

PLANNING COMMISSION staff report



Date: January 15, 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 M. Yee, Associate Planner

Recommendation: Staff recommends that the Planning Commission open the workshop, take public input, and provide comments and direction to the Applicant and Staff.

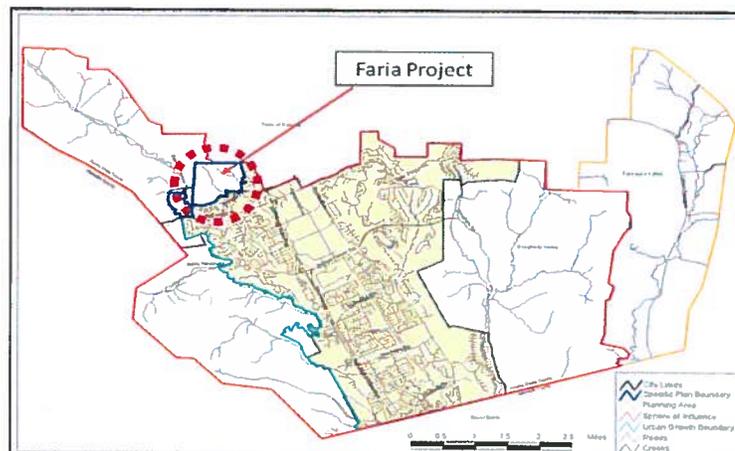
I. INTRODUCTION

A. Purpose

The intent of this study session is to provide a forum for the project applicant, Lafferty Communities, to continue the discussion with the public and Planning Commission on the proposed project revisions as well as to receive additional input on their revised conceptual site plan. **No decision concerning the proposed project applications will be made at this meeting.**

B. Location

The project site is located on approximately 290-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)



C. Applicant/Property Owner:

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

II. GENERAL INFORMATION

A. Environmental Review/California Environmental Quality Act (CEQA):

Environmental review will be conducted in accordance with the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended. The City is in the process of preparing a consultant contract to complete the necessary environmental review for the project.

B. Public Notice

A public notice for the study session was sent to approximately 630 property owners including property owners south of the project area to Crow Canyon Road, east of the project area to San Ramon Valley Boulevard, west of the project area to Bollinger Canyon Road and those who requested to be placed on the interested party list.

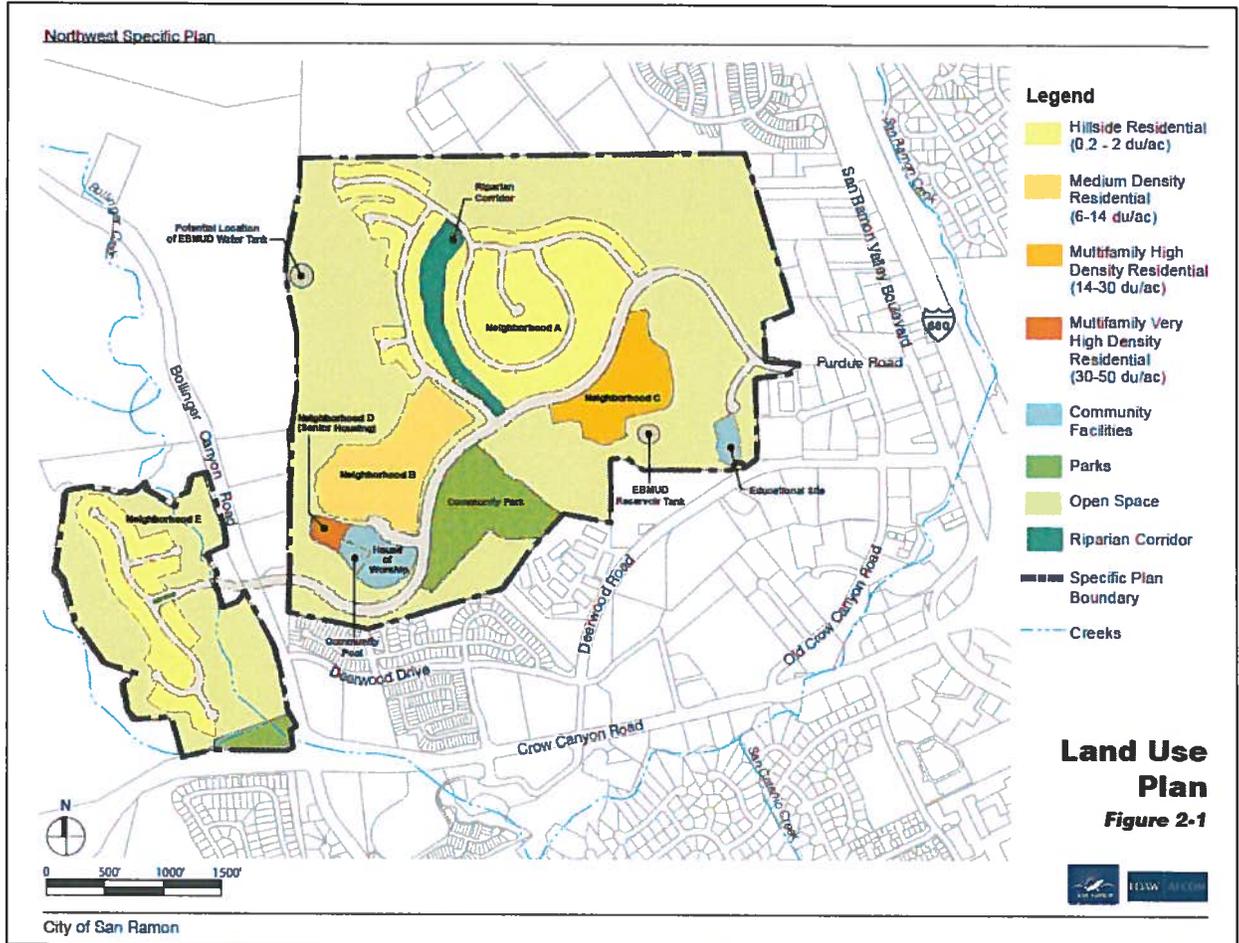
II. BACKGROUND

The background for the 2013 Faria project begins in the early 2000s when the General Plan Review Commission (GPRC) studied and recommended inclusion of the Northwest Specific Plan (NWSP) area to be part of the General Plan 2020 (GP2020). In March 2002, San Ramon voters approved GP2020 which included land use policy no. 4.7-I-7 directing the City to prepare the NWSP to guide the future development of the project area into “compact neighborhoods offering a mix of housing types, including workforce housing, public and semipublic uses, and significant park and open space areas.”

2006 NWSP Adoption

GP2020 laid out a specific framework for the Plan Area which included the following components: an educational site, community facilities, a house of worship, a minimum of 25% of all housing units available as affordable units, an east/west vehicular roadway connection, and at least 75% of the site set aside for public amenities and open space, while allowing for the grading of two ridgelines within the NWSP. Between 2004 and 2006, the City prepared and processed the NWSP and the Project Environmental Impact Report (EIR) applications along with the review of the Faria Preserve Vesting Tentative Map and Development Plan. In November 2006, the City Council adopted the NWSP and certified the Project EIR. As shown in Figure 1, the NWSP land use plan established a range of residential neighborhoods, community facilities, a park site, and open space within the 354-acre Specific Plan area.

Figure 1: Adopted NWSP Land Use Plan (2006)



2006 Faria Preserve Project Approval

After the approval of the NWSP and the certification of the Project EIR in November 2006, the Planning Commission considered and approved Claremont Homes' Faria Preserve project in December 2006 (Planning Commission Resolution No. 25-06). The December 2006 project approval consisted of 786 residential units on 290-acres of which 226 units are restricted as affordable housing units. The 2006 Project (see Figure 2) included four residential neighborhoods on approximately 75 acres, dedication of 144 acres of off-site open space contiguous to Project area along with the following public facilities:

- 12.7-acre community park
- 0.5-acre rose garden
- 1.6-acre educational site
- Up to 6-acre house of worship

In December 2006, two separate lawsuits were filed by the East Bay Regional Park District (EBRPD) and the Sierra Club challenging certain City approvals of the Project.

Figure 2: 2006 Approved Faria Preserve Project

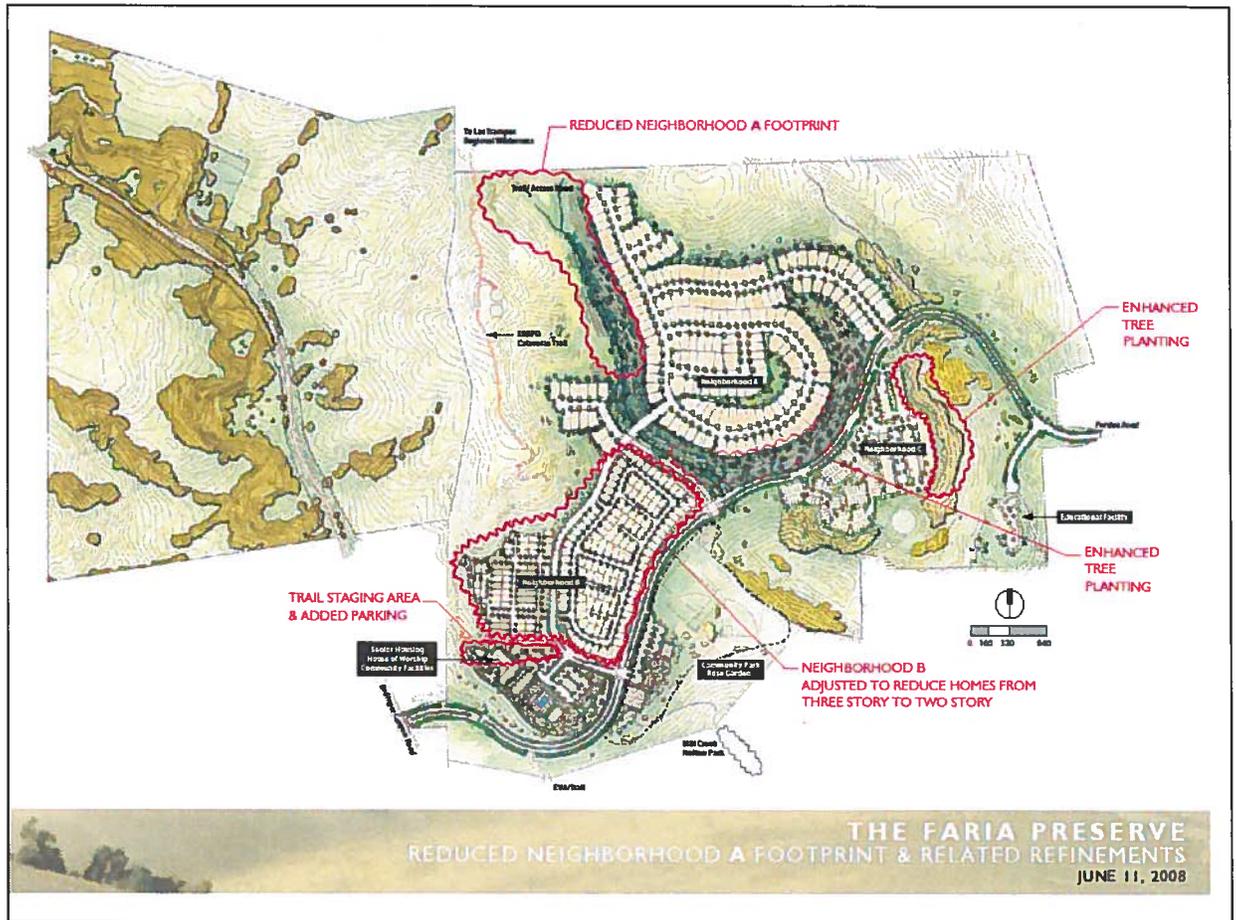


2008 Faria Preserve Refinements

In June 2008, the City Council approved modifications and refinements to the Project to implement the two Settlement Agreements with the Sierra Club and the EBRPD (City Council Resolution No. 2008-132). The refinements made to the Project are summarized below and illustrated in **Figure 3: 2008 Faria Preserve Refinements**.

- Reduced in footprint of residential Neighborhood A resulting in net decrease of approximately 5.1 acres in disturbed area.
- Expansion of the open space area in the northwest corner of the Project and permanent protection of this expanded open space.
- Shifting of the re-created creek and riparian corridor to a location adjacent to open space areas.
- Establishment of a new EBRPD trail staging area adjacent to Neighborhoods B and D.
- Adjustment to the boundaries of Neighborhood B and D to reflect the Neighborhood A reduction, accommodating a new staging area and allow for reduction in height of units from three stories to two stories.
- Increase landscaping and planting requirements to provide enhanced visual shielding of the Project from San Ramon Valley Boulevard as well as from the intersection of Norris Canyon Road and Bollinger Canyon Road.

Figure 3: 2008 Faria Preserve Refinements



Post-2008 Faria Preserve Refinements

Following the 2008 project refinements, Claremont Homes focused their efforts to address Project comments received from Resource Agencies such as the Regional Water Quality Control Board, the Department of Fish and Game, and the Army Corps of Engineers. In 2012, Lafferty Communities acquired the Faria project from Claremont Homes. In October 2012, a new conceptual site plan was submitted by Lafferty Communities to the City with the goal addressing the Resource Agencies' Project comments.

On October 16, 2012, the City Council and Planning Commission held a joint public workshop to discuss the new conceptual site plan and gave an opportunity for the public to provide input on the proposal. A summary of the comments received at the joint workshop is provided in the Analysis Section of this staff report.

III. PROJECT DESCRIPTION

The proposed Revised Faria Preserve Project is a 751-unit residential subdivision on an approximately 290-acre project site. Of the total residential units, the applicant is proposing three distinctive single-family detached neighborhoods, a townhouse/condominium

neighborhood, a senior apartment complex, and a multi-family apartment complex. The proposal also includes a turn-key 12.7-acre community park, a 0.5-acre rose garden, a parcel for religious assembly, 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.

IV. ANALYSIS/DISCUSSION

Joint City Council/Planning Commission Workshop (October 16, 2012)

Upon filing applications for a new vesting tentative map, a Development Plan Amendment, Architectural Review, and Environmental Review, the applicant presented a new conceptual site plan at a joint City Council/Planning Commission workshop on October 16, 2012. A summary of the major comments provided by City Council and Planning Commission members is provided below:

Summary of City Council Members and Planning Commissioners Workshop Comments

- Resident and guest parking within all residential neighborhoods shall be adequately provided. Driveways should be appropriately sized and units should not exceed the parking to bedroom ratio.
- Concern regarding the density of project due to the reduction in the total development envelope. Evaluate the number of homes and consider a reduction in total number of units. Provide project and neighborhood acreage comparisons. The applicant will need to ensure development standards can be met and will need to identify where affordable units will be located.
- Concerned regarding the relocation of the Purdue Road Project entry point to Deerwood Road and its potential impact to the neighborhood. The change needs to be studied as part of the traffic analysis along with adequacy of emergency access.
- Contact environmental groups, East Bay Regional Park District, and surrounding residents to discuss proposed project changes.
- Provide more trail connections, especially in northeast project area.
- Provide more information on proposed encroachment into streams and the costs of long-term maintenance of drainage channels. Some members expressed concern over the Project's impacts to the streams and drainage corridors.
- Provide a fiscal analysis of project to evaluate the Project's impact to City resources.
- Provide additional information regarding school district capacity.
- Encouraged the applicant to consider a single-story single-family unit product type, to put smaller homes on smaller lots, and that the side and rear yard setbacks should be met.

Summary of Public Comments from the October 16, 2012 Joint Workshop

Members of the public expressed similar comments made by the City Council Members and Planning Commissioners as well as the following major comments:

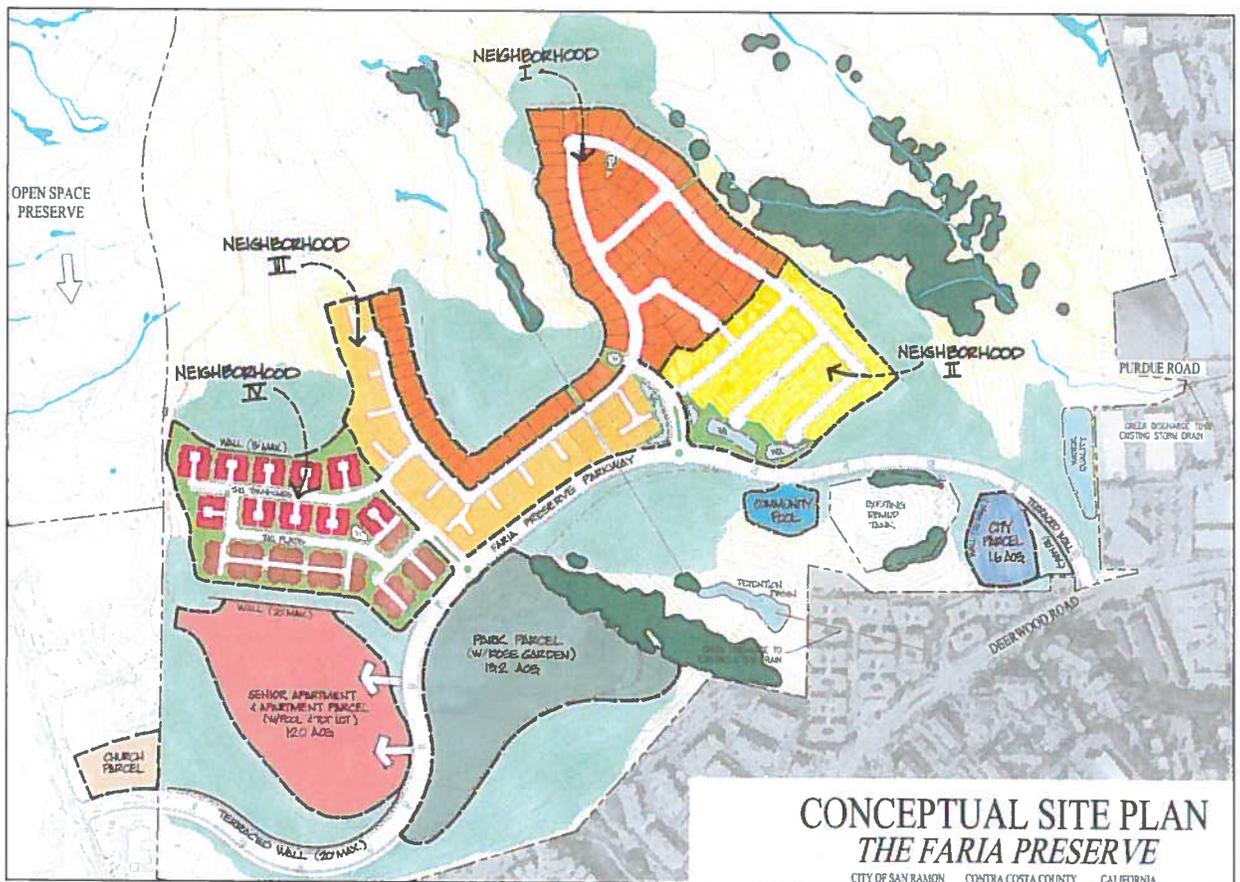
- Concern regarding the re-direction of cars onto Deerwood Road and the potential for increased traffic, noise, and other traffic/circulation safety issues.

- Concern regarding the large amount of affordable housing and the potential negative impacts associated with such types of housing.
- Concern whether existing schools can manage the increased capacity and the Project's impact to school performance.
- Concern regarding the relocation of the multi-family units and the visual impact of the changes.

December 21, 2012 Project Plans Submittal

On December 21, 2012, the applicant submitted a revised conceptual site plan and project plans to address a number of the comments received at the October workshop (see Figure 4).

Figure 4: Revised Conceptual Site Plan



Based on the revised conceptual site plan, the following modifications have been made to the Project since the October Workshop.

- Sheets 3 through 6 of the Project Plans have been included to further illustrate the reduction of wetland impacts from the 2008 Project to the current proposed Project.
- Neighborhood comparison maps and tables (Sheets 7 and 8) have been provided to better identify the neighborhood changes from the 2008 Project to the current proposed Project.
- Overall, the total residential unit count was reduced from 786 to 751 (Sheet 9)
- To lower the residential density, 32 of the courtyard-style units (35' x 65' lots) have been

- replaced with 17 of the 50' x 100' single-family lots.
- To increase lot sizes, Neighborhood 1 lots were increased from 50' x 95' to 50' x 100', resulting in the removal of eight 35' x 65' lots and four lots in Neighborhood 1.
 - The number of multi-family apartment units was reduced by eight for a total of 216 proposed units.
 - A conceptual apartment layout has been prepared (Sheet 10 of the project plans) to provide more defined siting information for the senior apartment and apartment sites.
 - The community pool area has been reduced in size to ensure that on-site parking will be adequate (Sheet 12).
 - The trail system has been expanded to include additional trail connections to Neighborhood 1 and to the apartment site (Sheet 14).
 - Residential units will be limited to a maximum of 4 bedrooms to ensure that the parking development standards are met. Additionally, parking exhibits for each neighborhood have been included (Sheets 15A through 15G) to show that required parking can be met for all units.

V. SUMMARY/NEXT STEPS

Over the next several months, the applicant intends to continue their public and interested parties outreach while the City concurrently works with an independent environmental consultant to prepare the environmental assessment and analysis in order to refine their vesting tentative map. With the feedback obtained from the two study sessions, the applicant will also begin working towards submitting all necessary project plans and studies such as a Project fiscal analysis, traffic and circulation, noise, and visual simulations to deem the application complete.

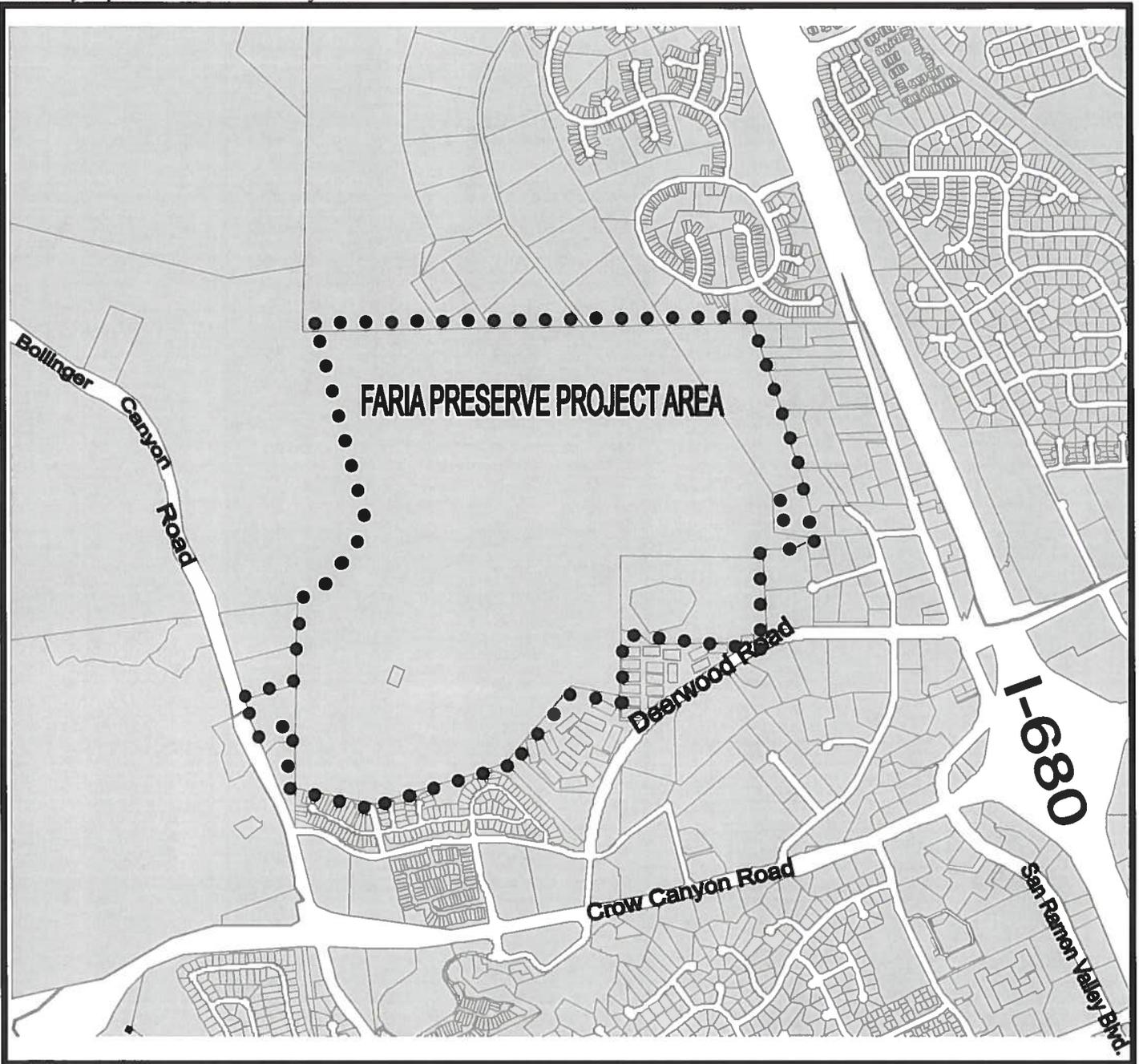
As part of completeness review, the project will be presented at various City Boards and Commissions meetings for project evaluation. It is anticipated that public hearings along with public review of the environmental document could begin as early as Spring 2013.

VI. RECOMMENDATIONS

Staff recommends that the Commission consider the staff report and applicant's presentation, take public input, and provide comments and direction to staff.

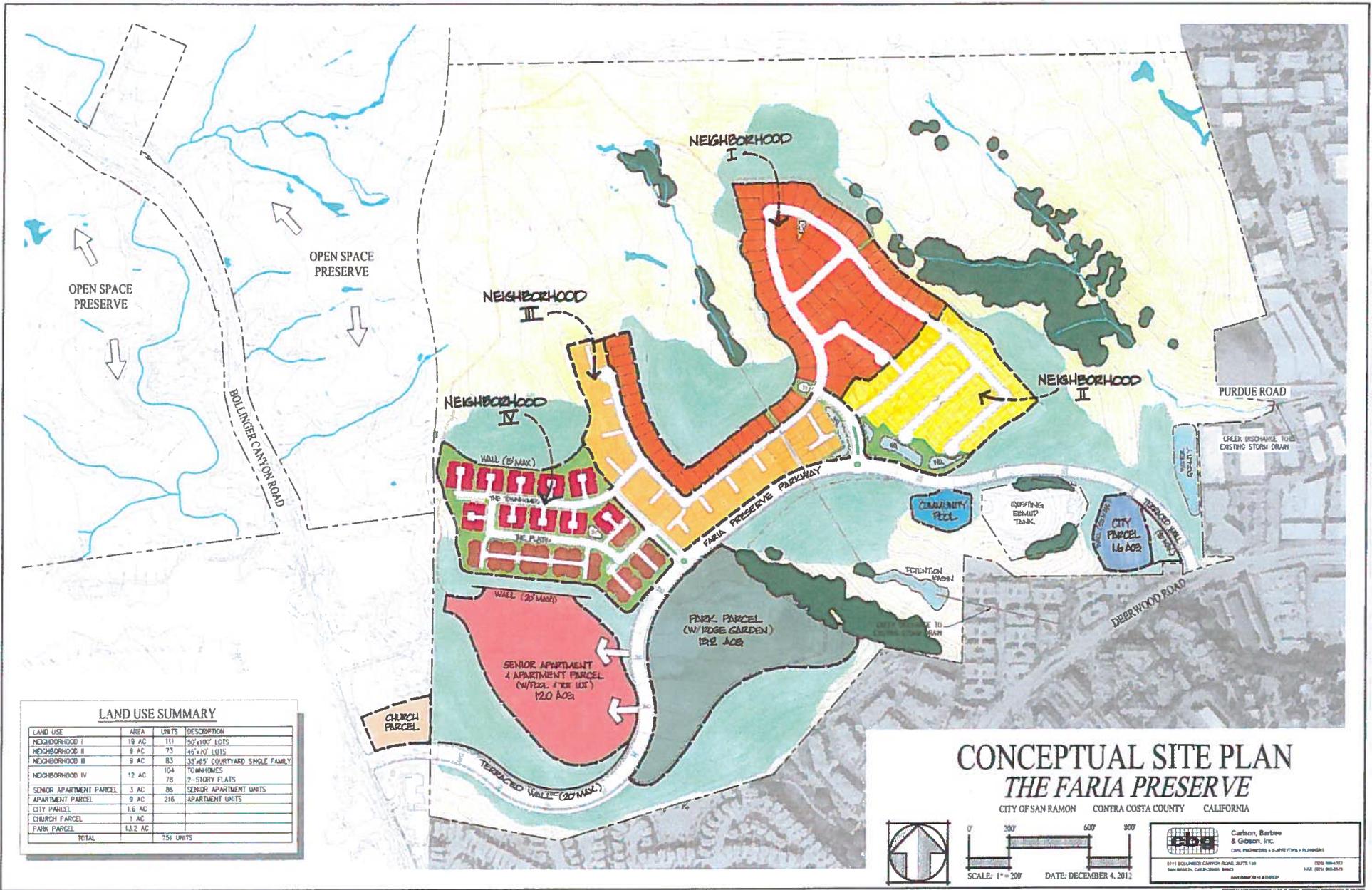
VII. ATTACHMENTS

- A. Vicinity Map
- B. Proposed Conceptual Site Plan, stamp-received December 21, 2012
- C. Revised Faria Preserve Project Plans, stamp-received December 21, 2012



CITY OF SAN RAMON PLANNING SERVICES

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



LAND USE SUMMARY

LAND USE	AREA	UNITS	DESCRIPTION
NEIGHBORHOOD I	19 AC	111	50'x100' LOTS
NEIGHBORHOOD II	9 AC	73	46'x70' LOTS
NEIGHBORHOOD III	9 AC	83	30'x65' COURTYARD SINGLE FAMILY
NEIGHBORHOOD IV	12 AC	104	TOWNHOMES
SENIOR APARTMENT PARCEL	3 AC	78	7-STORY FLATS
APARTMENT PARCEL	9 AC	86	SENIOR APARTMENT UNITS
CITY PARCEL	1.6 AC	216	APARTMENT UNITS
CHURCH PARCEL	1 AC		
PARK PARCEL	13.2 AC		
TOTAL		751 UNITS	

**CONCEPTUAL SITE PLAN
THE FARIA PRESERVE**

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



Carlsson, Barber
& Gibson, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6115 BOLLINGER CANYON ROAD, SUITE 110
SAN RAMON, CALIFORNIA 94583
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SAN RAMON • 11/10/09



FARIA PRESERVE

SAN RAMON, CA

JANUARY 15, 2013

Our Team



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN
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8775 BOLLINGER CANYON ROAD, SUITE 100 SAN RAMON, CALIFORNIA 94583	925 463-1700 FAX 925 463-0607

L A F F E R T Y C O M M U N I T I E S

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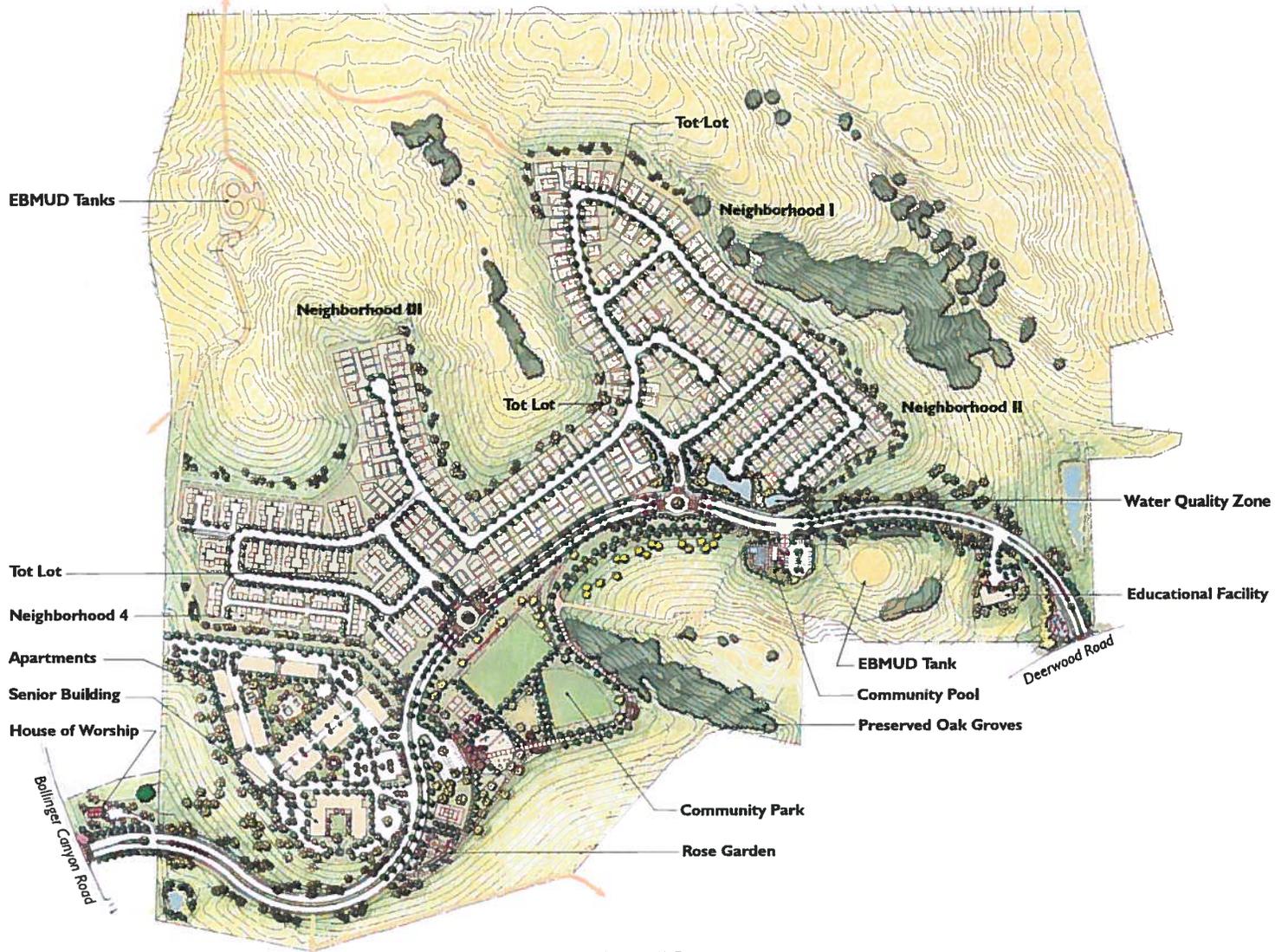
WILLIAM HEZMALHALCH ARCHITECTS
6111 Bollinger Canyon Road, Suite 495 | San Ramon, CA 94583 | 925 463-1700
2850 Redhill Ave. Suite 200 | Santa Ana, CA 92705 | 949 250-0607

ATTACHMENT C



Overall Site Plan
FARIA PRESERVE
 San Ramon, CA



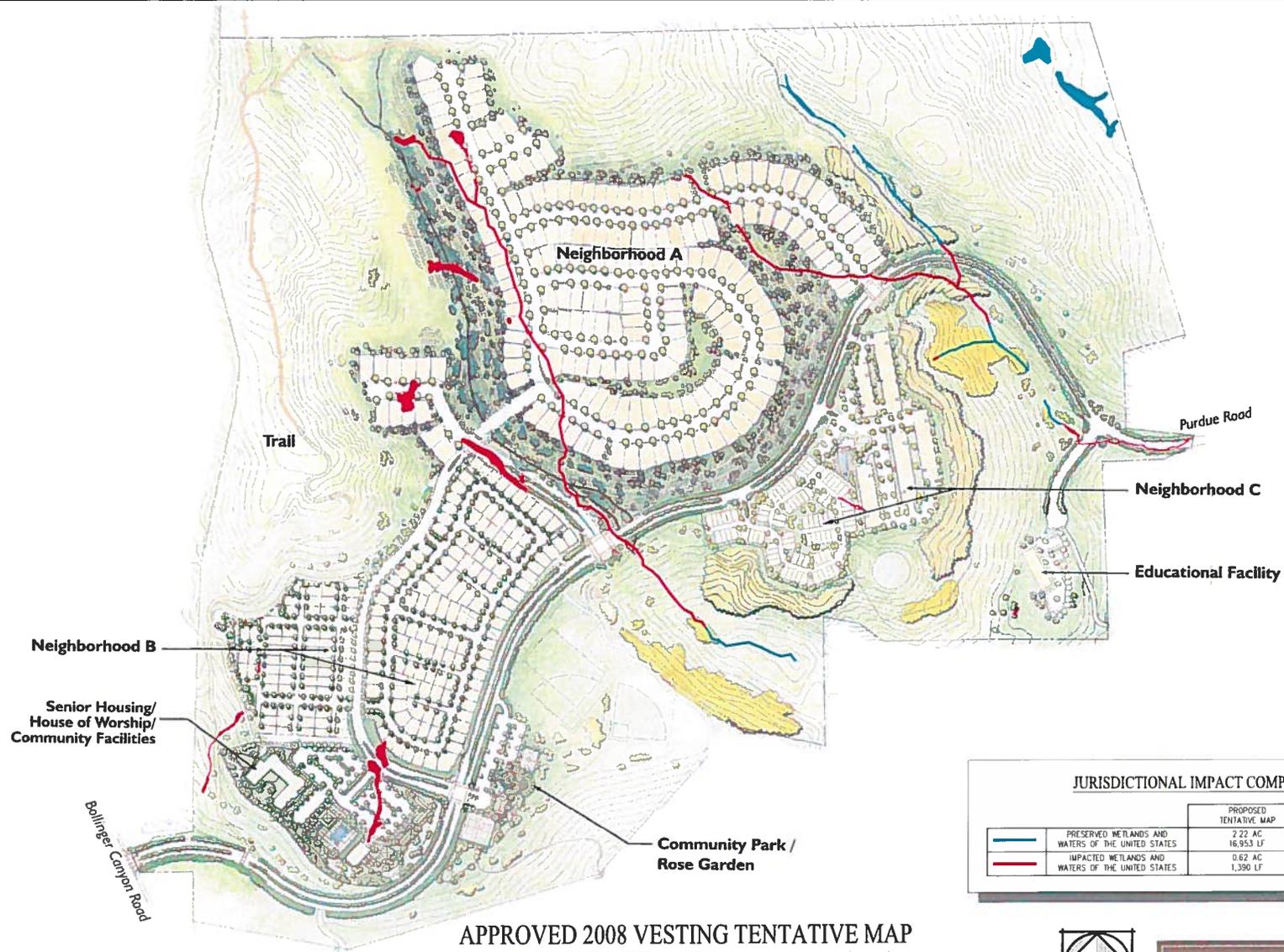


Site Plan
FARIA PRESERVE
 San Ramon, CA



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Neighborhood B
Senior Housing/
House of Worship/
Community Facilities

Neighborhood A

Neighborhood C
Educational Facility

Community Park /
Rose Garden

JURISDICTIONAL IMPACT COMPARISON

	PROPOSED TENTATIVE MAP	APPROVED 2008 TENTATIVE MAP
PRESERVED WETLANDS AND WATERS OF THE UNITED STATES	2.22 AC 16,953 LF	1.90 AC 13,490 LF
IMPACTED WETLANDS AND WATERS OF THE UNITED STATES	0.62 AC 1,390 LF	0.94 AC 4,853 LF

**APPROVED 2008 VESTING TENTATIVE MAP
JURISDICTIONAL IMPACTS
THE FARIA PRESERVE**

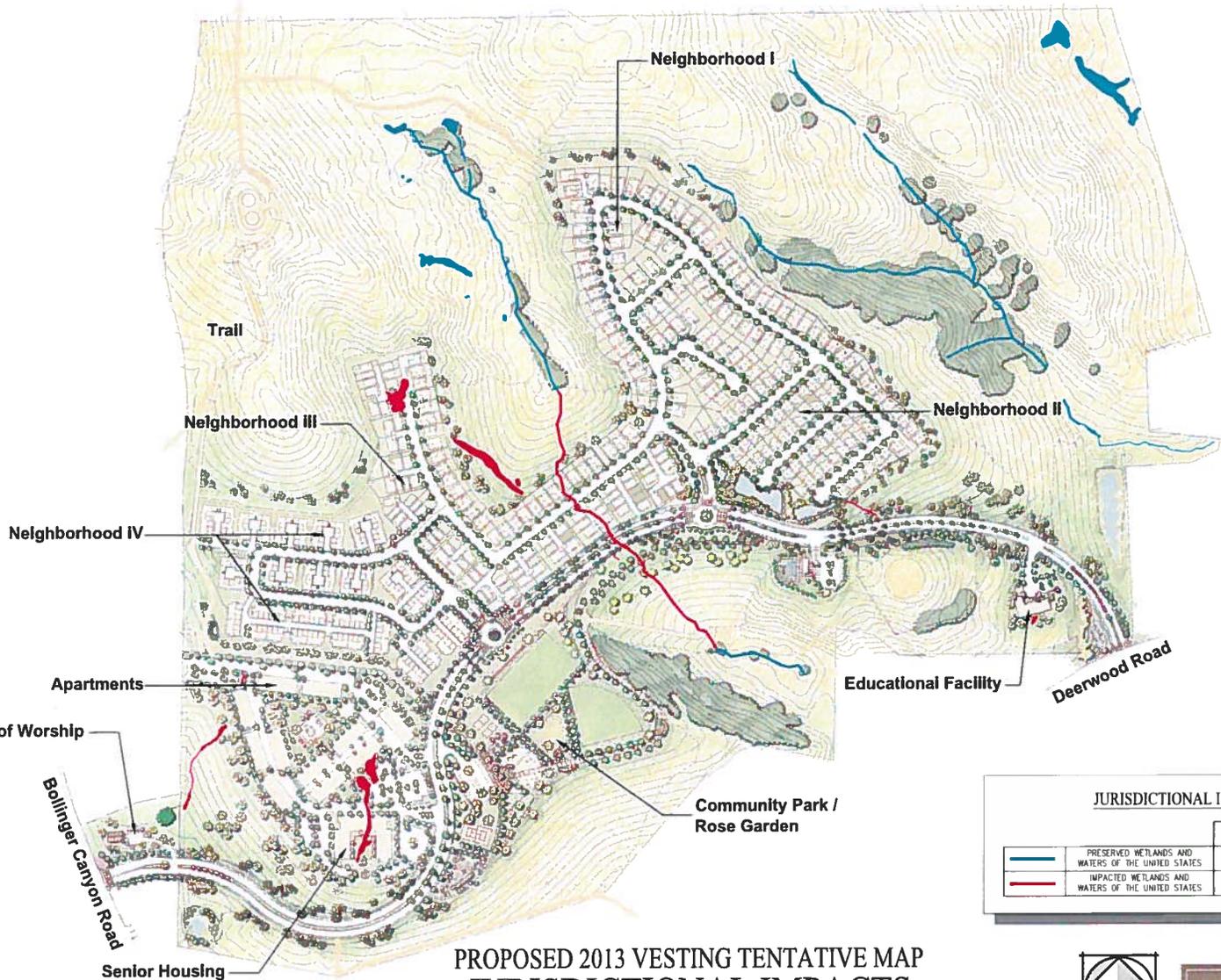
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**LAFFERTY
COMMUNITIES**

APPROXIMATE SCALE: 1" = 200'
DATE: JANUARY 15, 2013

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JURISDICTIONAL IMPACT COMPARISON

	PROPOSED TENTATIVE MAP	APPROVED 2008 TENTATIVE MAP
PRESERVED WETLANDS AND WATERS OF THE UNITED STATES	2.22 AC 16,953 LF	1.90 AC 13,490 LF
IMPACTED WETLANDS AND WATERS OF THE UNITED STATES	0.62 AC 1,390 LF	0.94 AC 4,853 LF

**PROPOSED 2013 VESTING TENTATIVE MAP
 JURISDICTIONAL IMPACTS
 THE FARIA PRESERVE**
 CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

cbg Carlson, Borlase & Urban, Inc.
 1100 BAY STREET, SUITE 1000, SAN RAMON, CA 94583
 TEL: 925.376.1000 FAX: 925.376.1001

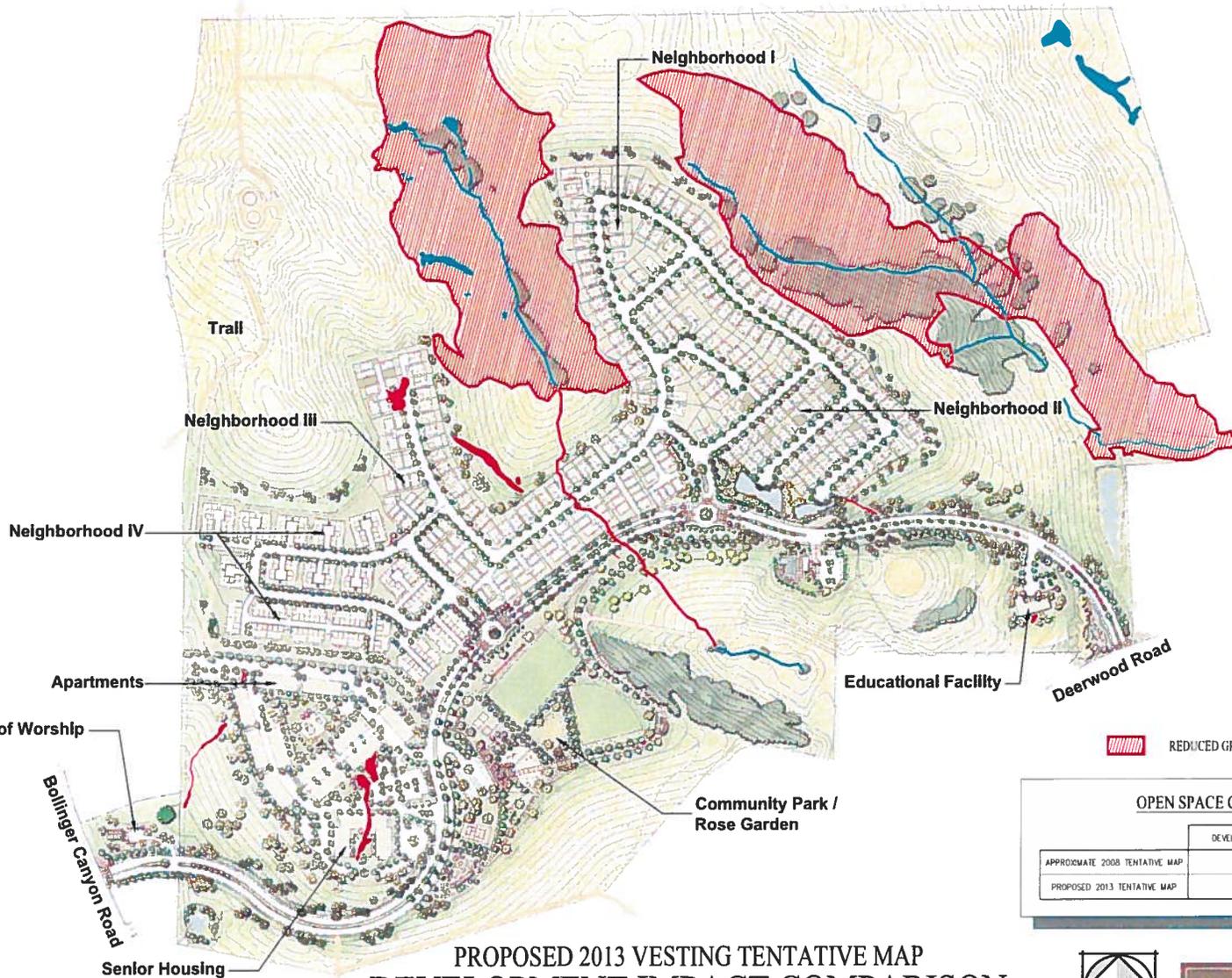
WILLIAM HEZMALHALCH ARCHITECTS INC.

GATES ASSOCIATES
 CONSULTING ENGINEERS AND ARCHITECTS

APPROXIMATE SCALE: 1" = 300'
 DATE: JANUARY 15, 2013

LAFFERTY COMMUNITIES

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 REDUCED GRADING AREA FOR CREEK PRESERVATION

OPEN SPACE CALCULATIONS

	DEVELOPMENT AREA	OPEN SPACE
APPROXIMATE 2008 TENTATIVE MAP	23.2%	76.8%
PROPOSED 2013 TENTATIVE MAP	22.2%	77.8%

**PROPOSED 2013 VESTING TENTATIVE MAP
DEVELOPMENT IMPACT COMPARISON
THE FARIA PRESERVE**
CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

cbg
Carlson, Barton
& Olson, Inc.
201 Park Street, Suite 200, San Ramon, CA 94583
925.375.1100

**WILLIAM HEZMALHALCH
ARCHITECTS INC.**

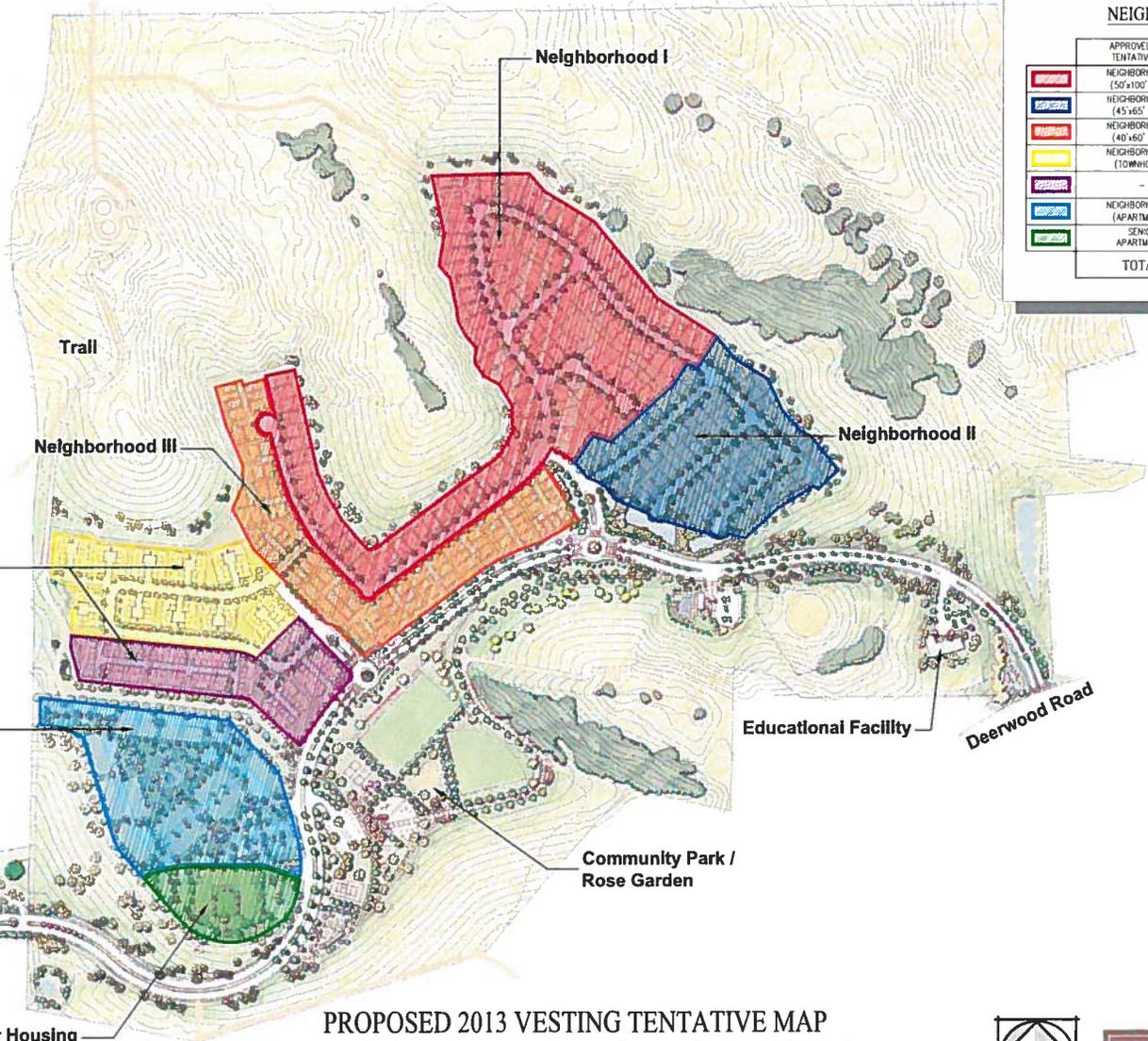
**GATES
+ASSOCIATES**



**LAFFERTY
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APPROXIMATE SCALE: 1" = 200'
DATE: JANUARY 15, 2013

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NEIGHBORHOOD COMPARISON

	APPROVED 2008 TENTATIVE MAP	NO. OF UNITS	PROPOSED TENTATIVE MAP	NO. OF UNITS
	NEIGHBORHOOD A (50'x100' LOTS)	200	NEIGHBORHOOD I (50'x100' LOTS)	111
	NEIGHBORHOOD B (45'x65' LOTS)	132	NEIGHBORHOOD II (46'x70' LOTS)	73
	NEIGHBORHOOD B (40'x60' LOTS)	68	NEIGHBORHOOD III (35'x65' COURTYARD LOTS)	83
	NEIGHBORHOOD C (TOWNHOMES)	84	NEIGHBORHOOD IV (TOWNHOMES)	104
	-	-	NEIGHBORHOOD IV (STACKED FLATS)	78
	NEIGHBORHOOD C (APARTMENTS)	216	APARTMENTS	216
	SENIOR APARTMENTS	86	SENIOR APARTMENTS	86
	TOTAL	786	TOTAL	751

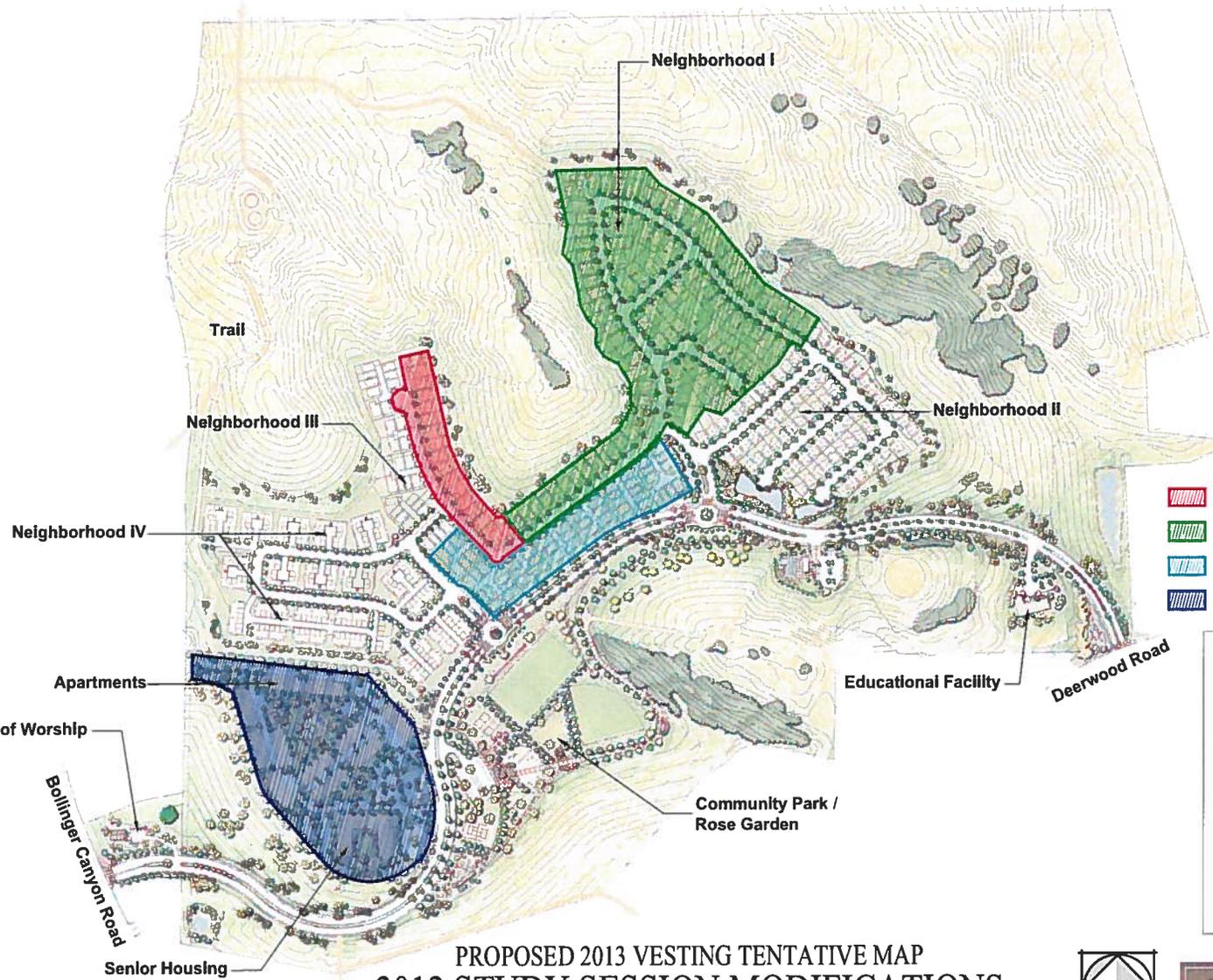
**PROPOSED 2013 VESTING TENTATIVE MAP
NEIGHBORHOOD COMPARISON
THE FARIA PRESERVE**

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



APPROXIMATE SCALE: 1" = 200'
DATE: JANUARY 15, 2013

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LAND PLAN MODIFICATIONS
(FROM OCTOBER 2012 STUDY SESSION)

-  CONVERTED 32 NEIGHBORHOOD III LOTS TO 17 NEIGHBORHOOD I LOTS
-  INCREASED NEIGHBORHOOD I MINIMUM LOT SIZE TO 50'x100'
-  ELIMINATED 8 NEIGHBORHOOD III LOTS
-  ELIMINATED 8 APARTMENT UNITS

NEIGHBORHOOD MODIFICATIONS

PROPOSED TENTATIVE MAP	10/2012	01/2013
NEIGHBORHOOD I (50'x100' LOTS)	98	111
NEIGHBORHOOD II (46'x70' LOTS)	73	73
NEIGHBORHOOD III (35'x65' COURTYARD LOTS)	123	83
NEIGHBORHOOD IV (TOWNHOMES)	104	104
NEIGHBORHOOD IV (STACKED FLATS)	78	78
APARTMENTS	224	216
SENIOR APARTMENTS	86	86
TOTAL	786	751

**PROPOSED 2013 VESTING TENTATIVE MAP
2012 STUDY SESSION MODIFICATIONS
THE FARIA PRESERVE**

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



APPROXIMATE SCALE: 1" = 200'
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Bungalow Front Elevation

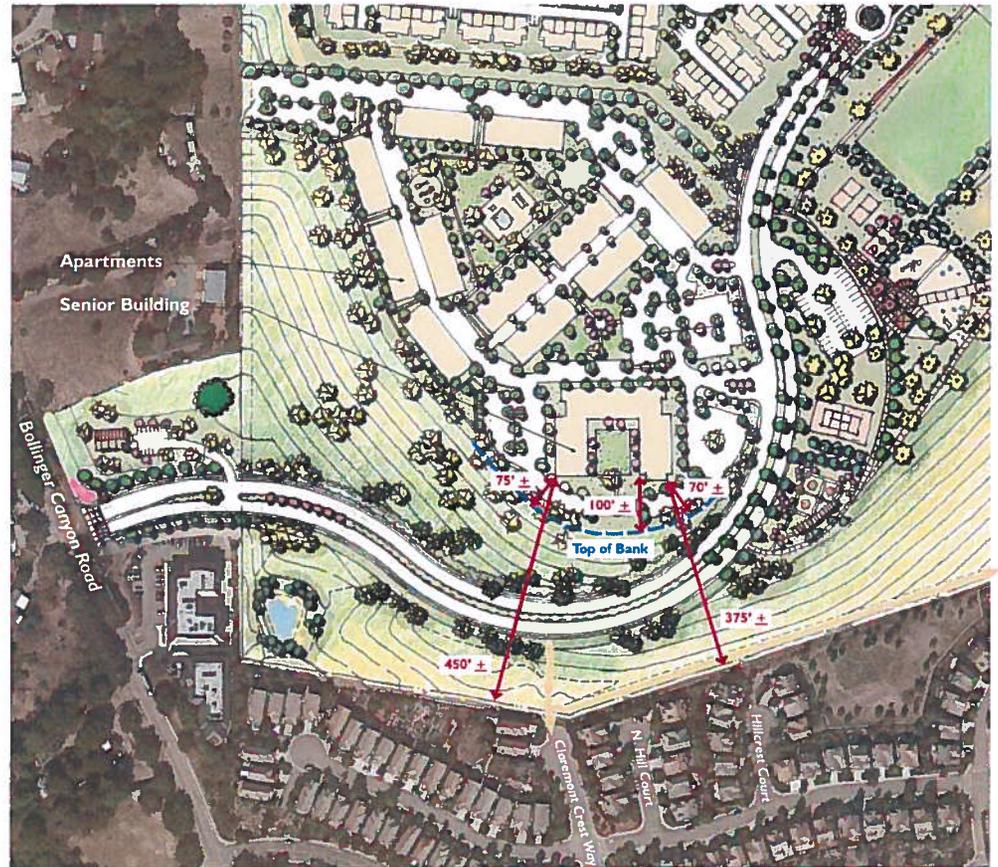


Cottage Front Elevation

Apartment Elevations



Senior Building Elevation

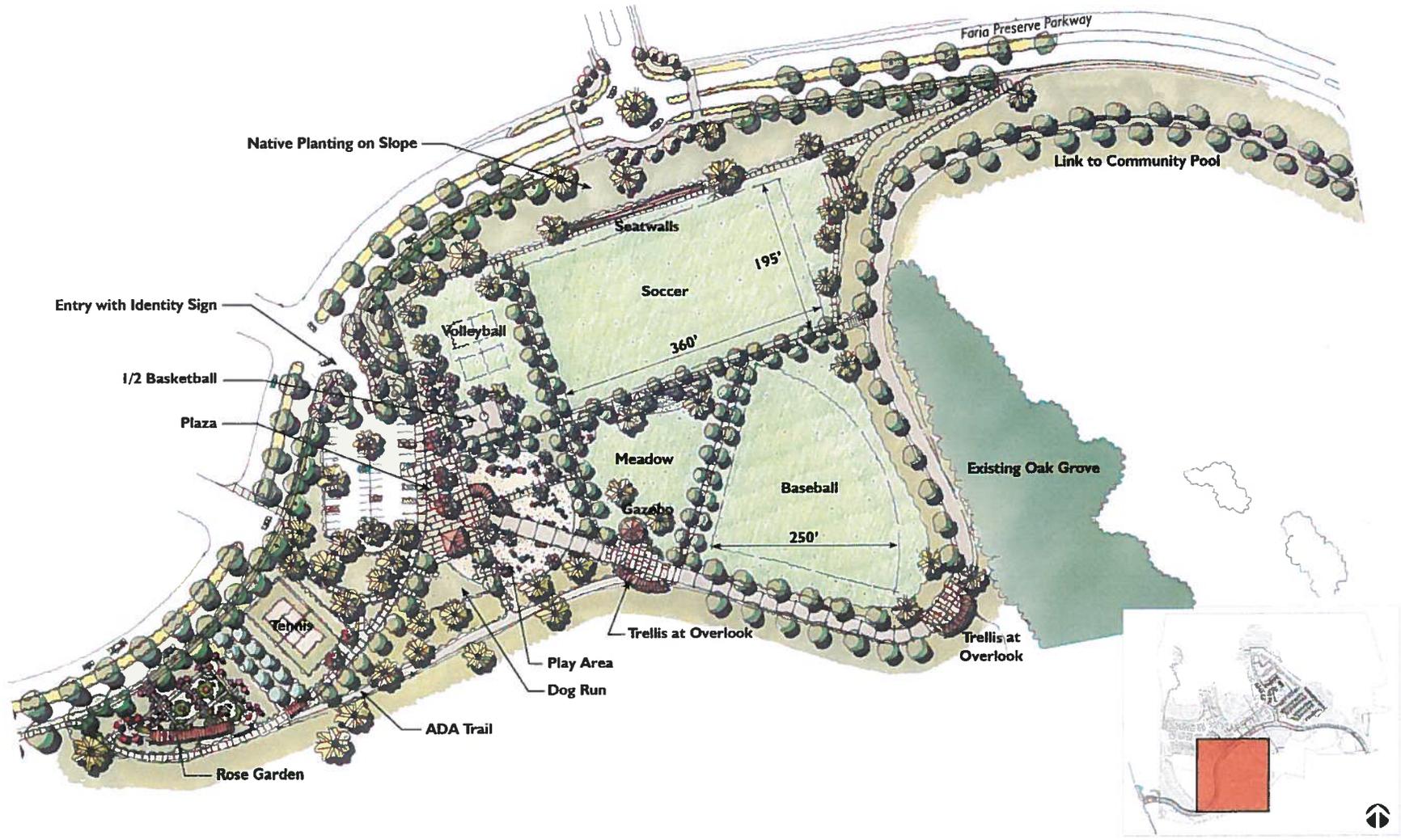


Conceptual Apartment Layout

FARIA PRESERVE

San Ramon, CA





12.7 acre Community Park with 0.5 acre Rose Garden

FARIA PRESERVE

San Ramon, CA

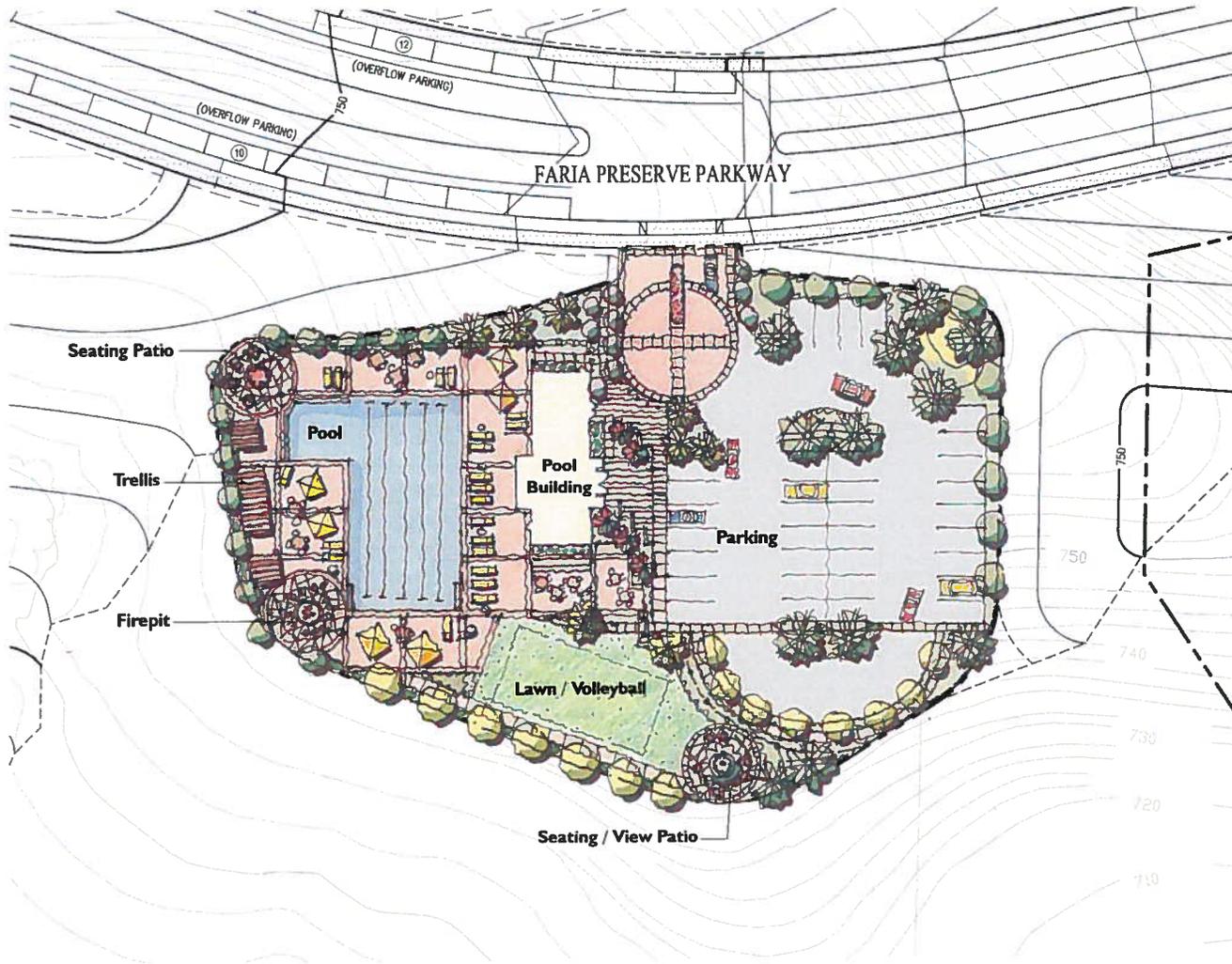


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January 15, 2013



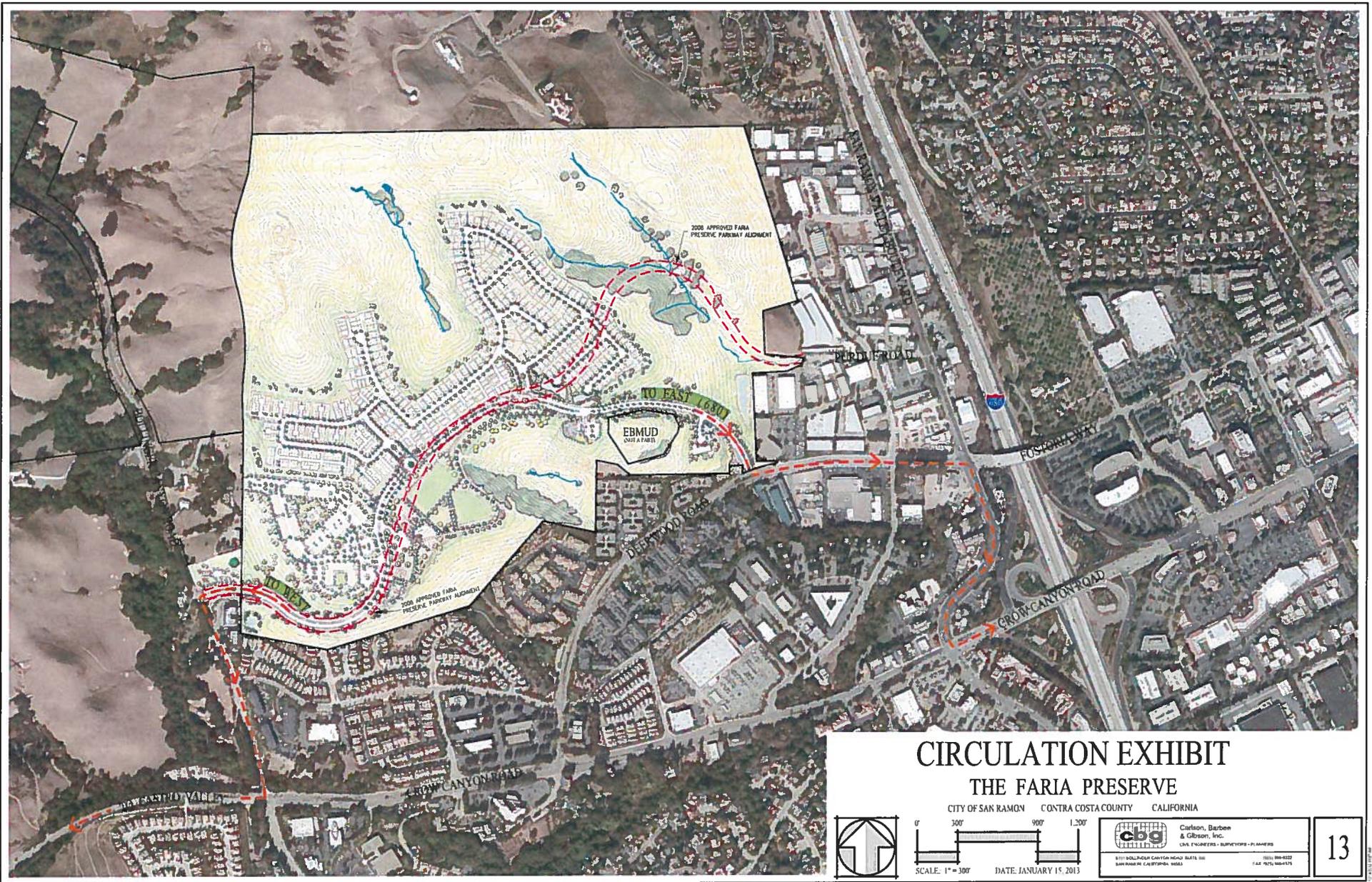


Community Pool Parcel
FARIA PRESERVE
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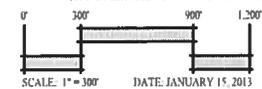




CIRCULATION EXHIBIT

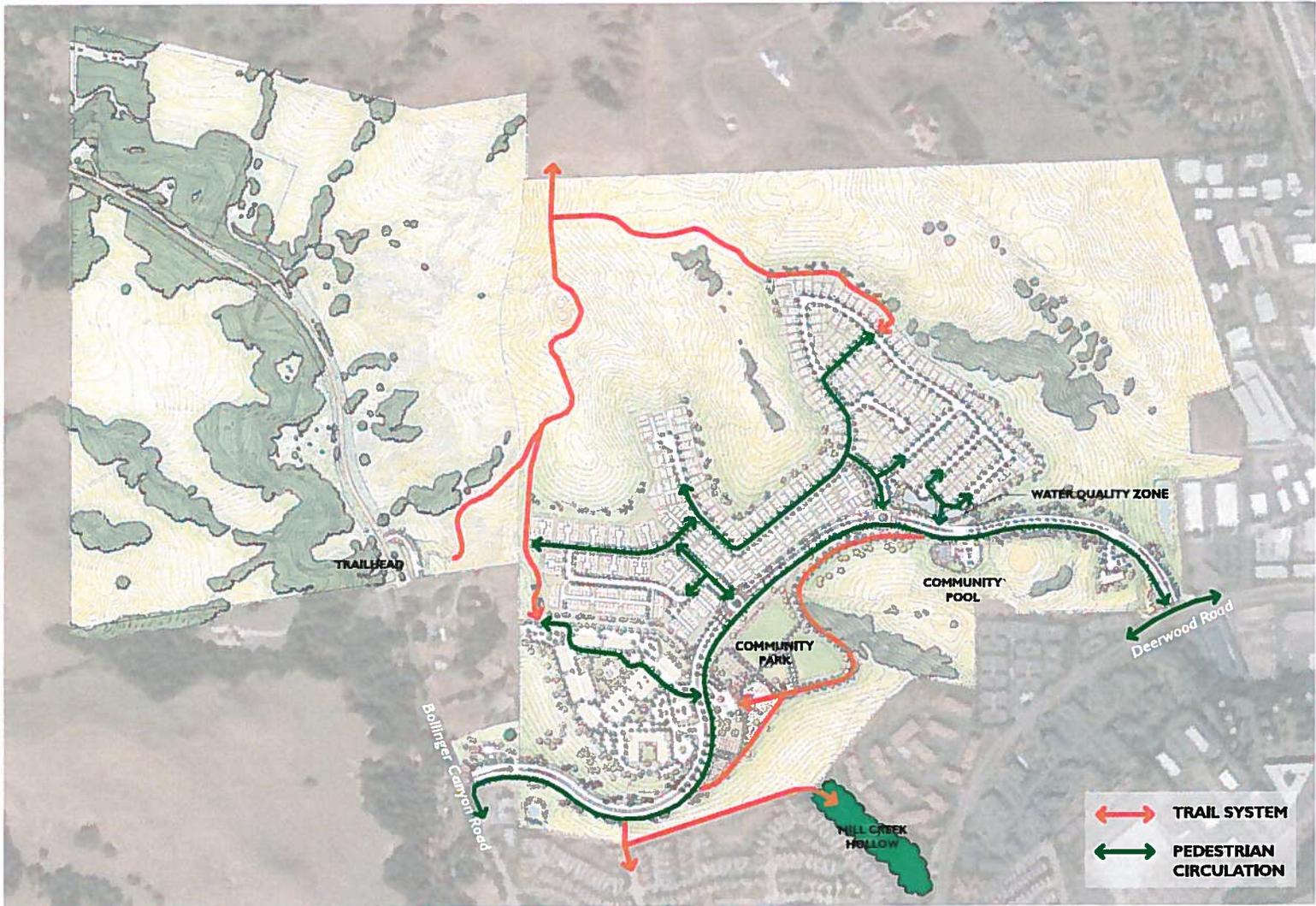
THE FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



	Carlson, Barben & Gibson, Inc.
	<small>CIVIL ENGINEERS - SURVEYORS - PLANNERS</small> <small>8111 BOLDUCAN CANYON ROAD SUITE 100</small> <small>SAN RAMON, CALIFORNIA 94583</small> <small>PHONE 925-388-8222</small> <small>FAX 925-388-4375</small>

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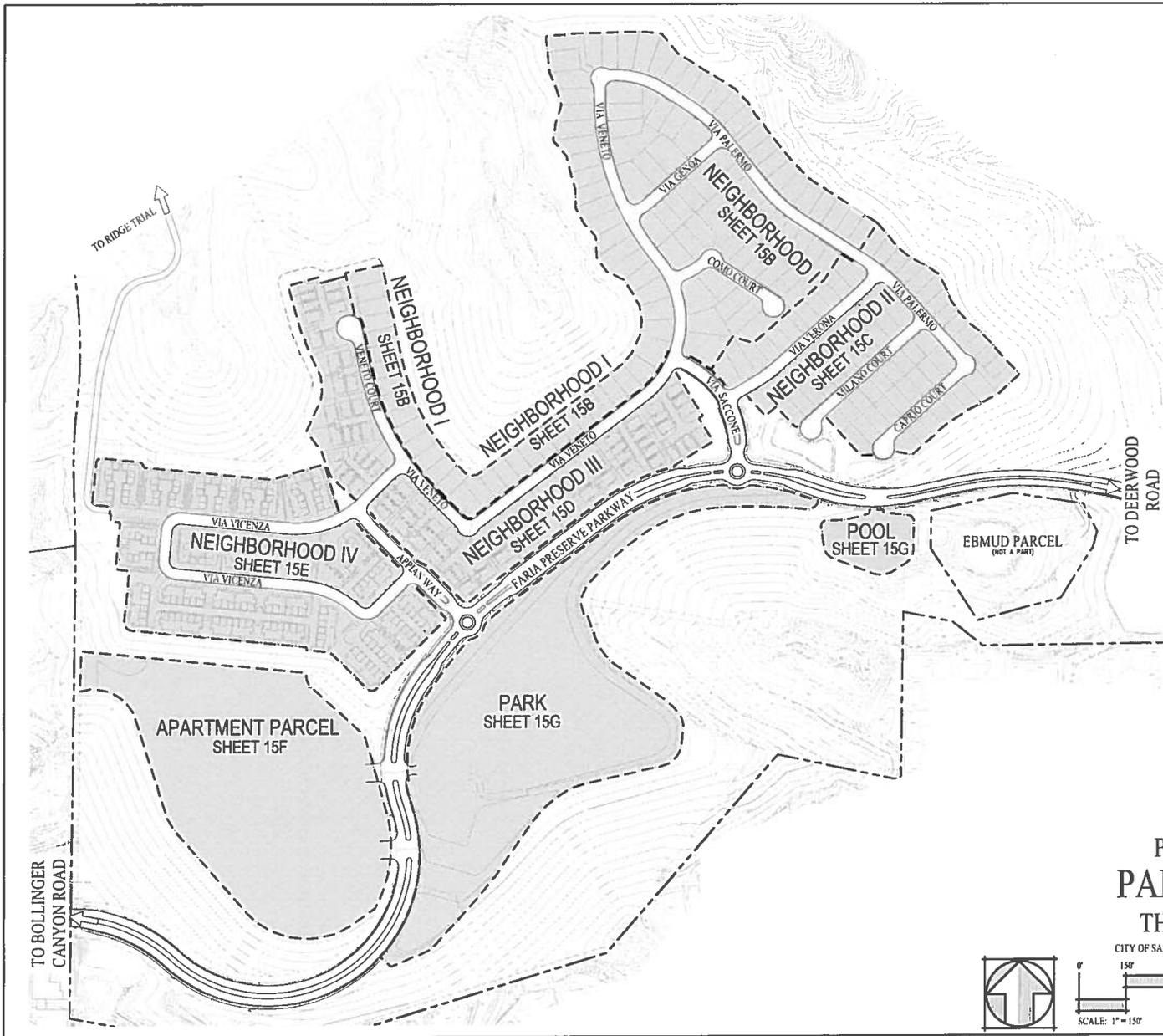


Trail System
FARIA PRESERVE
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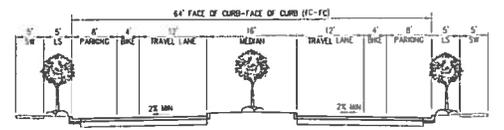
PROJECT PARKING SUMMARY

NEIGHBORHOOD	LOTS/AMTS	PARKING REQUIRED	PARKING PROVIDED
NEIGHBORHOOD I	111 UNITS	222 SPACES	255 SPACES
NEIGHBORHOOD II	73 LOTS	145 SPACES	228 SPACES
NEIGHBORHOOD III	83 LOTS	167 SPACES	236 SPACES
NEIGHBORHOOD IV	182 UNITS	474 SPACES	487 SPACES
APARTMENT PARCEL	302 UNITS	516 SPACES	527 SPACES
COMMUNITY POOL FACILITY	-	24 SPACES	26 SPACES
OTHER (ALONG FARIA PRESERVE PARKWAY)	-	-	65 SPACES
TOTAL	751 UNITS	1,704 SPACES	2,427 SPACES

NOTES:
 1. PARKING REQUIREMENTS LISTED ABOVE ARE BASED UPON THE CITY PARKING ORDINANCE WHICH MEETS OR EXCEEDS THE PARKING REQUIREMENTS SET FORTH BY THE SPECIFIC PLAN IN ALL CASES.



TYPICAL LOCAL STREET SECTION
 NOT TO SCALE

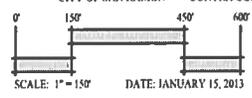


TYPICAL FARIA PRESERVE PARKWAY STREET SECTION
 (FROM WESTERN BOUNDARY TO POOL)
 NOT TO SCALE

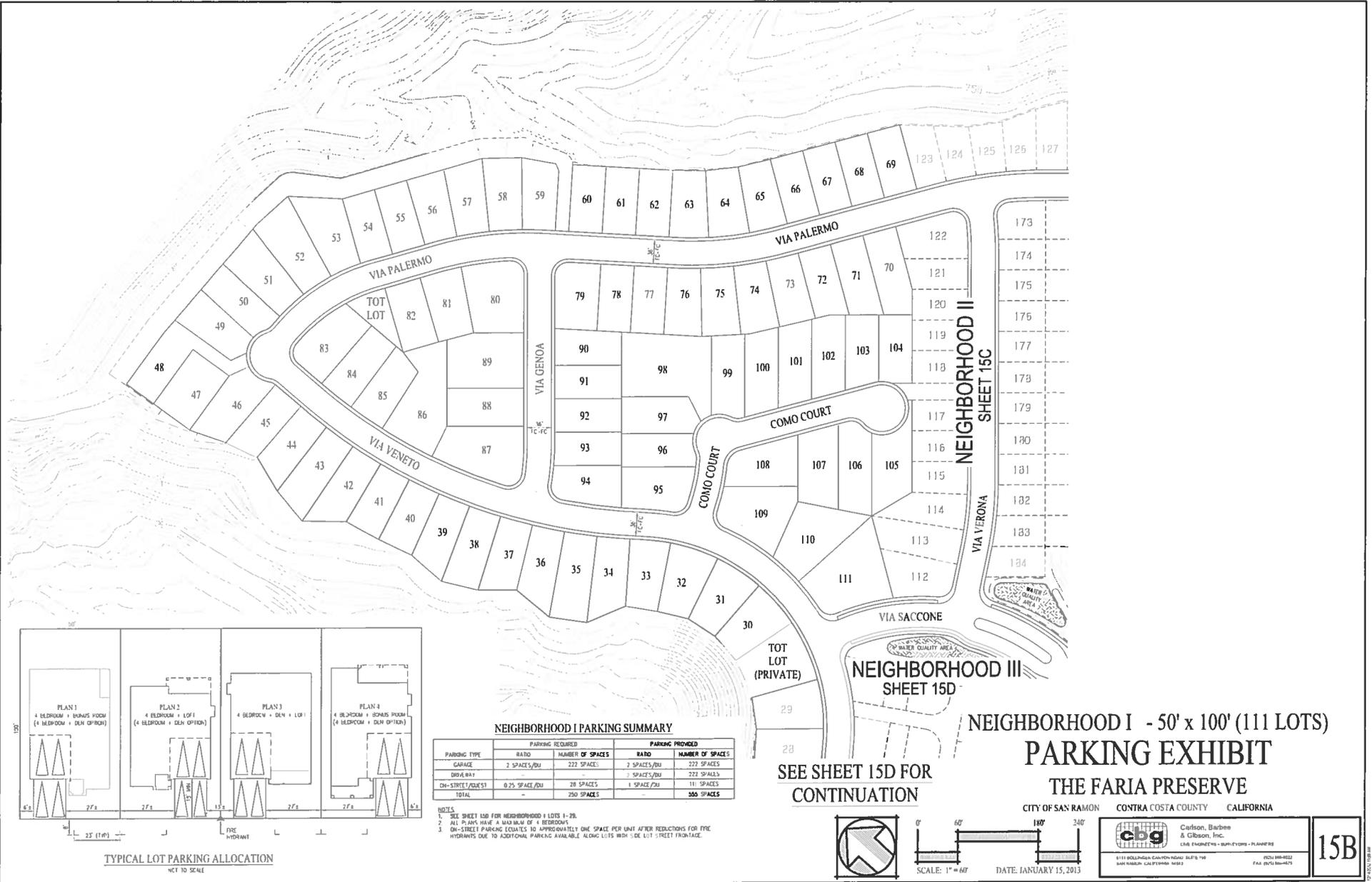
NOTE:
 SECTION NARROWS TO 45' FC-FC EAST OF THE COMMUNITY POOL FACILITY TO THE DEERWOOD ENTRANCE WHICH ELIMINATES ON-STREET PARKING IN THIS AREA.

**PROJECT SUMMARY
 PARKING EXHIBIT
 THE FARIA PRESERVE**

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



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 FAX (925) 386-8275



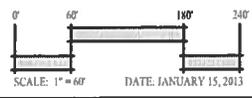
NEIGHBORHOOD I - 50' x 100' (111 LOTS)
PARKING EXHIBIT
 THE FARIA PRESERVE

SEE SHEET 15D FOR CONTINUATION

NEIGHBORHOOD I PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/UNIT	222 SPACES	2 SPACES/UNIT	222 SPACES
DRIVEWAY	-	-	2 SPACES/UNIT	222 SPACES
ON-STREET/ADJST	0.25 SPACE/UNIT	28 SPACES	1 SPACE/UNIT	111 SPACES
TOTAL	-	250 SPACES	-	555 SPACES

- NOTES**
- SEE SHEET 15D FOR NEIGHBORHOOD I LOTS 1-28.
 - ALL PLANS HAVE 4 BEDROOMS.
 - ON-STREET PARKING EQUATES TO APPROXIMATELY ONE SPACE PER UNIT AFTER REDUCTIONS FOR FIRE HYDRANTS DUE TO ADDITIONAL PARKING AVAILABLE ALONG LOTS WITH SIDE LOT STREET FRONTAGE.



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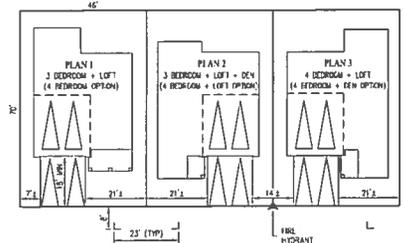
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 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 8111 BOLDWIN DRIVE, SUITE 100, SAN RAMON, CA 94583
 (925) 888-8822 FAX (925) 888-8875



NEIGHBORHOOD II PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
CAPACIT	2 SPACES/DU	146 SPACES	2 SPACES/DU	146 SPACES
DRIVEWAY	-	-	2 SPACES/DU	146 SPACES
ON STREET/DECK	0.25 SPACES/DU	18 SPACES	0.5 SPACES/DU	36 SPACES
TOTAL	-	165 SPACES	-	328 SPACES

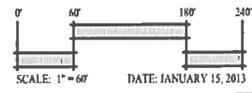
- NOTES**
 1. ALL PLANS HAVE A MAXIMUM OF 4 BEDROOMS.
 2. ON-STREET PARKING EQUATES TO APPROXIMATELY ONE HALF SPACE PER UNIT AFTER REDUCTIONS FOR FIRE HYDRANTS.



TYPICAL LOT PARKING ALLOCATION
 NOT TO SCALE

**NEIGHBORHOOD II - 46' x 70' (73 LOTS)
 PARKING EXHIBIT
 THE FARIA PRESERVE**

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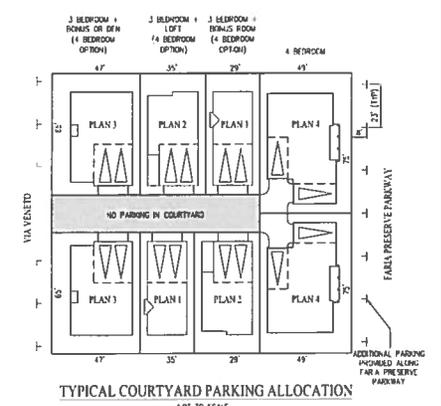
15C

SEE SHEET 15B FOR CONTINUATION

NEIGHBORHOOD III PARKING SUMMARY

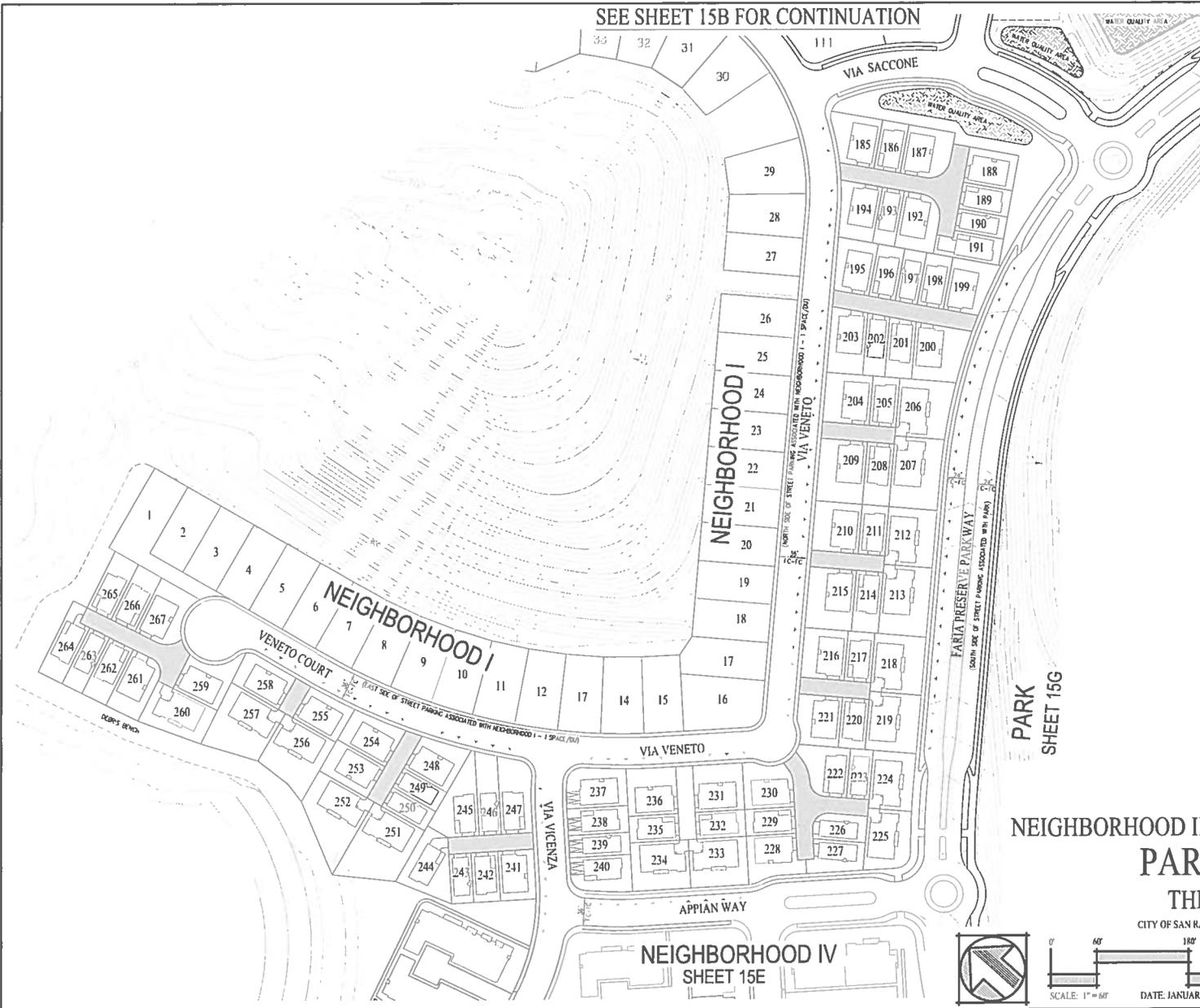
PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
CARAGE	2 SPACES/DU	176 SPACES	2 SPACES/DU	176 SPACES
DRIVEWAY	-	-	-	8 SPACES (LOTS 237-249)
ON-STREET/ALLEY	0.25 SPACES/DU	21 SPACES	0.9 SPACES/DU	83 SPACES
TOTAL	-	187 SPACES	-	256 SPACES

- NOTES:
- SEE SHEET 15B FOR NEIGHBORHOOD I LOTS 30-111 AND NEIGHBORHOOD I PARKING SUMMARY.
 - ALL COURTYARD PLANS ARE "CHIEF FAMILY HOMES".
 - ALL HOMES HAVE A MINIMUM OF 4 BEDROOMS.
 - PROVIDED ON-STREET PARKING MAY BE USED TO ACCOMMODATE GUEST PARKING.
 - LOTS 237-249 HAVE AN 18' LONG DRIVEWAY WHICH ACCOMMODATES 2 DRIVEWAY SPACES EACH.



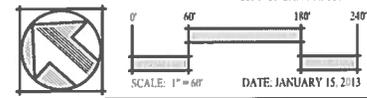
TYPICAL COURTYARD PARKING ALLOCATION
NOT TO SCALE

LEGEND



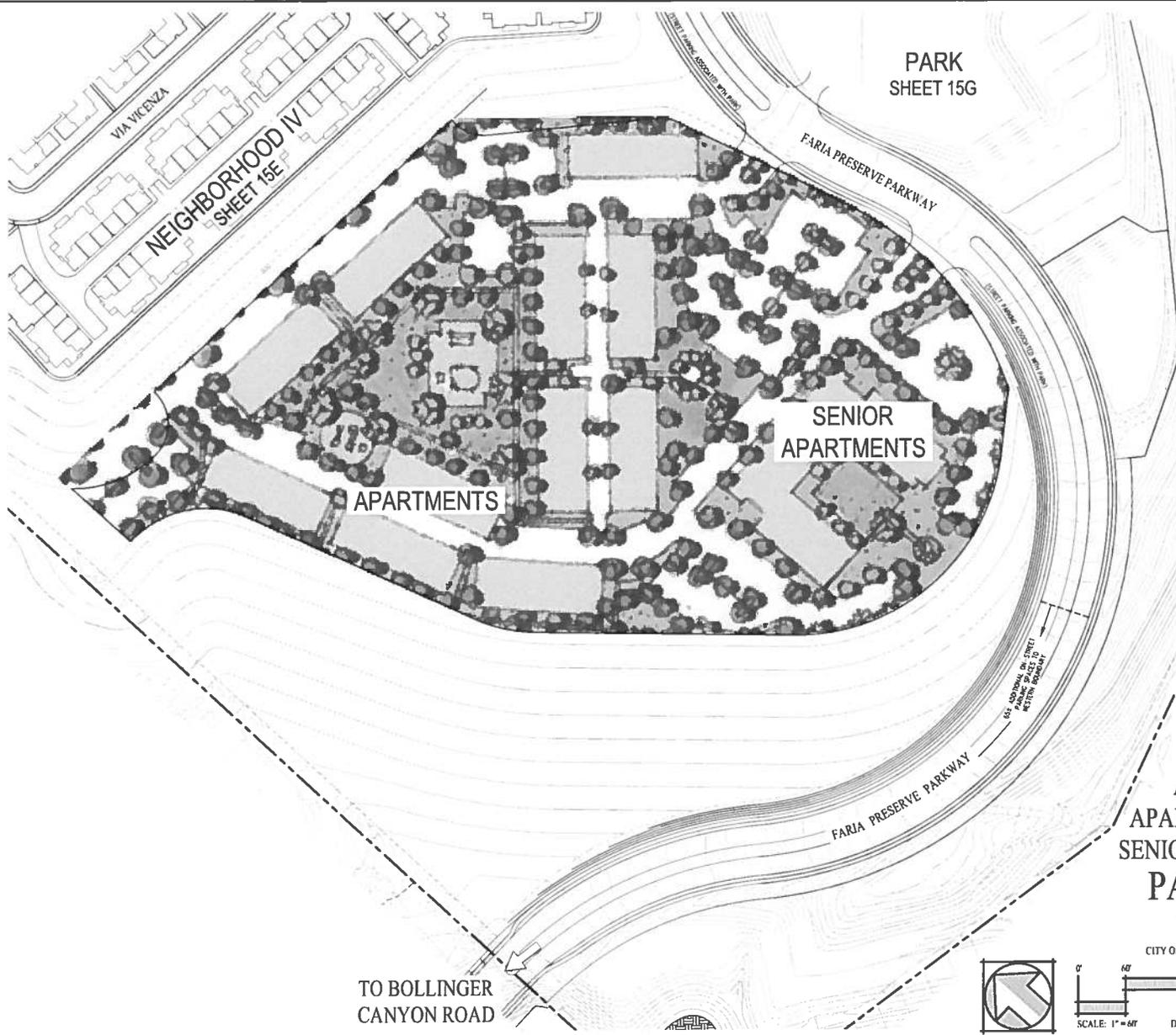
NEIGHBORHOOD III - 35' x 65' COURTYARD (83 LOTS)
PARKING EXHIBIT
THE FARIA PRESERVE

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15D



PARK
SHEET 15G

APARTMENT PARCEL PARKING SUMMARY

	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
APARTMENTS	DEDICATED	1 SPACE/UNIT (1 BR)	84 SPACES	84 SPACES
		2 SPACES/UNIT (2 BR)	264 SPACES	2 SPACES/UNIT
		0.25 SPACE/UNIT	24 SPACES	0.3 SPACE/UNIT
		480 SPACES		413 SPACES
SENIOR APARTMENTS	DEDICATED	1 SPACE/UNIT (1 BR)	80 SPACES	1 SPACE/UNIT
		2 SPACES/UNIT (2 BR)	12 SPACES	2 SPACES/UNIT
		0.25 SPACE/UNIT	22 SPACES	0.25 SPACE/UNIT
		114 SPACES		114 SPACES
SITE TOTAL		594 SPACES		527 SPACES

- NOTES:**
1. SITE APARTMENT UNIT SUMMARY AND SENIOR APARTMENT UNIT SUMMARY FOR NUMBER OF BEDROOMS WITH EACH UNIT AND UNIT QUANTITIES.
 2. DEDICATED PARKING REFERS TO THE MINIMUM REQUIRED NUMBER OF PARKING SPACES THAT MUST BE AVAILABLE TO A GIVEN UNIT. AT LEAST ONE DEDICATED PARKING SPACE MUST BE PROVIDED WITHIN THE ASSOCIATED UNIT'S GARAGE OR COVERED CARPORT.
 3. PROVIDED ON SITE PARKING SHALL BE USED TO ACCOMMODATE GUEST PARKING FOR BOTH THE APARTMENT AND SENIOR APARTMENT BUILDINGS.

APARTMENT UNIT SUMMARY

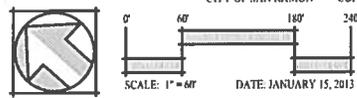
- UNIT SUMMARY:**
- UNIT A: 1 BEDROOM (TYPICAL) OPTION
 - UNIT B: 2 BEDROOM OPTION
 - UNIT C: 3 BEDROOM OPTION
- TOTAL UNITS:**
- 84 UNITS WITH 1 BEDROOM MAX
 - 112 UNITS WITH 2 BEDROOM MAX

SENIOR APARTMENT UNIT SUMMARY

- UNIT SUMMARY:**
- UNIT A: 1 BEDROOM OPTION
 - UNIT B: 2 BEDROOM OPTION
- SITE SUMMARY:**
- 80 UNITS WITH 1 BEDROOM MAX
 - 6 UNITS WITH 2 BEDROOM MAX

**APARTMENT PARCEL -
APARTMENTS (216 UNITS) AND
SENIOR APARTMENTS (86 UNITS)
PARKING EXHIBIT
THE FARIA PRESERVE**

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



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TO BOLLINGER
CANYON ROAD

COMMUNITY PARK PARKING ALLOCATION

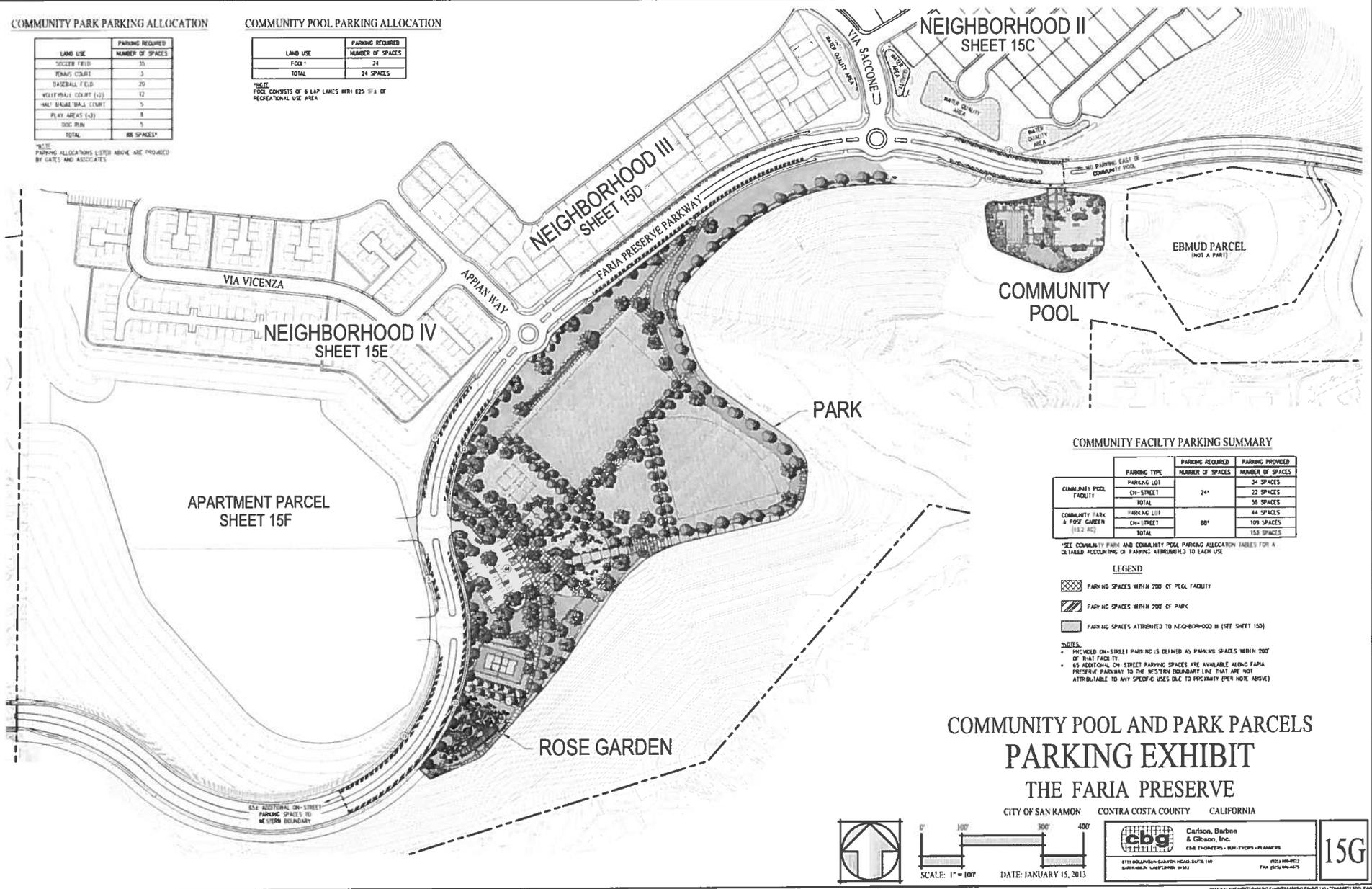
LAND USE	PARKING REQUIRED NUMBER OF SPACES
SOCCER FIELD	35
REAR COURT	3
BASEBALL FIELD	20
VEGETABLE COURT (12)	12
CHILD BRIDGE COURT	5
PLAY AREAS (12)	5
TENNIS COURT	5
TOTAL	85 SPACES*

*SEE PARKING ALLOCATIONS LISTED ABOVE ARE PROVIDED BY CATES AND ASSOCIATES

COMMUNITY POOL PARKING ALLOCATION

LAND USE	PARKING REQUIRED NUMBER OF SPACES
POOL*	24
TOTAL	24 SPACES

*SEE POOL CONSISTS OF 6 LAP LANCES WITH 825 SF OF RECREATIONAL USE AREA



COMMUNITY FACILITY PARKING SUMMARY

FACILITY	PARKING TYPE	PARKING REQUIRED NUMBER OF SPACES	PARKING PROVIDED NUMBER OF SPACES
	ON-STREET		22 SPACES
	TOTAL		56 SPACES
COMMUNITY PARK & ROSE GARDEN (15.2 AC)	PARKING LOT	80*	44 SPACES
	ON-STREET		109 SPACES
	TOTAL		153 SPACES

*SEE COMMUNITY PARK AND COMMUNITY POOL PARKING ALLOCATION TABLES FOR A DETAILED ACCOUNTING OF PARKING ATTRIBUTED TO EACH USE

LEGEND

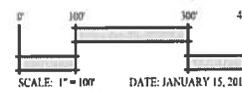
- PARKING SPACES WITHIN 200' OF POOL FACILITY
- PARKING SPACES WITHIN 200' OF PARK
- PARKING SPACES ATTRIBUTED TO NEIGHBORHOOD II (SEE SHEET 15C)

NOTES

- *INCLUDED ON-STREET PARKING IS DEFINED AS PARKING SPACES WITHIN 200' OF THAT FACE IT.
- *65 ADDITIONAL ON-STREET PARKING SPACES ARE AVAILABLE ALONG FARIA PRESERVE PARKWAY TO THE WESTERN BOUNDARY LINE THAT ARE NOT ATTRIBUTABLE TO ANY SPECIFIC USES DUE TO PROXIMITY (SEE NOTE ABOVE)

**COMMUNITY POOL AND PARK PARCELS
PARKING EXHIBIT
THE FARIA PRESERVE**

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15G



**Carlson, Barbee
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CIVIL ENGINEERS • SURVEYORS • PLANNERS

January 15, 2012
Job No.: 1378-090

**THE FARIA PRESERVE
UNIT SUMMARY**

SPECIFIC PLAN ZONING DISTRICT

RESIDENTIAL LAND USE

NWSP-LDR

(density 3 to 6 units per net acre)
Min. Lot size: 5,000 sf
Permitted Use: Detached Single-Family

NWSP-MDR

(density 6 to 14 units per net acre)
Min. Lot Size: 2,000 sf
Permitted Uses: Variety of residential uses,
including townhouses or cluster single-family detached.

NWSP-HDR

(density 14 to 30 units per net acre)
Permitted Uses: Variety of residential uses,
including apartments, condominiums, townhouses

NWSP-VHDR

(density 30 to 50 units per net acre)
Permitted Uses: intensive form of residential
developments

APPROVED TENTATIVE MAP (JULY 2008)				
SP Zoning District	UNITS	AREA (AC)	TYPE	DENSITY
NEIGHBORHOOD LDR Neighborhood A	200	39.4	55' x 100' & 50' x 100'	5.1
NEIGHBORHOOD MDR Neighborhood B1	132	14.7	45' x 65' SFD	9.0
Neighborhood B2	68	6.5	40' x 60' Alley	10.5
sub-total	200	21.2		9.4
NEIGHBORHOOD HDR Neighborhood C2	84	5.2	Townhomes	16.2
Neighborhood C1	216	6.7	Apartments	32.2
sub-total	300	11.9		25.2
NEIGHBORHOOD VHDR Neighborhood D	86	2.0	Senior Apartments	43.0
TOTAL	786	74.5		10.6

CURRENT FARIA PROPOSED PLAN					
SP Zoning District	OCT 2012 UNITS	JANUARY 2013			
		UNITS	AREA (AC)	TYPE	DENSITY
NEIGHBORHOOD LDR Neighborhood 1	98	111	19.5	50' x 100'	5.7
NEIGHBORHOOD MDR Neighborhood 2	73	73	8.9	46' x 70' SFD	8.2
Neighborhood 3	123	83	9.1	35' x 65' Courtyard SFD	9.1
Neighborhood 4B	78	78	5.7	condos/flats	13.7
sub-total		234	23.7		9.9
NEIGHBORHOOD HDR Neighborhood 4A	104	104	6.6	Townhomes	15.8
Neighborhood 5A	224	216	8.4	Apartments	25.7
sub-total		320	15.0		21.3
NEIGHBORHOOD VHDR Neighborhood 5B	86	86	3.6	Senior Apartments	23.9
TOTAL	786	751	61.8		12.2

TOTAL PROJECT AREA : 289 AC
(Within Urban Growth Boundary)

TOTAL UNITS (2008) : 786

TOTAL UNITS (PROPOSED) : 751

GROSS DENSITY (2008) : 2.72

GROSS DENSITY (PROPOSED) : 2.60

OCTOBER 2012 LAND PLAN MODIFICATIONS

- 8 REMOVE 8 APARTMENT UNITS
- 4 REMOVE 4 NEIGHBORHOOD 1 LOTS AND INCREASE SIZE TO 50'x100'
- 8 REMOVE 8 NEIGHBORHOOD 3 LOTS TO ACCOMMODATE INCREASE SIZE TO 50'x100'
- 15 REPLACE 32 NEIGHBORHOOD 3 LOTS WITH 17 NEIGHBORHOOD 1 LOTS

TOTAL UNIT REDUCTION -35