

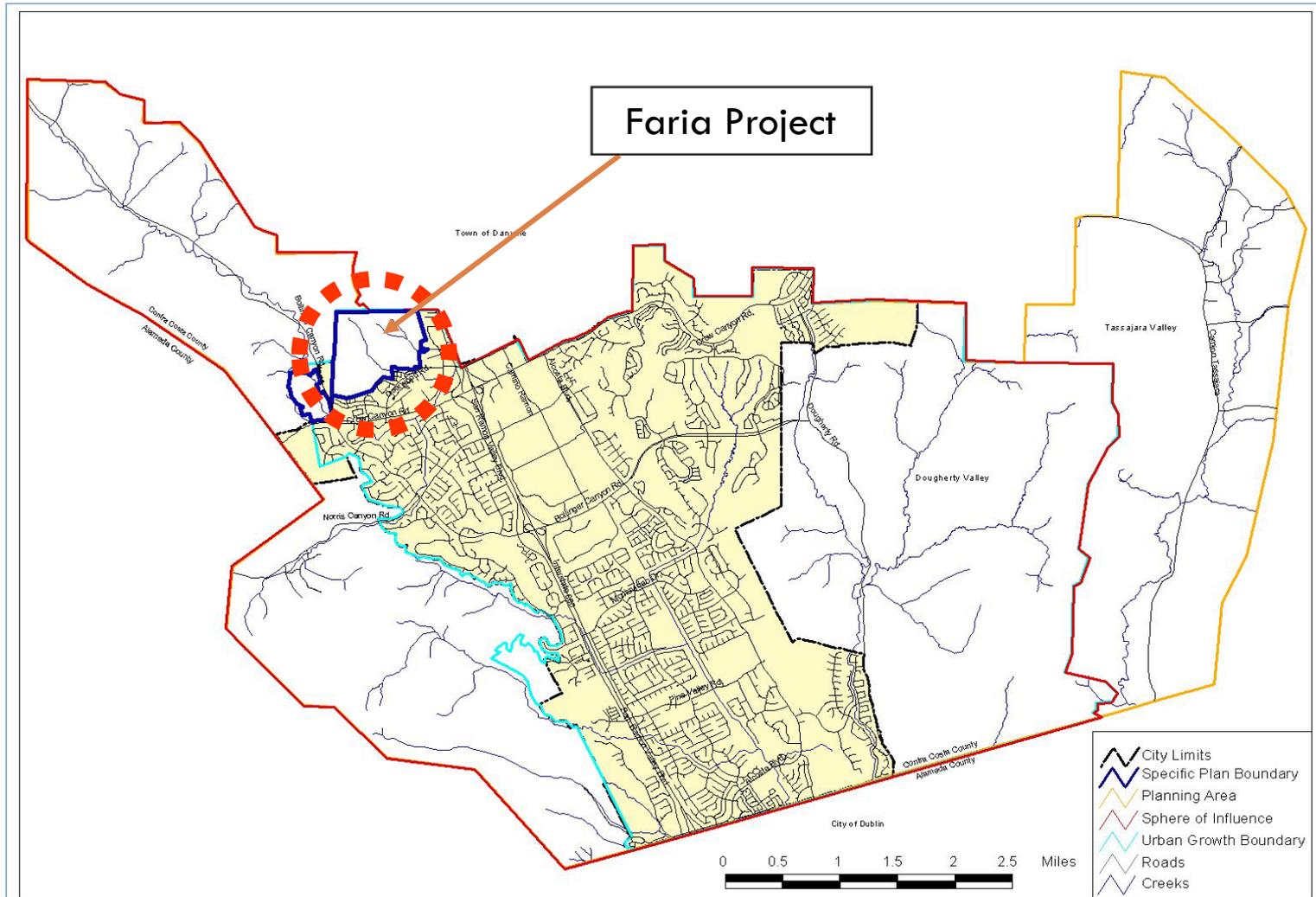


2013 FARIA PRESERVE PROJECT

ARB

February 14, 2013

Project Site



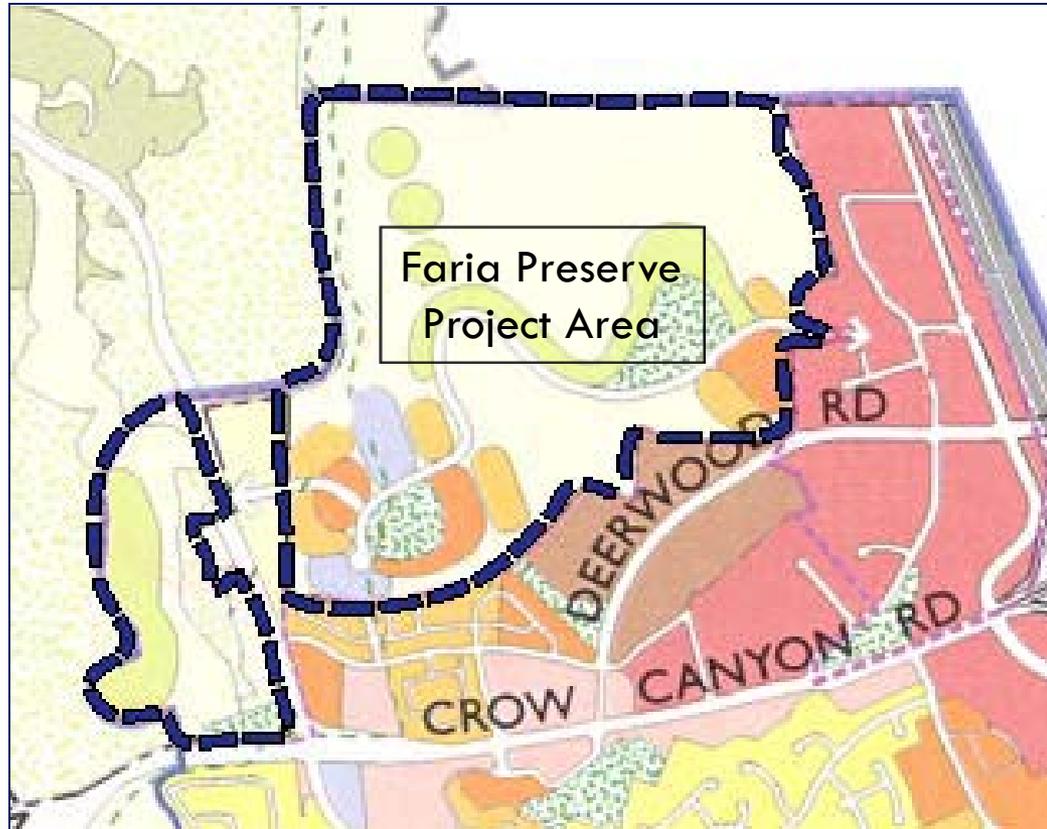
Background and History

- *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

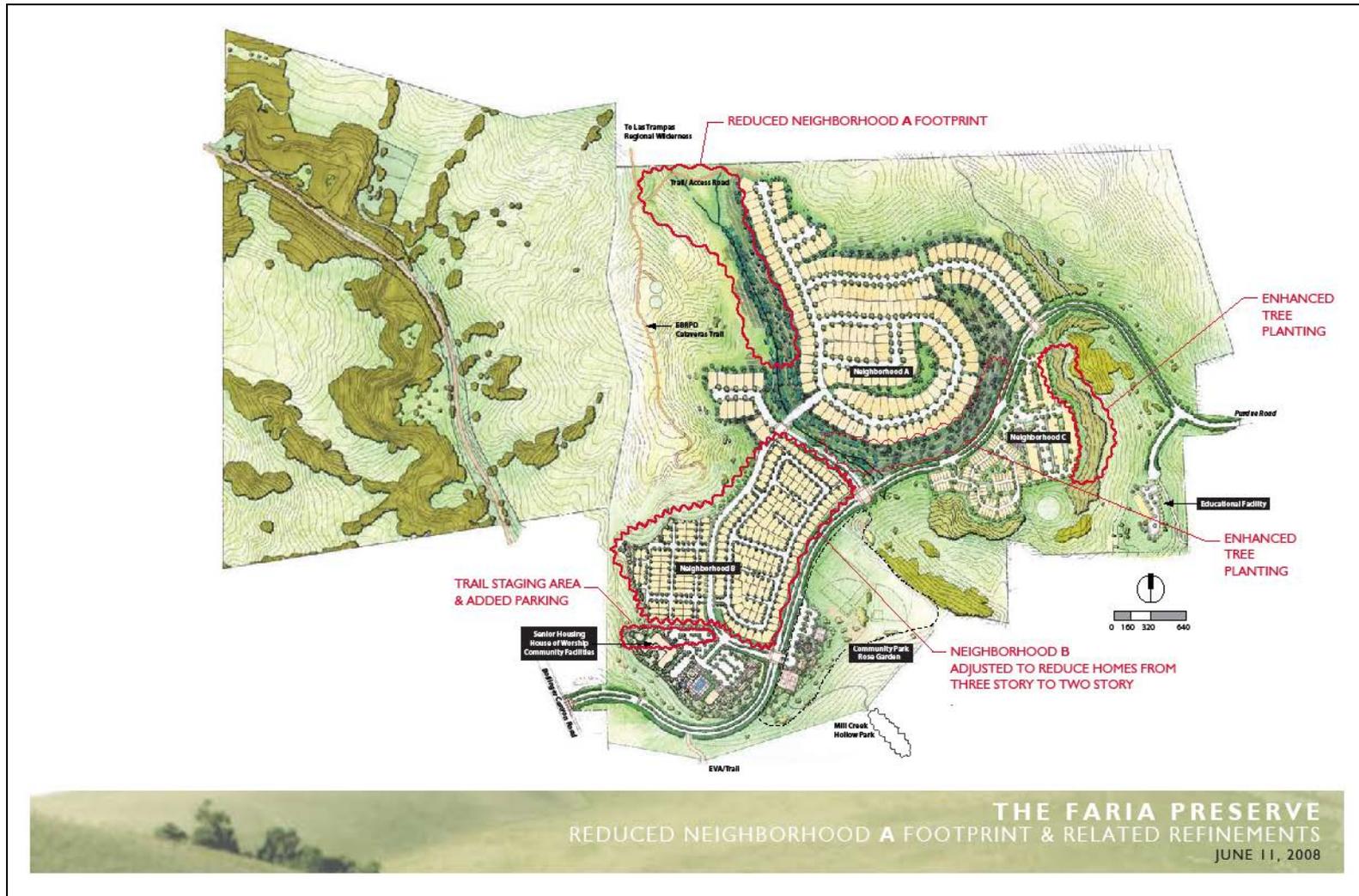
- 786 units
- Approx. 218-acres of non-residential public facilities and open space
 - 12.7-acre community park
 - 0.5-acre rose garden
 - 1.6-acre educational site
 - Up to 6-acre house of worship
- Four residential neighborhoods
- Dedication of 144-acres of off-site open space



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

- 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.
- PC workshop held on January 15, 2013 to review modifications made since October workshop.

Primary Workshop Comments

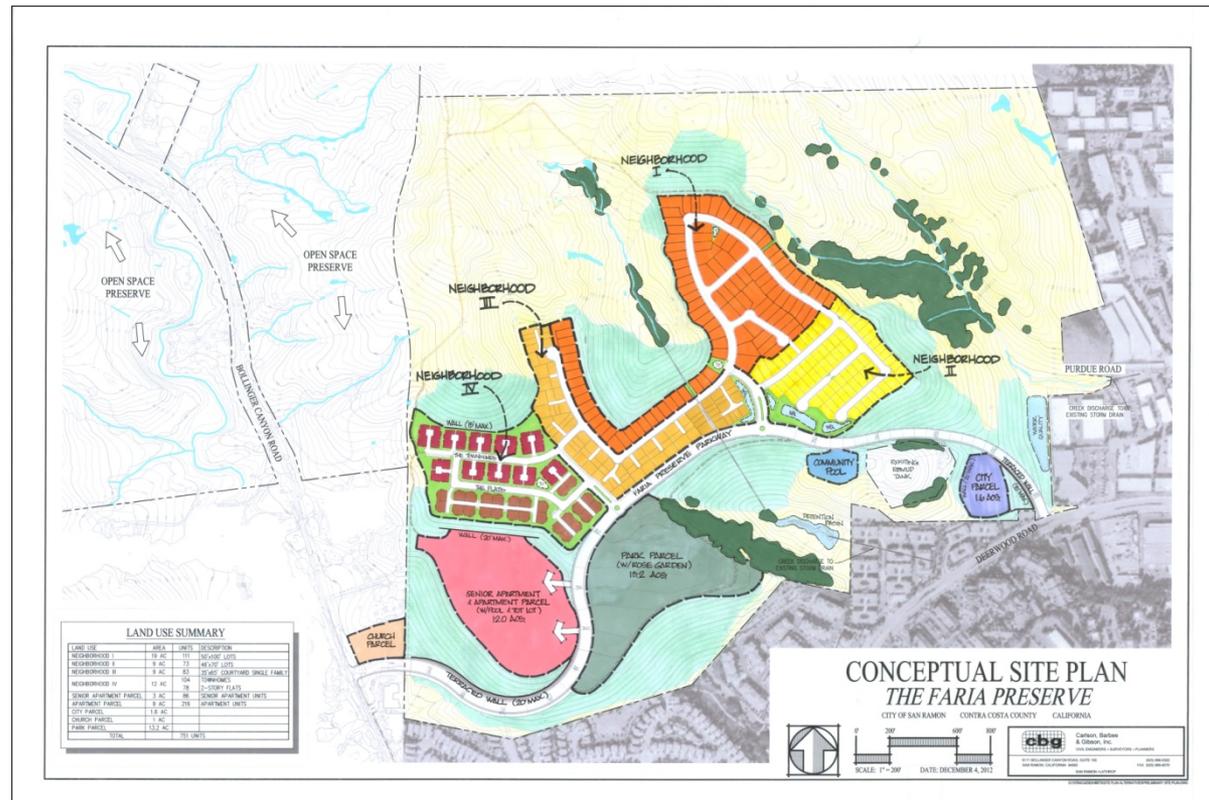
- Parking Adequacy
- Concern regarding increased residential density; proposing same number of units on smaller development footprint.
- Development Standards such as setbacks, lot size shall be met.
- Identify where affordable units will be located.
- Purdue Road Project vs. Deerwood Road entry point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

Primary Workshop Comments (cont.)

- Contact interested parties to discuss project changes.
- Provide more trail connections.
- 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.
- Concern regarding the relocation of the multi-family units and the visual impact of the changes.

January 2013 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



ARB Format

- Receive staff report and applicant's presentation
- Preliminary Review of the Master Plan Site Layout using questions in staff report as a guide for discussion
- Continue review to future ARB meeting



2013
FARIA PRESERVE PROJECT
(END)

ARB

February 14, 2013

October 16, 2012 Conceptual Site Plan

