

San Ramon City Council Workshop
July 27, 2016
Faria Preserve Development
Questions & Answers

1. What is the population expected for this development?

Approximately 1,600 residents within the original project of 740 housing units (based on the analysis in the Mitigated Negative Declaration, 2014). The total approved housing units, 618, is approximately 1,400 residents.

2. What are the impacts to the schools?

Mitigated Negative Declaration estimated 483 students associated with the Faria Preserve Development based on 740 residential units. During the review process, San Ramon Valley Unified School District (SRVUSD) determined mitigation of impacts would be satisfied through payment of development impact fees.

3. Who is Cal Atlantic and where have they developed?

Cal Atlantic Homes (CAH) is a nationwide, publicly-traded homebuilding company. Locally, they are building in: Hayward, Fremont, Mountain House, Tracy, Gilroy, Morgan Hill, and Vacaville. CAH is the merger of Standard Pacific Homes and Ryland Homes that occurred last year.

4. What is the largest size lot? What is the smallest size lot?

There are three neighborhoods which will be developed with single-family detached homes. In accordance with the approved Vesting Tentative Map (VTM), the largest-sized lots are a minimum lot size of 50' x 100' and the smallest-sized lots have a minimum lot size of 35' x 65'. Condominiums will have common area vs. individual lots.

5. What is happening with the soil that is removed, thought to be “bad” soil, which is being put back?

Existing soils excavated are not “bad soils”. They are soils naturally located within a hillside formation in a way which makes them prone to slipping. Soil is excavated from a slide to a depth of competent material, and then placed back into the keyway (a graded cut into an existing embankment to reach rock or firm material) with appropriate engineered compaction to make the slope stable.

6. Was an environmental review done for this project? What endangered species were identified?

Yes, environmental review analysis was done for the project. In 2014, a Mitigated Negative Declaration (MND) was prepared and certified by the City determining that all

environmental impacts from the project (including impacts to protected species) can be mitigated through Mitigation Measures and Conditions of Project Approval. The MND tiered off the original Faria Project Environmental Impact Report, which was prepared and certified in 2006 by the City to satisfy the requirements of the California Environmental Quality Act (CEQA). The identified endangered species include Congdon's Tarplant, the Red-Legged Frog habitat, and the Alameda Whipsnake habitat.

- 7. What are BAAQMD's procedures for monitoring dust, i.e. air sampling? What mitigation efforts are being made? If there is no sampling, how do we measure the impact? Samples would be able to determine if mitigation is working.**

Bay Area Air Quality Management District (BAAQMD) is the regulatory agency which monitors air quality. Per Mitigation Measure 3.3-1.a., CAH is required to adhere to BAAQMD Basic and Additional Construction Control Measures. In discussions with BAAQMD, no sampling is required at this time. City staff and CAH have met with BAAQMD representatives to ensure compliance with BAAQMD's regulations regarding dust. After a site observation on August 10th by BAAQMD, the measures implemented were considered appropriate and there was no dust control violation. BAAQMD staff encouraged residents/public to call their 800 number (1-800-334-6367) so they can track dust complaints and follow-up and investigate to determine if there are any violations. Residents can also call City staff, Chris Low, to facilitate the discussions. If violations occur, BAAQMD will cite the developer for noncompliance, which may include fines. BAAQMD is committed to periodic unannounced visits to ensure the developer is in compliance with dust control and proper mitigation. This would be in addition to follow-up from complaints received to their 800 number.

- 8. Has 2D/3D seismic modeling been used to determine where bedrock is?**

The Geotechnical Engineer has taken samples throughout site to determine the depth of bedrock.

- 9. Existing trail on south end – does it connect to anything?**

Trails within the development and connecting to adjacent neighborhoods are part of the approved VTM and landscape plan. The trails provide existing residents with access to the 12-acre community park, Rose Garden, and trail system within the Faria development.

One trail connects Faria Preserve Parkway with Claremont Crest Court. Another trail provides access into the City open space between Claremont Crest and the Promontory Point apartment complex (Mill Creek Hollow).

- 10. Major concerns about keyways. More than what was planned. Never knew about these keyways until now. Should have had notification about this. This impacts mitigation measures.**

Please see response to question #11 below.

11. How many keyways were added? How much of a change in quantity is occurring for keyways and is 6 million cubic yards still accurate. Increase is causing more dust.

The geotechnical reports prepared for the environmental documents (EIR in 2008 and updated Mitigated Negative Declaration in 2013/14) indicated that geologic hazards such as landslides must be “remediated” or “corrected” prior to site development. These corrective measures included constructing keyways, installing subdrains, etc. in accordance with geotechnical best practices. The certified mitigation measures were part of the approval of the VTM and were discussed at the public hearings. There are specifically 13 mitigation measures in the project related to soils/geotechnical engineering that must be adhered to.

City staff and geotechnical consultants monitor both the mass grading and corrective grading and may at times require field adjustments based upon site conditions and recommendations by the geotechnical engineers.

The amount of earth movement is within consistent ranges of the approved VTM, and as outlined in the CEQA environmental documents, the overall project grading estimated approximately 4 million cubic yards of earth movement (cut and fill) and 2 million cubic yards of corrective grading, which is consistent with the approved grading plan.

12. Would like more communication, not just through the internet.

CAH mailed notices in September 2015 and April 2016 notifying property owners, and commercial property owners and tenants of the upcoming construction within a 500-foot radius of the project. CAH also notified residents immediately adjacent to Keyway 12. Additional mailings will be provided for future work in proximity to homes.

The City has provided CAH with contact information of HOAs in the vicinity of the Project so CAH can provide information/updates through the HOAs outreach to residents in the area. Additionally, City staff contacted all public attendees of the Workshop and all HOAs in proximity to the Project, via email, to provide an update to them on their inquiries and concerns and to let them know a webpage (www.sanramon.ca.gov/faria/townhall.html) has been set up with additional information regarding the Project and an email address (fariainquiry@sanramon.ca.gov) dedicated for the Faria Preserve project. CAH will also be providing a quarterly newsletter to the public.

13. Claremont Crest homes – there was a buffer zone that was once proposed behind Claremont Crest and an easement needs to be created to keep this buffer zone. Is it supposed to be there? If not, can GHAD or developer put something in?

The 2014 approval VTM does not show a buffer zone behind the Claremont Crest Homes.

To clarify, the approved items on the VTM that will be part of the development include:

- A 3’ tall berm along the southern edge of Faria Preserve Parkway.
- Tree plantings on the slopes adjacent to the Claremont Crest required as part of the approved Landscape Plan.

In areas of the approved landscape plan where trees are not currently approved (generally in the slope area near Brookdale Senior Living), CAH is willing to plant additional trees (once all slope and other improvements are completed), to aid in screening.

- 14. Faria Preserve Parkway – was mentioned at a public meeting or by previous developer that Faria Preserve Parkway would be 500’ to 1,000’ away from homes. Now it is 300’. This is an issue; requesting to have this looked into.**

The location of Faria Preserve Parkway, approved in 2014, maintains the same alignment and minimum distance (approximately 120 feet) away from existing homes in the Claremont Homes neighborhood as previously approved in the 2006 Faria Project proposal. Staff is unaware of another alignment or version/layout of Faria Preserve Parkway that shows a separation of over 500 feet to the nearest home. The roadway layout alignment proposed by the developer is consistent (both horizontally and vertically) with the approved VTM.

- 15. What type of measures did BAAQMD use for dust issue? When Developer met with the agency, was the meeting random or scheduled?**

In response to dust concerns of the neighbors and the size of the project, BAAQMD was requested to review the grading operations. The initial site visits were unannounced. BAAQMD found the site to be within compliance on those visits. A scheduled meeting between the BAAQMD, City, and CAH was also conducted on August 10, 2016 in which BAAQMD again found no violations. Future unscheduled site visits will be conducted by BAAQMD, as discussed at the August 10th meeting.

- 16. What is the compound that goes down as part of the dust control measures?**

Soap, surfactant

- 17. Next time, flyers on the door, not just internet, for resident notification of construction activities. Trust is not there.**

Please see response to question #12 above.

- 18. Don’t have residents call the agencies directly. City staff should facilitate this.**

Residents are always encouraged to call the City staff (see #19 below) so that the City can address your concerns regarding the project. CAH has also provided a point of contact if you prefer to contact them directly:

Kerri Watt, Project Manager
Cal Atlantic Homes
Direct: 925-730-1340
Cell: 925-605-9304
Kerri.Watt@CalAtl.com

After meeting with BAAQMD, representatives from the District encouraged residents to call (1-800-344-6367) when there are dust complaints so they can investigate and ensure compliance. Or residents can work through City staff (see #19 below).

19. Project should have an ombudsman so residents have one point of contact to go to.

Residents may refer project inquiries to:

Chris Low, Associate Engineer
Public Works Engineering Division
925-973-2682 (Direct), 925-973-2670 (Engineering)
fariainquiry@sanramon.ca.gov
clow@sanramon.ca.gov

20. Why can't monitoring measures for dust be set up?

At an August 10th meeting with the BAAQMD, District representatives inspecting the site felt no monitoring was currently required based upon their observations. Should conditions change, the District would re-evaluate. BAAQMD will continue to visit the site periodically and unannounced or when following up on a specific complaint.

21. What are the construction hours per the conditions of approval? Hours are being violated almost every day, including night-time violations. Called 911, Police Department to walk site with resident.

Approved project construction hours are:

7:30 am – 6:00 pm Monday-Friday
9:00 am – 5:00 pm Saturday

Monitoring of the start/stop times has increased to ensure compliance. Note that the City has extended these work hours by 30 minutes each work day for the purpose of dust control mitigation at the end of each work day to help mitigate dust in the evening due to typically prevailing winds from the west. The City is working with the developer and BAAQMD to continue to assess ways to improve dust control.

22. Need more transparency with the City and have a key person to go to.

The City has provided contact information to surrounding Home Owner's Associations and is working with the developer to have signage posted on the project site with phone numbers of key personnel. Also, please visit the City's Faria Preserve project website at www.sanramon.ca.gov/faria/townhall.html for project information and project updates or email the City at fariainquiry@sanramon.ca.gov if you have project related questions or concerns. Additionally, you may contact Chris Low in the City's Public Works Engineering Division at 925-973-2682 or clow@sanramon.c.gov to discuss this project.

23. Communication should be an on-going process and done on a regular basis.

City staff continues to meet two times per week with the developer since construction began, to coordinate construction progress, plan review, complaints, schedule, etc. The City will provide updates on the City's website regarding progress of the project. This will include a Newsletter from CAH on a quarterly basis.

24. There was noise from a helicopter the other day, on a Sunday. Was this for the project?

After further investigation by staff, there was a helicopter in the area on a previous Sunday; however, it was not project-related. The City also learned however, that a drone to assist the City with aerial photography of the project was also flown on that same Sunday. The drone is a small remote controlled aerial camera. While in close proximity to a drone, its operation can be heard but emits nowhere near the sound of a helicopter. Nonetheless, the City has directed its consultant of no further work on Sunday at this time.

25. There is a lot of dust accumulation affecting condo and needs to be cleaned up. What will be done? (California Sunridge)

The City is working with the developer, including BAAQMD to assess/review the Dust Control Plan and how to improve the overall dust mitigation. CAH has met with several residents in the California Sunridge development and coordinating with the HOA and is willing to meet with any neighbor, upon request, to review their specific situation.

26. Any slides or earth movement that happens, who takes care of them?

Currently slides or earth movement will be addressed by CAH as part of the "corrective" grading to minimize this potential for slides. In the future, open space areas will be maintained by the Geologic Hazard Abatement District (GHAD) which is an independent government organization served on by the San Ramon City Council and managed by the City.

27. There is a trailer on site and someone is living there. Who is it and why are they? Photos were sent to Cal Atlantic (Mark) and no response was received.

The grading contractor has informed CAH that a security person is staying on-site after hours. If the workers become noisy or disruptive during non-work hours, please contact the San Ramon Police Department at 925-973-2700, and e-mail complaint to: fariainquiry@sanramon.ca.gov.

28. Plans show a water feature behind Claremont Crest. What is this going to do? What is it doing now?

A storm water detention basin is indicated on the approved VTM grading plan as well as on the approved landscape plan. This detention basin is required (state regulations) to provide appropriate bio-filtration of storm water run-off. The basin will be maintained by the GHAD. During review of the project rough grading plans, the City required that this basin be moved further upslope and closer to Faria Preserve Parkway. This revision created an easier access for maintenance by the City as well as providing more distance from this storm

water detention basin to the existing homes and the elimination of a roadway access point directly behind these homes.

29. What improvements will be done on Bollinger Canyon Road from development to Crow Canyon Road? Traffic is already occurring with construction. Impact to residents, school time.

As required in the Conditions of Approval the following improvements are required of the developer for Bollinger Canyon Road between Crow Canyon Road and Faria Preserve Parkway:

- a. on the east side of the roadway, along the project frontage, sidewalk, Class II bike lanes, and standard travel lanes
- b. left-turn lanes at each intersection (Faria Preserve Parkway and Crow Canyon Road) as warranted.
- c. Final roadway design configuration will be determined by the City Traffic Engineer factoring in roadway constraints and traffic warrants.

30. The condition of Bollinger Canyon Road is already bad. Needs to be repaired.

Impacts to existing roadways used for this project have been analyzed and the City has collected fees to improve the pavement to mitigate for damage and the repeated use of equipment on the roadway. Additionally, as part of the project, Purdue Road will be improved by the developer.

31. The water ponds are deep, not identified, and need fencing around them.

There are several storm water quality biofiltration and detention basins throughout the Faria Preserve development. Most of these biofiltration basins are quite shallow - no more than 18" in depth. In locations with deeper detention basins or with steep slopes these basins/areas will be fenced.

The site is private property and a construction zone. Neighbors should be cautioned that trespassing can be unsafe and is highly discouraged. The site is fenced and "No Trespassing" signs have been posted at all street entrances.

32. There will be a traffic problem with the number of added vehicles from the development. Additional number of kids will impact existing schools.

The Mitigated Negative Declaration (2014) analyzed the additional vehicle trips associated with a 740 unit residential development. As part of the analysis, daily peak trips were identified with key intersections reviewed to determine what, if any, impacts would result due to the project. All impacts identified in the traffic analysis have been mitigated through project Mitigation Measures and Conditions of Approval.

Regarding school impacts, please see response to #2 above.

33. How many cars equates to 740 units?

Rather than calculating the number of cars, standard practice is to determine the number of “trips” generated for each unit. The Institute of Transportation Engineering (ITE), which includes statistics from studies conducted throughout the United States, is the industry standard used to calculate the number of trips generated. Based upon the Mitigated Negative Declaration, the total number of daily trips generated by 740 units is 5,226 trips; AM peak 399 trips, and PM peak 507 trips.

34. When will the grading be done?

Major grading will continue through 2017.

Corrective grading along the southern perimeter of the property is substantially completed. Additional grading will be needed in these areas to install concrete v-ditches, underground storm drain lines, the central channel detention basin access road, retaining walls, etc. This work is estimated to be completed by winter 2016.

Additional finish grading will occur in the area of the existing EBMUD reservoir access road from Deerwood Road at the time EBMUD has completed construction of its new pumping plant at the reservoir site, estimated for spring-summer 2018.

Fine grading and construction will occur for the Rose Garden Community Park, creation of trails, and the swimming pool facility. These improvements will occur in 2018.

Grading for individual home sites will continue until the project is complete, estimated in 2022.

35. What conversations have occurred with surrounding businesses? They have been around for years and could be impacted by the development.

CAH and the City, have met with the business owners and tenants on a number of occasions directly affected by the Purdue Road improvements. Each of these properties had requirements to construct Purdue Road improvements across their property frontages. These roadway improvement obligations were outlined in deferred improvement agreements executed by the property owners with the County in the 1980’s. CAH will construct all of those improvements at its own expense. In addition, CAH will be providing new access driveways and will be making other individual property improvements for these property-owners, with approvals for such improvements by the City. Input and coordination with these property owners was important to ensure a mutually acceptable new access points on Purdue Road factoring in public safety and existing business operations. These property owners on Purdue and immediate vicinity have been and will continue to be notified of the construction work.

36. House feels like it is shaking or vibrating due to construction. Also, is the grading work causing problems to home foundation?

Developer is meeting with residents to discuss and investigate further the shaking concerns and if any impacts on the existing homes.

Typically, homes are constructed to meet California's strict seismic standards (Uniform Building Code) and should readily withstand the vibration caused by construction equipment, even when that equipment is operating close by. Projects where pile driving or more extensive deep foundation operations occur typically require more monitoring or observation for impacts to nearby structures.

37. The amount of dust due to construction requires windows to be closed and having to use air conditioning constantly, which is expensive.

CAH is reviewing dust concerns individually and conducting site visits in response to residents' complaints/concerns to assess what can be done such as, improved dust control, power washing, etc.

The City is also very concerned about any dust issues you may experience and will continue to work with the developer and BAAQMD to assess and mitigate dust issues. Please do call the City's staff contact, Chris Low at 925-973-2682, or BAAQMD at 1-800-334-6367 to report dust issues.

38. What is the purpose of the black fence? There is a gap between the fencing where wildlife is going through and entering backyard.

The black fencing is called "silt fence" and, together with "wattles", helps to contain soil and stormwater onsite. CAH employees walked the length of the silt fence July 29th, and found a "gap" in the silt fence where it crosses an existing concrete v-ditch. The v-ditch cannot be blocked, since it transports water from the above slope to an existing storm drain; however, CAH has had its contractor install additional fencing across this gap in the v-ditch with the intent of preventing rodent intrusion.

39. The water quality ponds could bring in mosquito problems. What is the plan to mitigate?

This water quality basin is not a "pond" but a storm water filtration device, required by State water quality regulations. Regular maintenance and monitoring will ensure no long term standing water, so this will not create a breeding ground for mosquitos. These facilities cannot be eliminated from the project.

40. What if the storm drain backs up? Does it even need to be there?

Public storm drains will be maintained by the City similar to all other public storm drains in the City. The Central Channel storm drain is an integral part of the stormwater runoff management of the development and will be a public storm drain in the future and will also be maintained by the City.

41. Consider no lights on sports fields.

Planning Commission and Park and Community Services Commission reviewed this aspect of the project in 2014. Approved landscape plan includes lighted soccer field and lighted ball field. A Lighting Study was included as part of landscape plan presentation. As a project condition of approval, once the lights have been installed, a review of the light levels will be conducted via the Parks and Community Services Commission.

42. 12% grade of road is against the General Plan 2020.

The slope of Faria Preserve Parkway in the most easterly section is proposed at 12%. The conditions of approval stipulate that no street shall have a maximum grade exceeding 15%, unless approved by the City Engineer. San Ramon Valley Fire Protection District conditions stipulate that a road cannot be steeper than 20% and roadways with a grade from 16-20% shall be grooved concrete. A similar type roadway “collector road” in San Ramon on Morgan Drive has stretches where the slope is approximately 12.5%. A number of other streets in west San Ramon hills are at 15% slope or above. Therefore, the road is in conformance with the General Plan.