



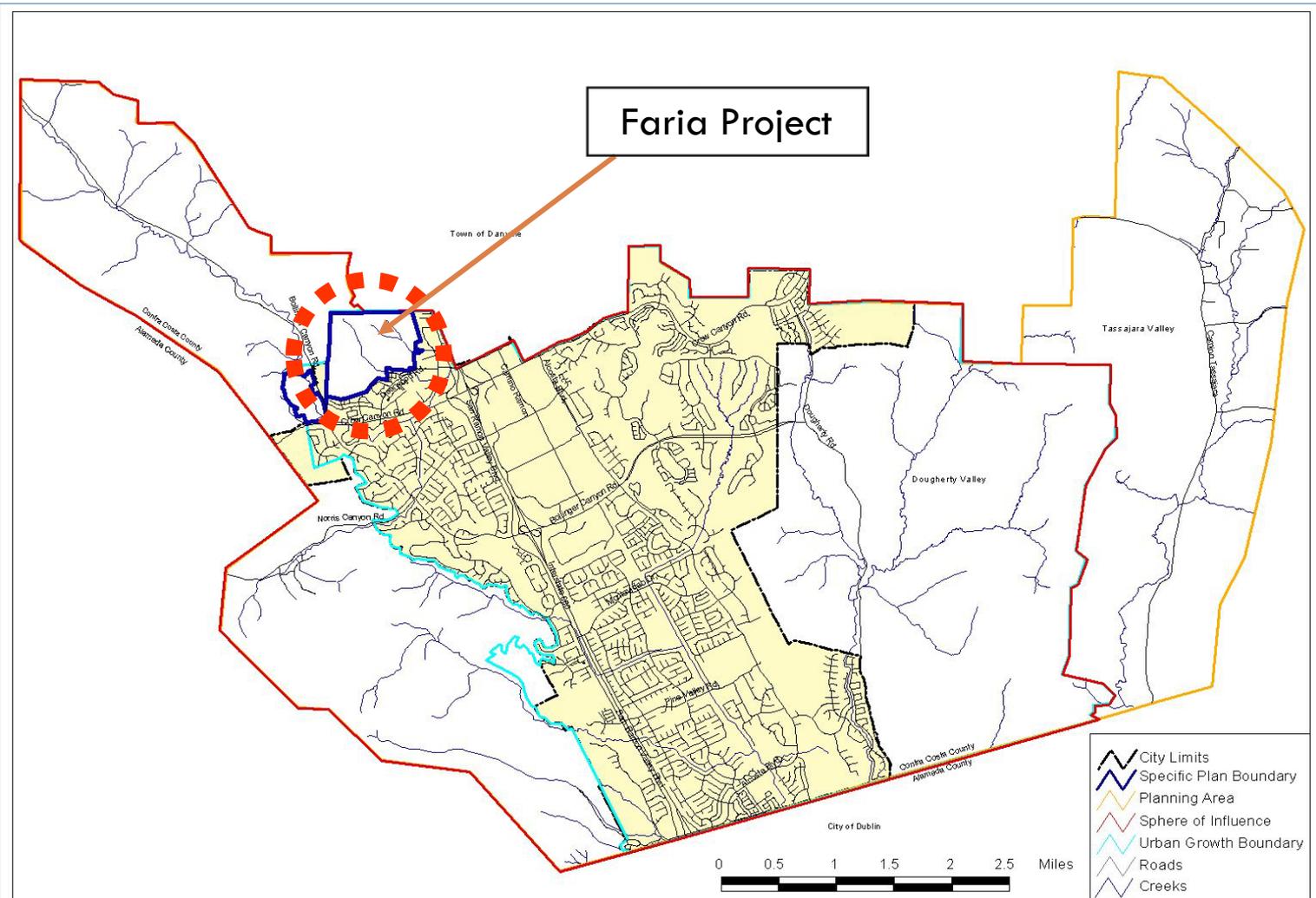
2013

# FARIA PRESERVE PROJECT

Planning Commission Workshop

January 15, 2013

# Project Site





# Workshop Format



# Workshop Format

- Provide brief background information and history of Faria Preserve Project
- Provide forum for Applicant to present Project modifications since the October 16, 2012 Joint CC/PC Workshop and to continue to receive input on their conceptual site plan.
- Outline next steps for review of Project

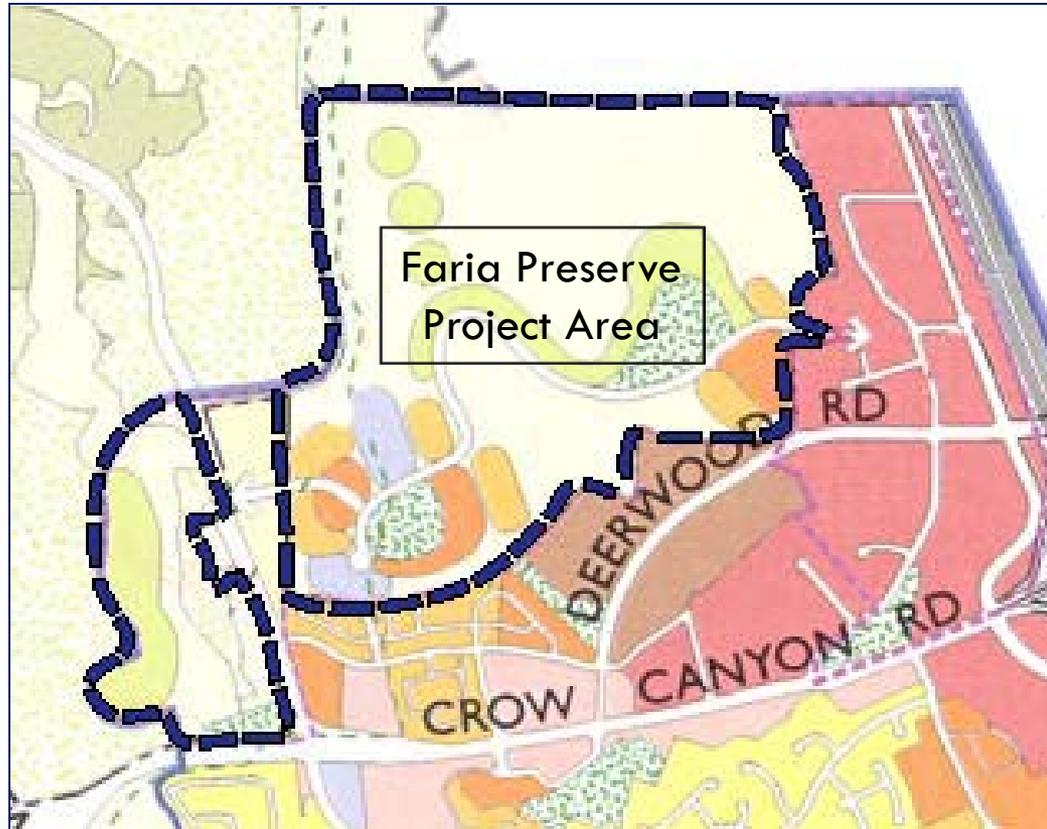
# Background and History

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

# Background and History

- GP 2020, voter-approved in March 2002.
  - ▣ Established the 354-acre NWSP area
  - ▣ Established land use framework for NWSP
    - 786-housing unit cap
    - Min. 25% of units built as affordable
    - Min. 75% of area maintained for public amenities and open space including Educational Site, Community Park, Rose Garden and House of Worship
    - Allows grading of two ridgelines
  - ▣ Established an Urban Growth Boundary (UGB)

# Background: GP 2020 and Faria Land Use



# Background and History (cont.)

- 2004 through 2006: Claremont Homes files Faria Project applications, the NWSP and Project EIR is completed, and public hearings are conducted.
- 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 290-acre site.

# Background: 2006 Approved Faria Project

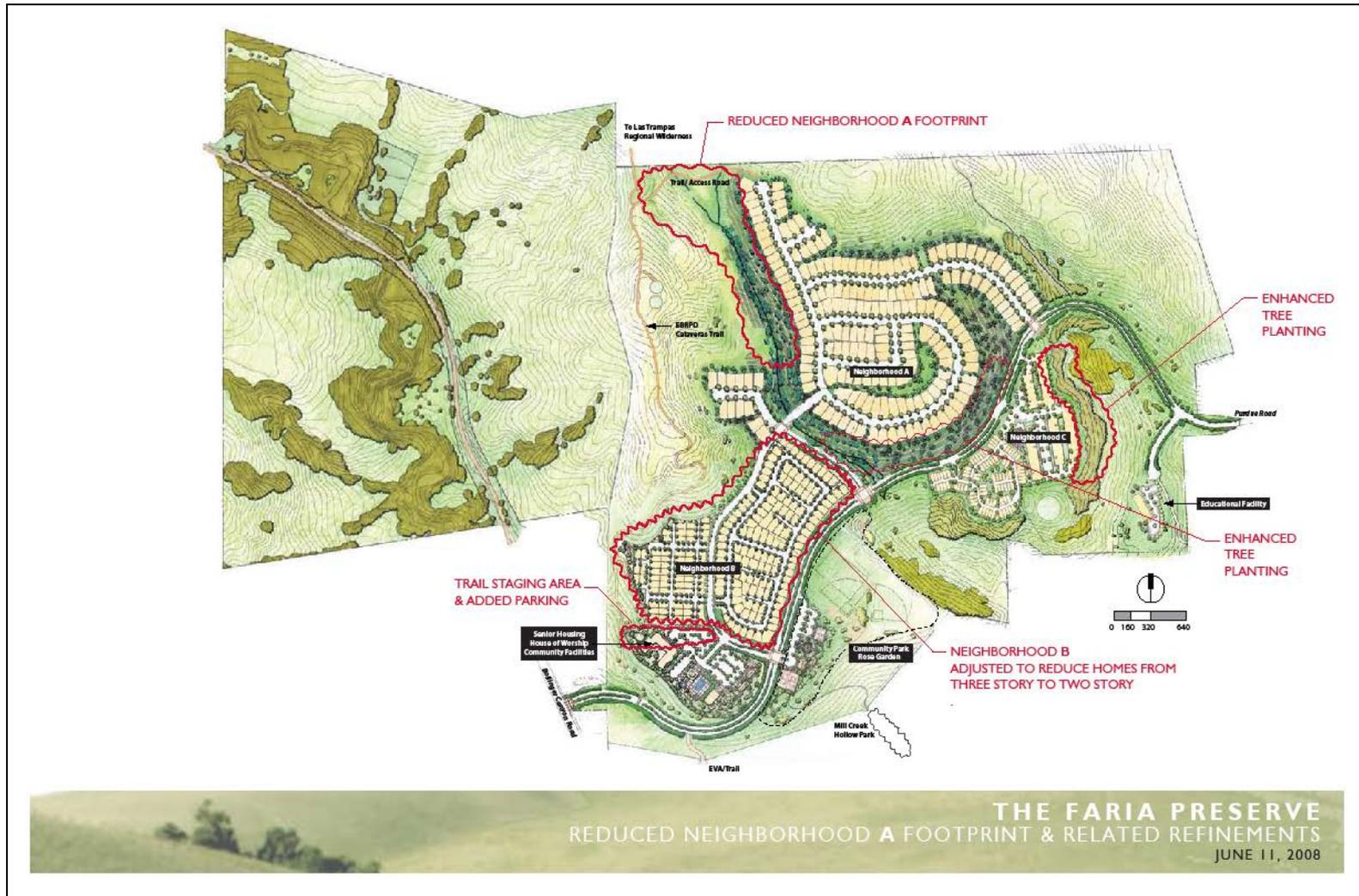
- 786 units
- Approx. 218-acres of non-residential public facilities and open space
  - 12.7-acre community park
  - 0.5-acre rose garden
  - 1.6-acre educational site
  - Up to 6-acre house of worship
- Four residential neighborhoods
- Dedication of 144-acres of off-site open space



# Background and History (cont.)

- December 2006: East Bay Regional Park District and Sierra Club filed two lawsuits challenging certain approvals of the Project.
- June 2008: The City Council approved modifications and refinements to the Project to implement the Settlement Agreements.
  - ▣ Reduced footprint of Neigh. A, adjust boundaries of Neigh. B and D
  - ▣ Expansion of permanent open space in the NW corner of the Project
  - ▣ Shifting of the re-created creek and riparian corridor
  - ▣ New EBRPD trail staging area
  - ▣ Increase landscaping to enhance visual shielding

# Background: 2008 Faria Project Refinements



# Background: Since 2008

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- Applicants working with Resource Agencies to address Project comments.
- GP 2030 adopted in 2011; no policy changes in GP2030 related to NWSP or Project area.

# 2012/13 Project Proposal

- In 2012, Lafferty Communities acquires the Faria Project, submits a revised conceptual site plan, and a new Vesting Tentative Map, Development Plan Amendment, and Architectural Review applications.
- Concurrently, Lafferty is working with the Resource Agencies to address the Agencies' Project comments.
- A joint CC/PC workshop was held on October 16, 2012 to introduce and receive feedback on the revised Project.

# 10/16 Workshop: CC/PC Comments

- Parking Adequacy
- Concern regarding increased residential density; proposing same number of units on smaller development footprint.
- Development Standards such as setbacks, lot size shall be met.
- Identify where affordable units will be located.
- Purdue Road Project vs. Deerwood Road entry point and its impact to the neighborhood.

# 10/16 Workshop: PC/CC Comments (cont.)

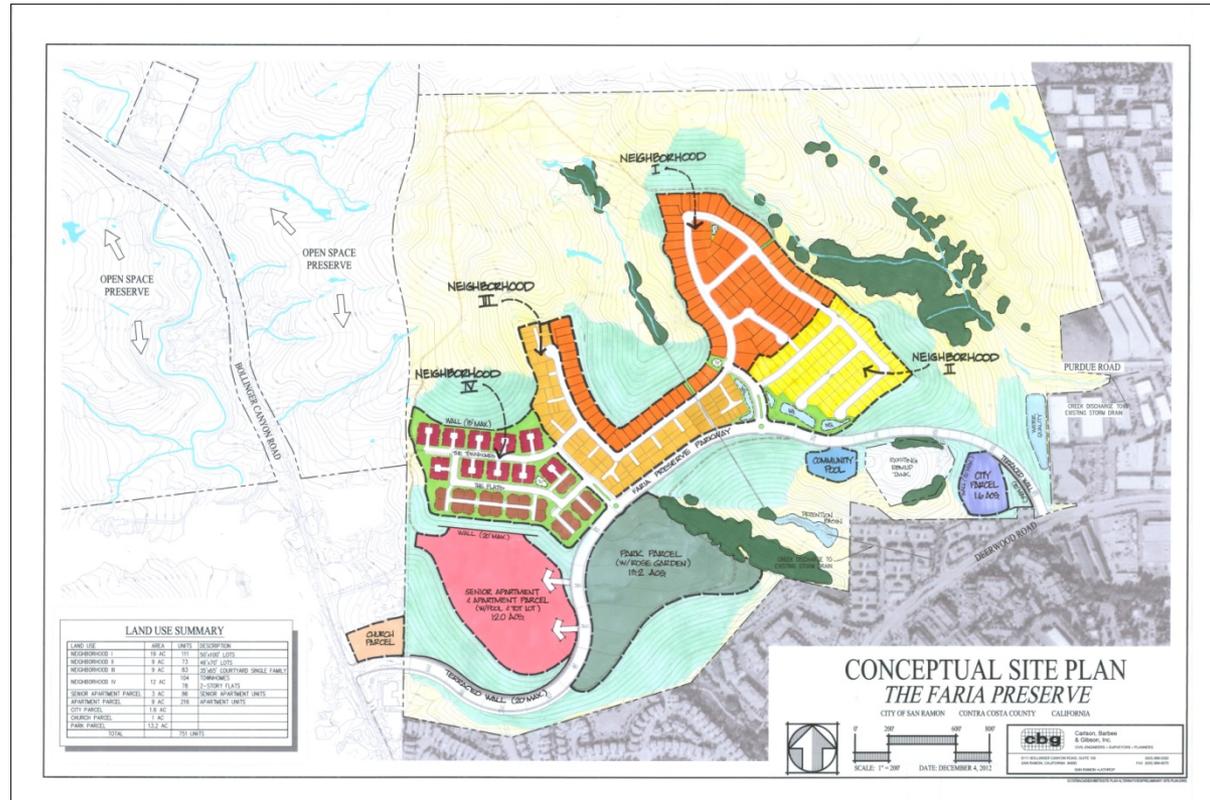
- Contact interested parties to discuss project changes.
- Provide more trail connections, especially on east side of Project area.
- Analyze costs of long-term maintenance of drainage channels and prepare a Project fiscal analysis.
- Impacts to the streams and drainage corridors
- Impacts to surrounding schools.
- Single-story SFDU product type; homes should be reduced in size if lots are proposed to be smaller.

# 10/16 Workshop: Comments From the Public

- Concern for increased traffic, noise, and other traffic/circulation safety issues.
- Concern regarding 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.

# 2013 Modified Conceptual Site Plan

- 751 units (64-acres)
- 225-acres of non-residential public facilities and open space
  - 12.7-acre community park
  - 0.5-acre rose garden
  - 1.6-acre educational site
  - 1-acre church parcel
- Four residential neighborhoods
- Dedication of 144-acres of off-site open space



# 2013 Project Review Requirements

- Conformance with the NWSP/GP
  - ▣ Development standards such as lot size, density, height, adequacy of parking, etc.
  - ▣ Ridgeline, Creek, and Hillside policies
- Application completeness for VTM, DPA, and AR
- Analysis of potential environmental impacts associated with proposed revisions
  - ▣ Traffic and Circulation
  - ▣ Visual
  - ▣ Noise, etc.

# Review: Workshop Format

- Provide brief Project background and history
- Lafferty Communities presentation on revised Project and modifications since October workshop
- Questions
- Initial comments, if any, on broad topical issues. \*Project-level comments to be received at later date, as part of public hearing process once applications are deemed complete.
- Public Comments

# Project's Next Steps

- Initiate environmental analysis of proposed revisions—including traffic, visual, noise, greenhouse gas review, etc.
- Application completeness
- Project review at various City Boards and Committees
- Public hearing process for VTM, DPA, & AR (tentatively Summer 2013).
- Public review of environmental review document
- Project Determination
  - Planning Commission is decision-making body for VTM, DPA, & AR applications and environmental review
  - Decision appealable to City Council



2013  
FARIA PRESERVE PROJECT  
(END)

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# October 16, 2012 Conceptual Site Plan

