



2014

## FARIA PRESERVE PROJECT

VTM 9342, DPA 12-310-003, MJ 12-900-002,  
AR 12-200-046, and IS 12-250-004

City Council Call for Review Public Hearing  
July 8, 2014

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# Project Proposal

# Project Area

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Faria Preserve Project: 286.5 acres  
Adjacent Open Space Preserve: 144 acres

# Application Requests

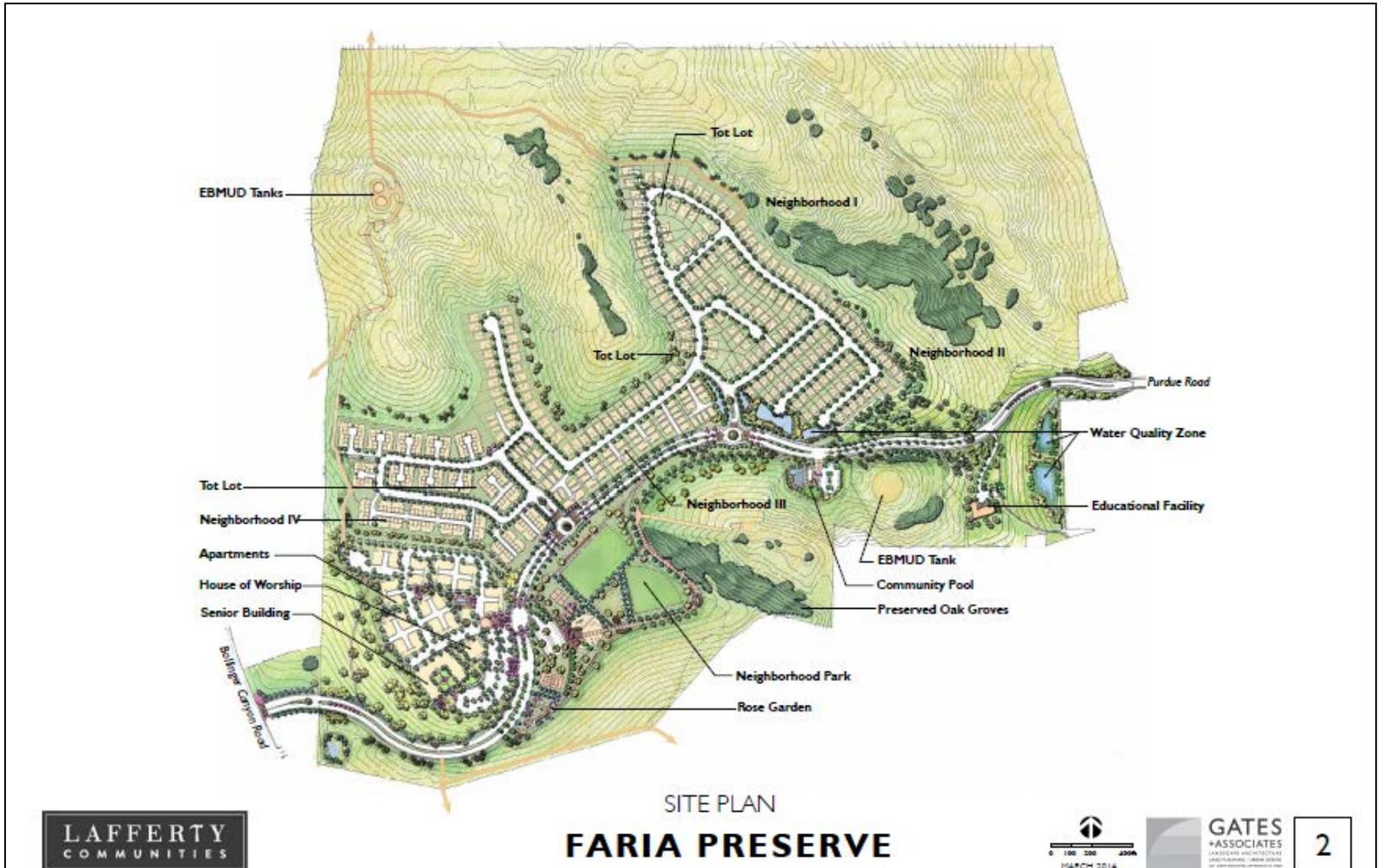
- Major Subdivision (MJ 12-900-002 for VTM 9342) for the subdivision of five residential neighborhoods totaling 740 dwelling units and associated parcels including open space, a park, rose garden, community pool, and sites for an educational facility and house of worship.
- Development Plan Amendment (DP 12-310-003) for four residential neighborhoods (438 units) and community facilities such as the park, rose garden, community pool, and open space.

# Application Requests (cont.)

- Architectural Review (AR 12-200-046) for the Project's proposed building and site plans.
- Environmental Review (IS 12-250-004) as required by the California Environmental Quality Act (CEQA).
- The proposed DPA and AR applications does not include a development plan for the house of worship site, educational facility site, or the Neighborhood V apartment site and will be processed and reviewed at the time of their proposed development.

# Project Site Plan

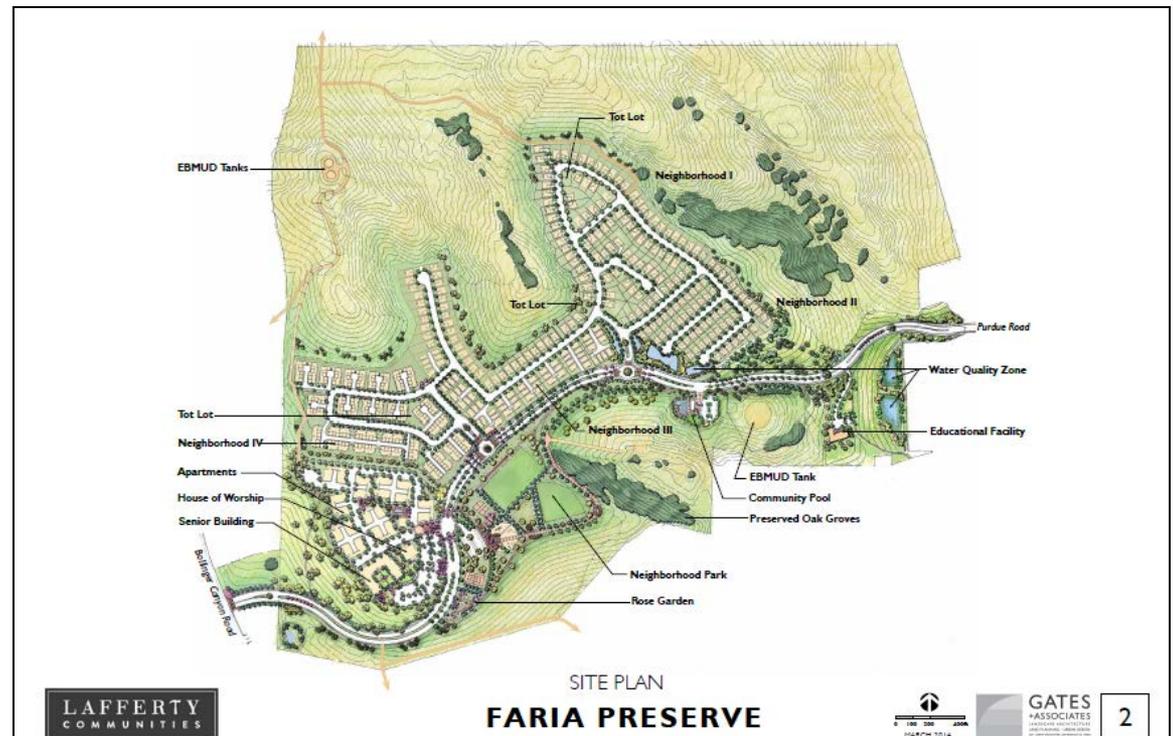
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# Current Project Proposal

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- Total 740 units subdivided (on 65-acres)
- 223-acres of non-residential public facilities and open space
  - 12.7-acre park
  - 0.5-acre rose garden
  - Future educational site
  - Future house of worship parcel
- Development of 438 units within 4 residential neighborhoods
- Dedication of 144-acres of off-site open space
- 77% of Project area as public amenities/open space to 23% as development area.



# Background and History

- \*General Plan 2020 (GP 2020)
- \*Northwest Specific Plan (NWSP)
- \*2006 Project Approval
- \*2008 Project Refinements
- \*2013 Application History

# Background

- GP 2020, voter-approved in March 2002
  - ▣ Established the 354-acre NWSP area
  - ▣ Established land use framework for NWSP
    - 786-housing unit limit for Faria Preserve
    - Minimum 25% of units built as affordable
    - Minimum 75% of area maintained for public amenities and open space including an Educational Facility Site, Turn-Key 12.7 Acre Park and 0.5 Acre Rose Garden, and House of Worship Site
    - Grading of two ridgelines permitted
    - Spine road connecting Purdue Rd. and Bollinger Canyon Rd.
  - ▣ Established an Urban Growth Boundary (UGB)

# Background (cont.)

- November 2006: City Council adopts NWSP and certifies NWSP/Faria Preserve Community Environmental Impact Report (“NWSP/Faria EIR”).
- December 2006: Planning Commission approves 786-unit Faria Project on 289-acre site.
- December 2006: East Bay Regional Park District and Sierra Club filed two lawsuits challenging certain approvals of the Project.
- February 2007: Development Agreement entered into between the City and Project Developer.

# Background (cont.)

- June 2008: The City Council approves modifications and refinements to the Project to implement two Settlement Agreements.
  - Reduced footprint of residential Neigh. A
  - Expansion of the permanent open space area in the northwest corner of the Project
  - Shifting of the re-created creek and riparian corridor
  - Adjustment to the boundaries of Neigh. B and D
  - New EBRPD trail staging area
  - Increase landscaping to enhance visual shielding of the project

# Background: Since 2008

- Project area annexed to the City in March 2009.
- Development Agreement in effect for 10 years from date of annexation plus 5-year automatic extension and option to extend an additional 5 years.
- GP 2030 adopted in 2011; no policy changes in GP2030 related to NWSF or Project area.
- In 2012, Lafferty Communities acquires the Faria Project from Claremont Homes.

# Application History

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- Project applications filed October 2012
- One joint public workshop with City Council and Planning Commission (October 2012)
- 7 Architectural Review Board public meetings to review site and architectural design (February to August 2013)
- 4 Parks and Community Services Commission public meetings to review the Project parks (May to September 2013)

# Application History (cont.)

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- One Planning Commission Workshop (January 2013)
- One Housing Advisory Committee public meeting to discuss residential component and affordable housing proposal (October 2013)
- 38-Day Circulation and 30-Day Re-circulation of Project's Initial Study/Mitigated Negative Declaration
- 8 public hearings before the Planning Commission (November 2013 to May 2014)

# Application History (cont.)

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- Modifications made to the Project since 2012 submittal include:
  - Reduction of overall units from 786 to 740
  - Moved project entrance and roadway alignment from Deerwood Road to Purdue Road
  - Increased size of house of worship parcel; relocated house of worship from Bollinger Canyon Road to Neighborhood V
  - Increased Park parking, added Park amenities
  - Conditioned for minimum 50 year affordable housing agreement
  - Amendments to the site design and architectural enhancements through the ARB process

# Application History (cont.)

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- On May 6, 2014, the Planning Commission unanimously approved Resolution No. 05-14 adopting the Mitigated Negative Declaration and approving the Revised Faria Preserve Project.
  - 231 Conditions of Approval
  - 31 Environmental Mitigation Measures

# Call for Review

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- May 15, 2014 Councilmember Sachs Requests a Call for Review of the Project
  - ▣ Areas of Concern:
    1. Due to the Project being in a “high landslide” area, the Project will have environmental impacts.
    2. The previous version of this Project was denied by a state Regulatory Agency in part, for environmental impacts to creeks, wetlands, and natural habitat areas.

# Call for Review Area of Concern #1

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- Due to the Project being in a “high landslide” area, the Project will have environmental impacts.
  - ▣ IS/MND analyzes the Project’s impact to Geology and Soils.
    - 13 mitigations measures included; reduces impacts to “less-than-significant” level.
    - 8 Planning Commission conditions of approval to address natural hazards.

# Call for Review Area of Concern #2

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- The previous version of this Project was denied by a state Regulatory Agency in part, for environmental impacts to creeks, wetlands, and natural habitat areas.
  - ▣ Project has filed for State Regulatory Agency Permits.
  - ▣ IS/MND analyzes the Project's impact to Biological Resources and Hydrology and Water Quality.
    - 8 mitigations measures included; reduces impacts to “less-than-significant” level.
    - 18 Planning Commission conditions of approval to address hydrology/water quality and biological resources.

# Next Steps

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- Open the Public Hearing
- Take Public Testimony
- Provide Comments and Direction to Staff



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(END)

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