



NOTICE OF INTENT TO ADOPT A RECIRCULATED INITIAL STUDY /MITIGATED NEGATIVE DECLARATION AND NOTICE OF A PUBLIC HEARING ON APRIL 15, 2014, TO CONSIDER THE PROPOSED PROJECT APPLICATIONS:

PROJECT TITLE: San Ramon Faria Preserve Community Project (VTM 9342)

Development Plan Amendment (DPA 12-310-003), Major Subdivision (MJ 12-900-002), Architectural Review (AR 12-200-046) and Initial Study/Mitigated Negative Declaration (IS/MND 12-250-004) filed on October 4, 2012.

PROJECT LOCATION: The project site is located on approximately 286.5 acres east of Bollinger Canyon Rd., north of Deerwood Dr., 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, and 208-250-011).

APPLICANT/PROPERTY OWNER: Patrick Toohey for Lafferty Communities

DESCRIPTION OF PROJECT: The proposed project includes a 740-unit residential subdivision, a turn-key 12.7-acre park, a 0.5-acre rose garden, a parcel for religious assembly, a parcel for an educational facility, and a community pool. The Project area is approximately 286.5 acres and maintains a ratio of approximately 78% of the total Project area as public amenities/open space to 22% of development area. Following the initial public review period of the IS/MND and prior to project approval, the proposed project site plan was modified to: 1) relocate the proposed primary eastern site access from Deerwood Road to Purdue Road, and 2) relocate the house of worship site from the northeast corner of Bollinger Canyon Road and Faria Preserve Parkway to Neighborhood V.

ENVIRONMENTAL SETTING: The City of San Ramon is located in southern Contra Costa County, surrounded by the communities of Danville, Blackhawk and Dublin, as well as the unincorporated lands in both Alameda and Contra Costa Counties. The Faria Preserve project 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.

SUBJECT: A Notice of Intent was previously released for the proposed Project for the required 30-day public review period (SCH# 2013122009, December 6, 2013 to January 13, 2014). Following the public review period and prior to project approval, the proposed project site plan was modified. Therefore, this document serves as Notice of Intent to Adopt a Recirculated Initial Study and Mitigated Negative Declaration and Notice of a Public Hearing on April 15, 2014. It has been determined that the project will not result in significant environmental impacts. This Notice of Intent to Adopt a Mitigated Negative Declaration for this project is in compliance with the California Environmental Quality Act (CEQA).

DECLARATION

Based on the: 1) Initial Study dated December 5, 2013, 2) memorandum analyzing the environmental impacts of the proposed site plan changes dated March 13, 2014, and 3) identified Mitigation Measures, Planning Services staff has determined:

- This project does not have the potential to degrade the quality of the environment, nor to substantially reduce, threaten or eliminate plant, fish or animal communities, or important examples of the major periods of California history or prehistory.
- This project will not have a detrimental effect upon either short-term or long-term environmental goals.
- This project will not have impacts which are individually limited, nor cumulatively considerable.
- This project will not have environmental impacts which will cause substantial adverse effect upon human beings, either directly or indirectly.
- This project will not adversely impact wildlife resources.

The Initial Study/Mitigated Negative Declaration is available for public review on the City of San Ramon Website at www.ci.san-ramon.ca.us. Public copies are also available for review at the City of San Ramon Planning Services Division, the San Ramon Senior Center, San Ramon Community Center, Dougherty Station Community Center, San Ramon Library, Dougherty Station Library, and the City Clerk, during regular business hours.

Posting Period: March 17, 2014 to April 15, 2014.

The public is hereby invited to submit written comments regarding the environmental findings and Mitigated Negative Declaration determination during the posting period. Such comments must be submitted prior to the close of the posting period at 5:00 p.m. on April 15, 2014.

A public hearing before the City of San Ramon Planning Commission to consider the Project and Mitigated Negative Declaration is scheduled for Tuesday, April 15, 2014, at 7:00 p.m., in the Council Chamber, located at 2222 Camino Ramon, San Ramon, California, 94583.

Contact Person: Cindy Yee, AICP, Associate Planner (925) 973-2560, Email: cyee@sanramon.ca.gov
City of San Ramon, Planning Services Division, 2401 Crow Canyon Road, San Ramon, CA 94583

Project Site Plan:

