNITIES
Handcrafted. Just for you.



**LAFFERTY
COMMUNITIES**

Handcrafted. Just for you.

Entry Portal
FARIA PRESERVE
San Ramon, CA



0 1 2 40'
March 7, 2013

GATES
+ASSOCIATES
L-16



Neighborhood Entry Roundabout A Enlargement

FARIA PRESERVE

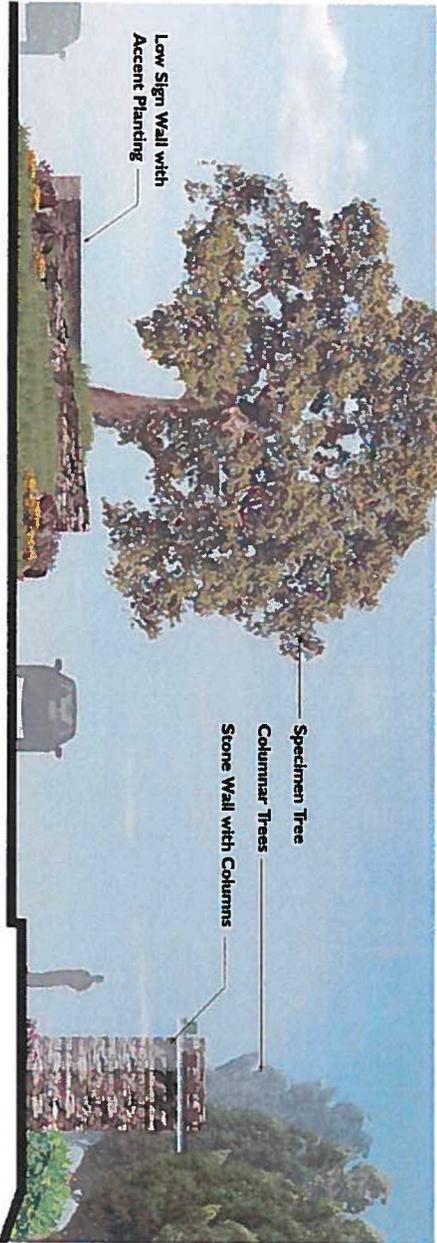
San Ramon, CA

0 10 20 40ft
March 7, 2013



**GATES
+ASSOCIATES**
LANDSCAPE ARCHITECTS
10000 Skyway, Suite 100
San Ramon, CA 94583
925.752.2200

L-17



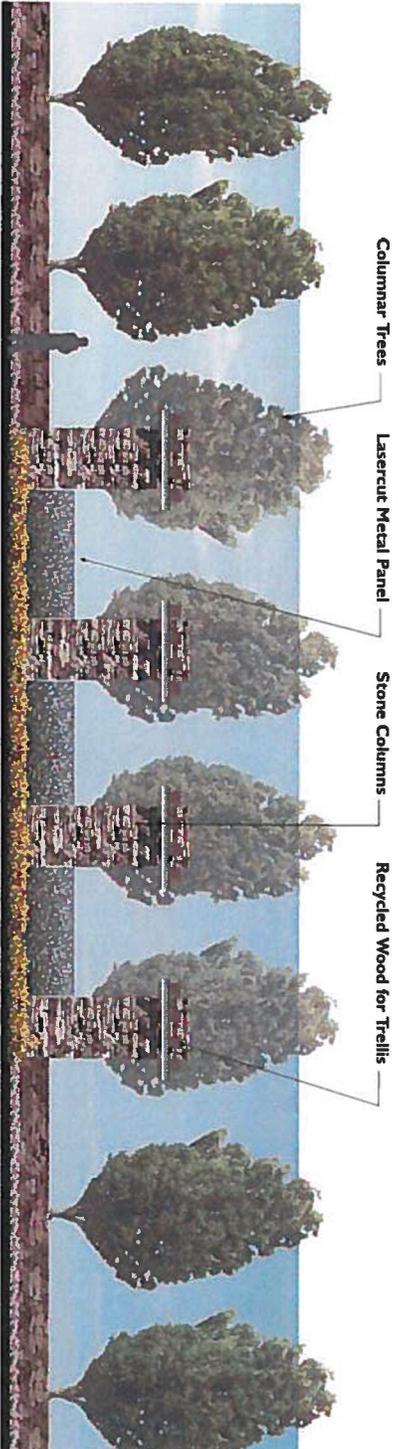
Low Sign Wall with Accent Planting

Specimen Tree
Columnar Trees
Stone Wall with Columns

Roundabout Elevation
FARIA PRESERVE
San Ramon, CA

0 2 4
feet
March 7, 2013





Stone Column and Wall at Roundabout - Elevation

FARRIA PRESERVE
San Ramon, CA

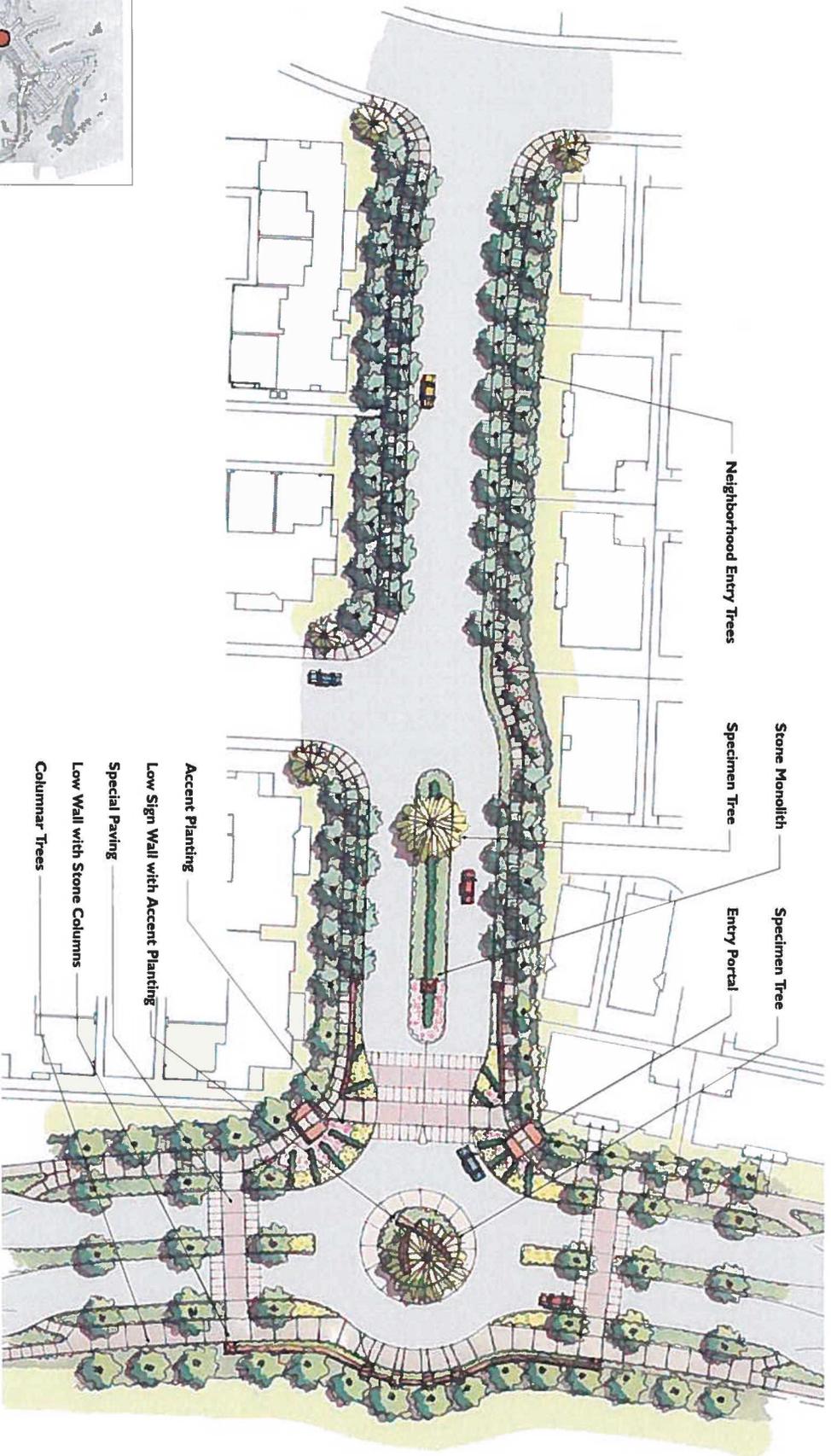


Handcrafted. Just for you.



0 100 200 400ft
March 7, 2013





LAFFERTY
COMMUNITIES

Handcrafted. Just for you.

Neighborhood Entry Roundabout B Enlargement

FARRIA PRESERVE

San Ramon, CA



March 7, 2013



L-20

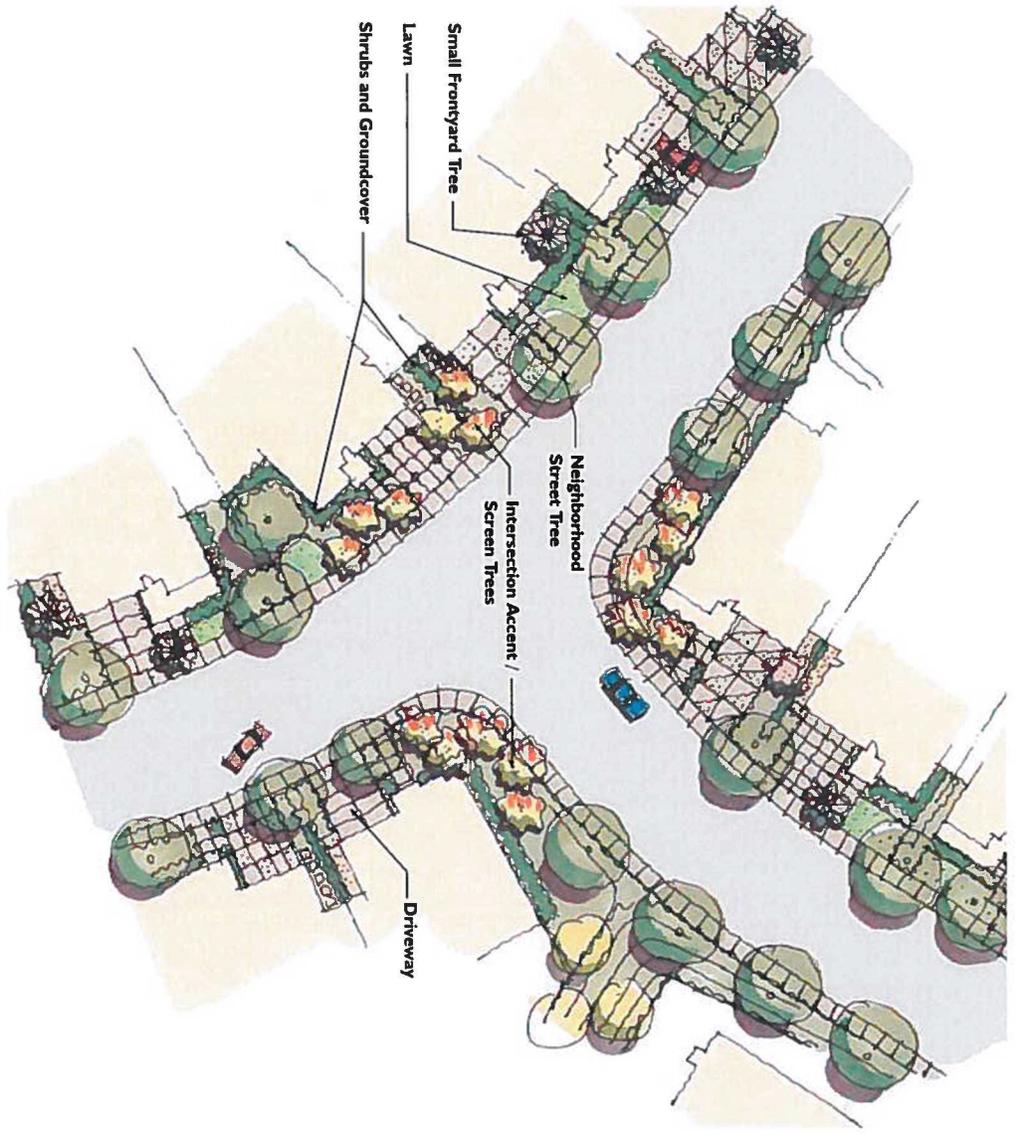


Handled. Just for you.

Neighborhood Entry at Senior Apartment and Park

FARIA PRESERVE San Ramon, CA





Neighborhood I Enlargement - Plan
FARRIA PRESERVE
San Ramon, CA

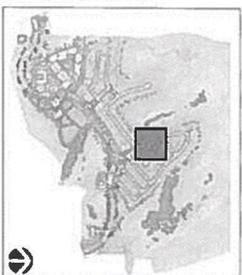


GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
1000 ...
March 7, 2013

L-22



Neighborhood I Enlargement - Section
FARRIA PRESERVE
San Ramon, CA





Handcrafted. Just for you.

Neighborhood I Tot Lot A
FARIA PRESERVE
San Ramon, GA

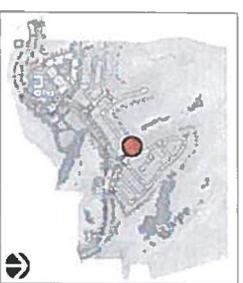
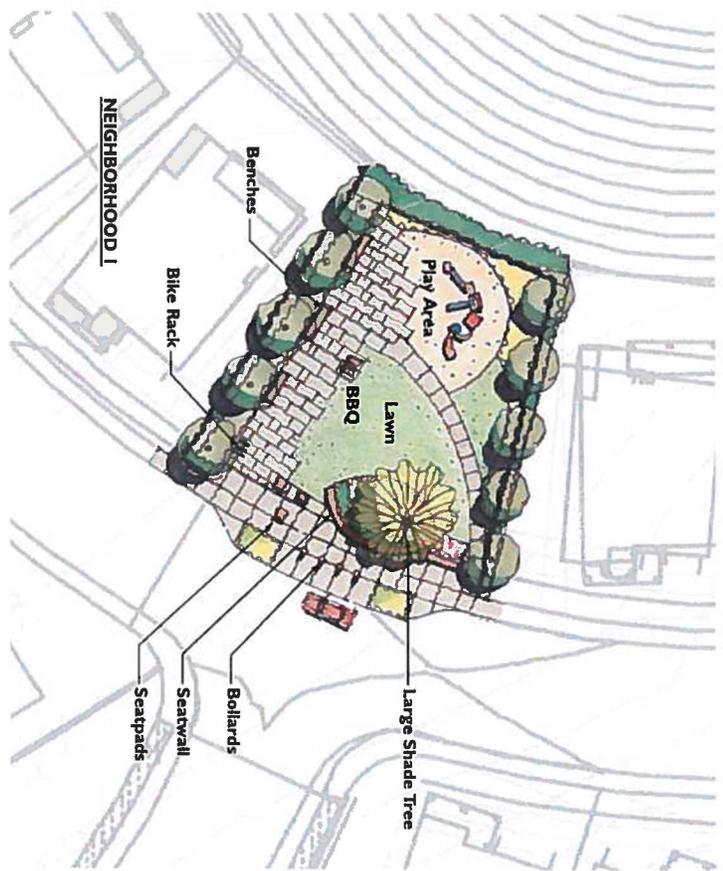
0 5 10 20ft
March 7, 2013

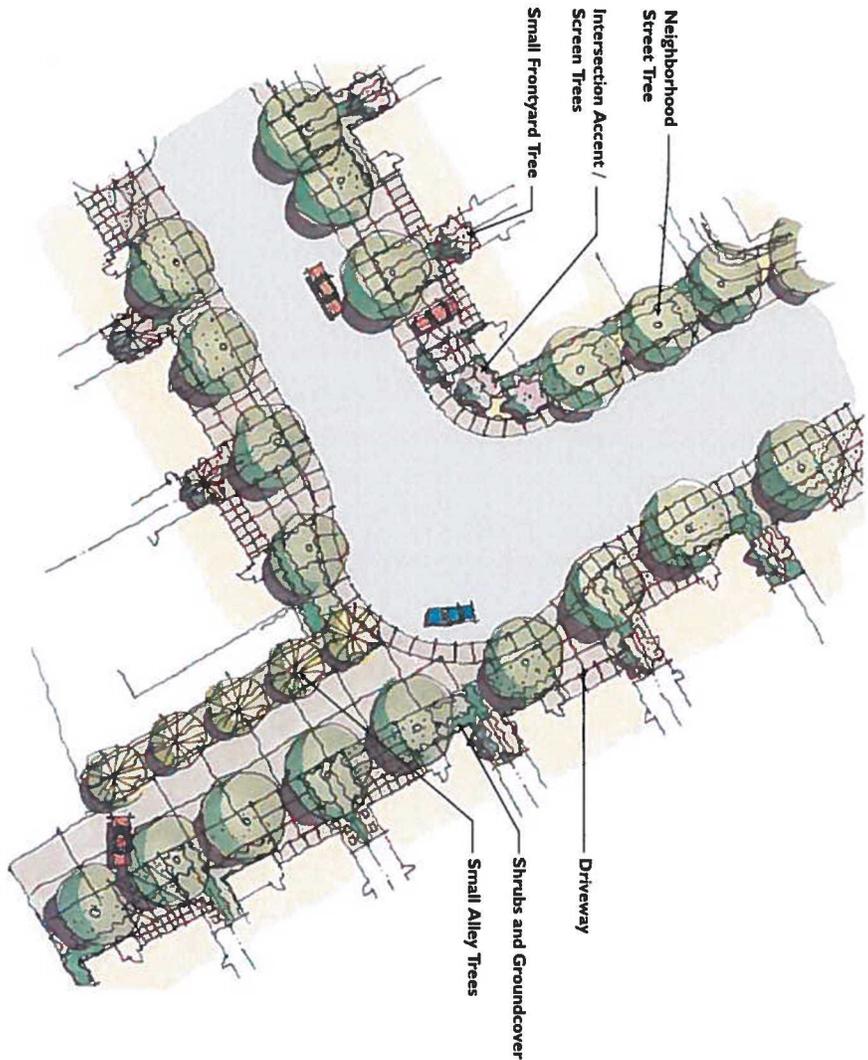


GATES
+ASSOCIATES
ARCHITECTS

L-24

Neighborhood I Tot Lot B
FARRIA PRESERVE
San Ramon, CA





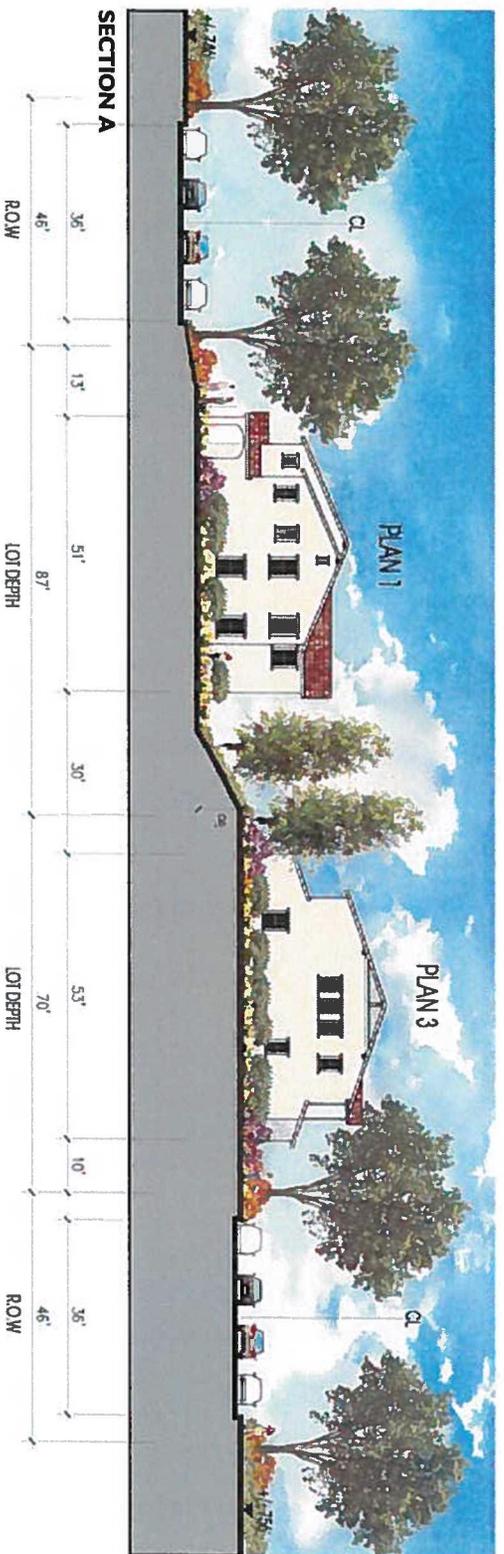
Neighborhood II Enlargement - Plan
FARIA PRESERVE
San Ramon, CA



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
10000 RIVERCHASE DRIVE, SUITE 100
DUBLIN, CA 94568

L-26





Neighborhood II Enlargement - Section

FARIA PRESERVE

San Ramon, GA

LAFERRY
COMMUNITIES

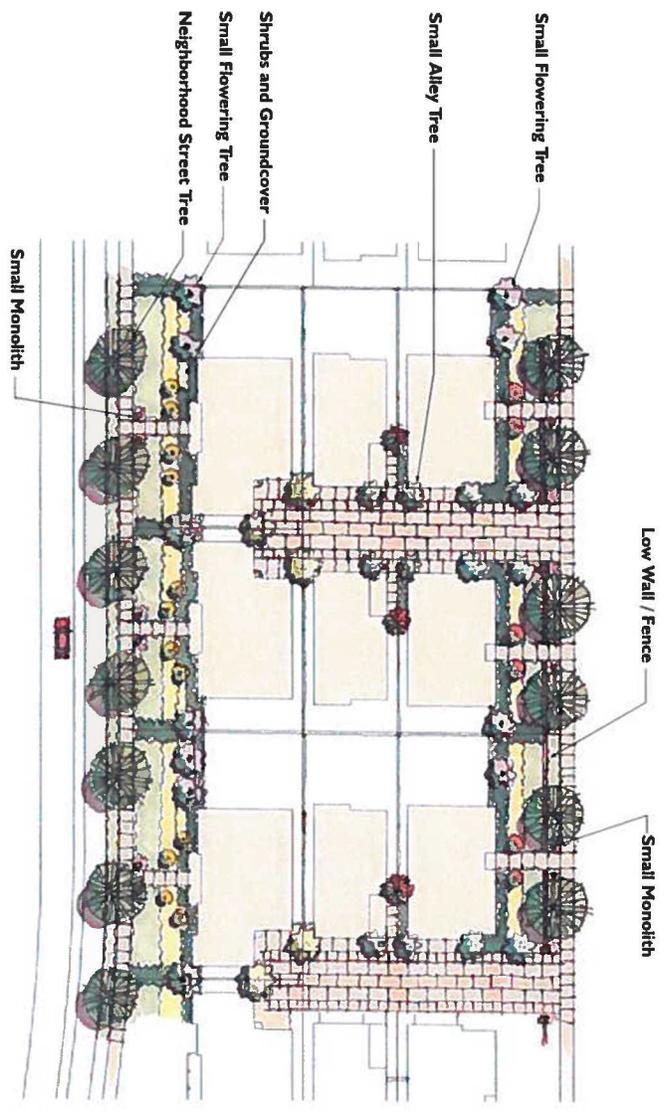
Identified. And for you.



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
10000 WOODBURN AVENUE, SUITE 100
DUBLIN, GA 30128
404.261.1100
www.gatesandassociates.com

L-27

Neighborhood III Enlargement - Plan
FARIA PRESERVE
San Ramon, GA



0 10 20 40ft
March 7, 2013

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
1000 ...
L-28



Neighborhood III Enlargement - Section
FARIA PRESERVE
San Ramon, CA

0 100 200 400ft
March 7, 2013

GATES
+ASSOCIATES
ARCHITECTURAL + DESIGN SERVICES
1200 17th Street, Suite 200, San Ramon, CA

L-29



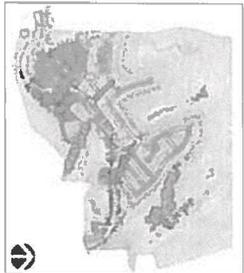


Handcrafted. Just for you.

Neighborhood IV Enlargement - Plan

FARIA PRESERVE

San Ramon, GA





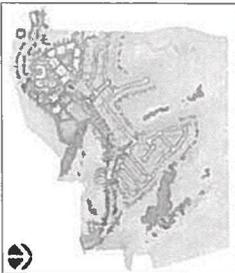
Handcrafted. Just for you.

Neighborhood IV Enlargement - Section FARIA PRESERVE San Ramon, CA

0 100 200 400ft
March 7, 2013

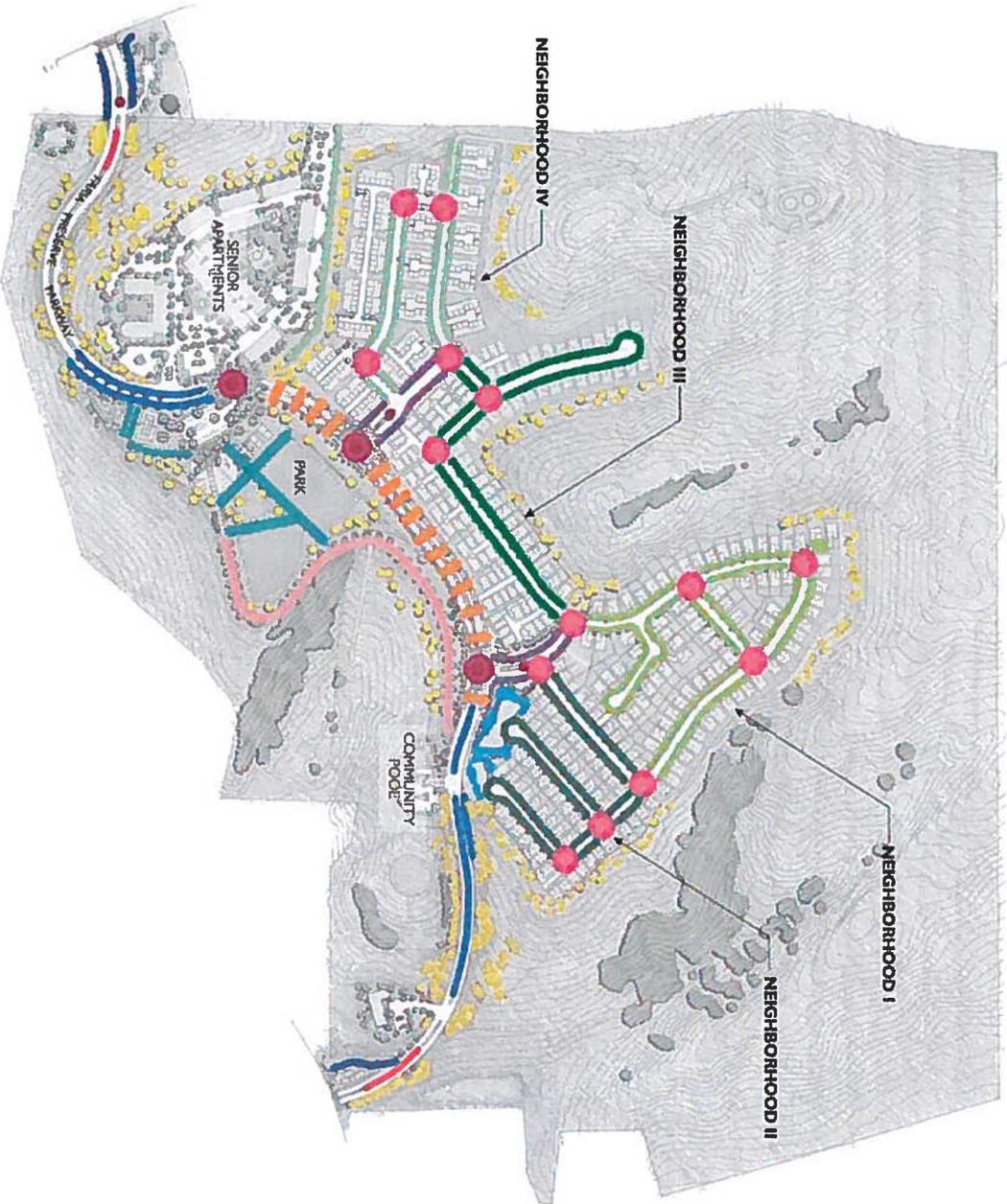
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
10000 FARMERS BLVD, SUITE 100
DUBLIN, CA 94568
TEL: 925.885.8800
WWW.GATESANDASSOCIATES.COM

L-31



Neighborhood IV Tot Lot
FARIA PRESERVE
San Ramon, CA





Street Tree Palette
FARIA PRESERVE
San Ramon, CA

LEGEND	
	Entry Tree • <i>Olea europaea</i> , Olive
	Entry Median Tree • <i>Cupressus sempervirens</i> , Italian Cypress
	Spine Tree at Faria Preserve Parkway • <i>Platanus acerifolia</i> 'Columbia', London Plane Tree
	Columnar Tree at Faria Preserve Parkway • <i>Quercus robur</i> 'Fastigiata', Upright English Oak
	Specimen Tree • <i>Olea europaea</i> , Olive • <i>Quercus lobata</i> , Valley Oak
	Open Space Tree • <i>Quercus agrifolia</i> , Coast Live Oak • <i>Quercus lobata</i> , Valley Oak
	Riparian Tree • <i>Salix</i> , Willow
	Neighborhood Entry Tree • <i>Zeakova serrata</i> 'Musashino', Sawleaf Zeakova
	Neighborhood Accent Tree • <i>Lagerstroemia indica</i> , Crape Myrtle
	Neighborhood I Street Tree • <i>Ulmus parvifolia</i> 'Drake', Chinese Evergreen Elm
	Neighborhood II Street Tree • <i>Celtis occidentalis</i> , Common Hackberry
	Neighborhood III Street Tree • <i>Lophostemon conferta</i> , Triscania Conifera
	Neighborhood IV Street Tree • <i>Pyrus calleryana</i> 'Holmford', New Bradford Pear
	Windbreak Park • <i>Carpinus betulus</i> 'Fastigiata', European Hornbeam • <i>Elaeocarpus decipiens</i> , Japanese Blueberry Tree
	Trail Tree • <i>Robinia x ambigua</i> , Locust

ENTRY TREE



Olea europaea 'Swan Hill'
Olive Tree

ENTRY MEDIAN TREE



Cupressus sempervirens
Italian Cypress

SPINE TREE AT
FARIA PRESERVE PARKWAY



Platanus acerifolia 'Columbia'

COLUMNAR TREE AT
FARIA PRESERVE PARKWAY



Quercus robur 'Fastigiata'
Upright English Oak

OPEN SPACE TREES



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak

NEIGHBORHOOD
ENTRY TREE



Zelkova serrata 'Musashino'
Misashino Zelkova

NEIGHBORHOOD
ACCENT TREE



Lagerstroemia indica
Grape Myrtle

NEIGHBORHOOD I
STREET TREE



Ulmus parvifolia 'Drake'
Evergreen Elm

NEIGHBORHOOD II
STREET TREE



Celtis occidentalis
Hackberry

NEIGHBORHOOD III
STREET TREE



Lophostemon confertus
Brisbane Box

NEIGHBORHOOD IV
STREET TREE



Pyrus calleryana 'Holmford'
New Bradford Pear

RIPARIAN TREE



Salix spp.
Willow Trees

TRAIL TREE



Robinia 'Purple Robe'
Locust

WINDBREAK TREES



Carpinus betulus 'Fastigiata'
European Hornbeam



Elaeocarpus decipiens
Japanese Blueberry Tree

LAFFERTY
COMMUNITIES

Identified, Just for You.

Street Tree Images

FARIA PRESERVE
San Ramon, CA

March 7, 2013

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTS
1000 RIVER STREET, SUITE 100
SAN RAMON, CA 94583
TEL: 925.375.1100 FAX: 925.375.1101

L-34



Thank you for your.

Mitigation Diagram

FARRIA PRESERVE

San Ramon, CA

0 100 200 400ft
March 7, 2013



L-35

