

PLANNING COMMISSION

Staff Report



DATE: December 17, 2013

TO: Planning Commission

FROM: Debbie Chamberlain, Planning Services Manager
By: Cindy Yee, Associate Planner

SUBJECT: Public Hearing No. 2 for the Revised Faria Preserve Project (VTM 9342)
DPA 12-310-003, MJ 12-900-002, AR 200-046 and IS 12-250-004

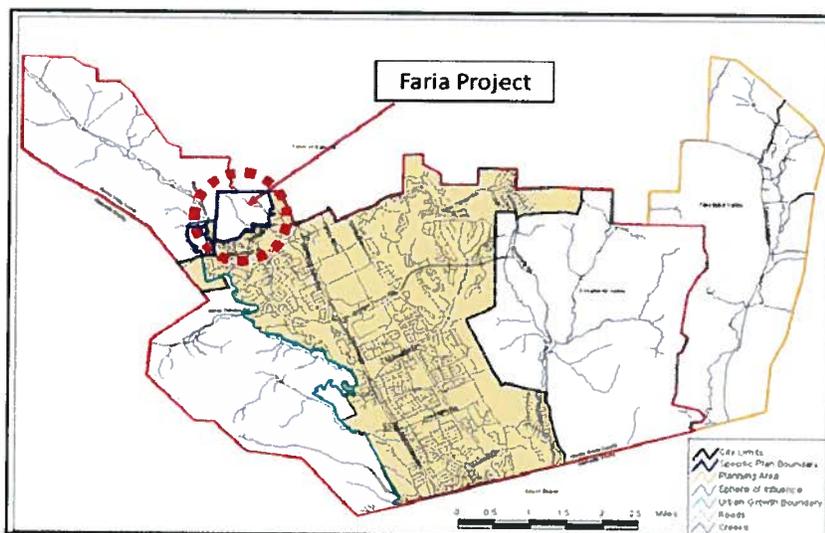
RECOMMENDED ACTION

1. Staff recommends the Planning Commission receive the presentation; open the public hearing; take public testimony; close the public testimony portion of the hearing; provide comments to staff; and
2. That the Planning Commission continue the Public Hearing to date-certain for additional public comment on the proposed applications.

INTRODUCTION

A. Location

The project site is located on approximately 286.5-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, 208-240-057, 208-240-058, 208-260-046, and 208-250-011).



B. Applicant/Property Owner:

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

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

Section 15070 of the State CEQA Guidelines provides that, if all of the Project's impacts can be mitigated to a less-than-significant level, the lead agency may prepare a mitigated negative declaration whereby mitigation measures are incorporated into the project. An Initial Study/Mitigated Negative Declaration (IS 12-250-004) has been prepared for the project. Circulation of the document for a 30-day public review period began on December 6, 2013 and will close on January 6, 2014 in accordance with section 15070 and 15073 of the California Environmental Quality Act (CEQA) guidelines.

D. Public Notice

On November 19, 2013, the Planning Commission held a duly noticed public hearing. The public hearing was continued to the December 17, 2013 Planning Commission meeting to provide time for additional review of the project and preparation of the Initial Study/Mitigated Negative Declaration. A joint notice of intent to adopt a mitigated negative declaration and public hearing notice was sent to all listed property owners within 1,000 feet of the subject property and to the interested parties list. Property owners within the "Thomas Ranch" neighborhood and along the Deerwood Road/Omega Road intersection were also sent notifications of the public hearing.

BACKGROUND

In October 2012, a vesting tentative map, development plan amendment, architectural review and environmental review applications were submitted by Lafferty Communities for development of a revised 786-unit subdivision Faria Preserve Project. In October 2012 and January 2013, the City held a public workshop and a study session to discuss the proposal. As part of the development review process, the applicant presented the project to the Architectural Review Board (ARB) at seven meetings between February and August 2013. Comments received from the ARB resulted in project changes including a reduction of residential units.

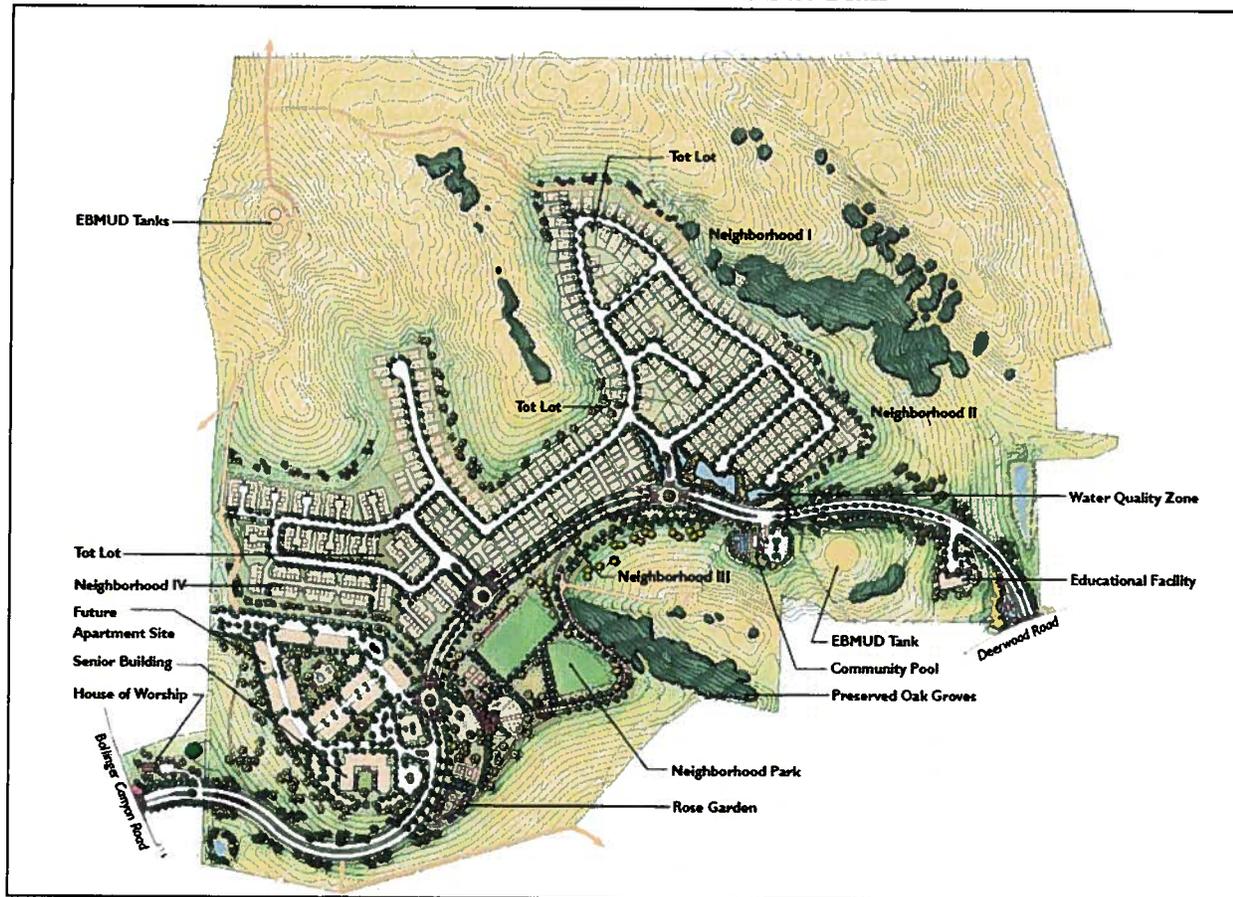
Due to modification of the park design from the originally approved 2006 plan, the applicant presented the public park component of the project to the Parks and Community Services Commission (PCSC) Facilities Committee at four public hearings and held one public workshop. After review of the applicant's proposal, the PCSC approved the Master Plan for the Faria Preserve Park and Rose Garden. Additionally, on October 24, 2013, the applicant presented the Faria Preserve affordable housing commitment to the Housing Advisory Committee (HAC). The Committee reviewed the applicant's proposal is recommending that the Planning Commission approve the project.

On November 19, 2013, the Planning Commission held its first public hearing on the revised Faria Preserve Project. Three residents spoke in opposition to the project citing concerns over traffic, school impacts and the grading of the hillside, and one letter was received from the East Bay Regional Park District indicating that they have been working with the City and the developer to implement the objectives of their 2008 settlement agreement. The Commission expressed their interest in reviewing the Project's environmental analysis and continued the public hearing to December 17, 2013 for the opportunity to further review and discuss the Project.

PROJECT DESCRIPTION

The proposed Revised Faria Preserve Project is a 740-unit residential subdivision on an approximately 286.5-acre project site. Of the total residential units, the applicant is proposing three distinctive single-family detached neighborhoods, a townhouse/condominium neighborhood, and a site for a senior apartment complex, and a site for a multi-family apartment complex. The proposal also includes a turn-key 12.9-acre community park, a 0.7-acre rose garden, a parcel for religious assembly, a site for an educational facility, 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.

2013 Revised Faria Preserve Site Plan



Master Site Plan

The project is organized into five distinctive residential neighborhoods and surrounded by a variety of public amenities off the main project road identified as "Faria Preserve Parkway." Faria Preserve Parkway would be a public street and maintained by the City while the rest of the roadway network would be private streets maintained by the future Homeowners Association. Access to the project is proposed via entry points on Bollinger Canyon Road (north of the Merrill Gardens senior community) and Deerwood Road (west of the Pacific Bell office building). The master plan components are as follows:

Neighborhood I: Neighborhood I is located within the northern and eastern portion of the Faria Preserve Project Site and consists of 121 single-family detached two-story homes on 50' x 100' lots. Neighborhood I is approximately 22.3 acres with a density of approximately 5.4 dwelling units per acre.

Neighborhood II: Neighborhood II occupies approximately 10.1 acres on the eastern portion of the Faria Preserve Project Site, south of Neighborhood I. It includes 72 single-family detached two-story homes on 46' x 70' lots. This neighborhood has a density of approximately 7.1 dwelling units per acre.

Neighborhood III: Neighborhood III includes 63 single-family detached units in two- and three-story buildings. The units are on 35' x 65' lots and clustered around a shared motorcourt. Neighborhood III is on 6.2 acres (approximately 10.2 units per acre) within the central portion of the Project area north of Faria Preserve Parkway.

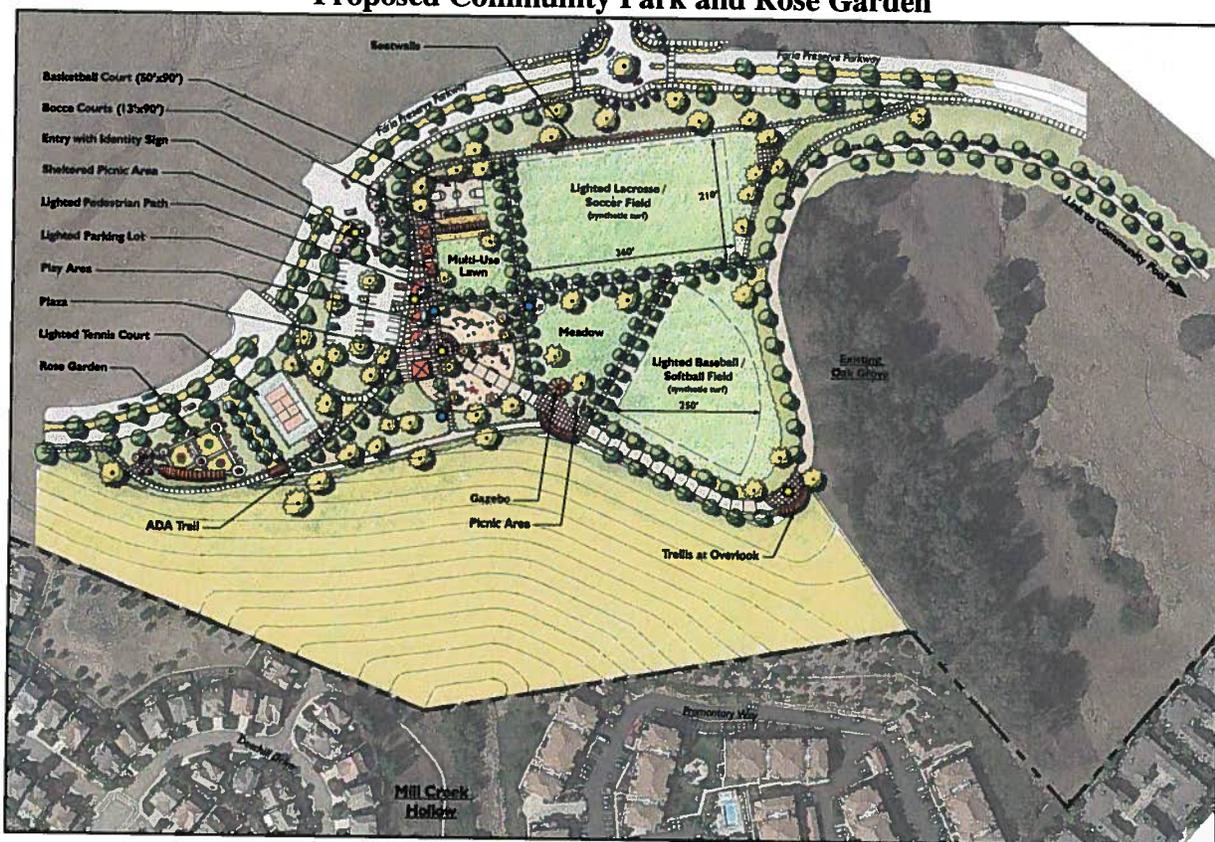
Neighborhood IV: Neighborhood IV is situated on 13.6 acres in the northwestern portion of the Project area and contains two styles of attached multi-family products for an average density of 13.4 dwelling units per acre. One segment of the neighborhood contains 104-units of attached three-story townhouses in groupings of 5- and 6-plex. The second segment of this neighborhood is organized into stacked condominium flats. The proposal is for a total of 78 condominium units in two-story buildings.

Senior Apartment & Apartment Community Site. The proposed 86-unit senior apartment community and 216-unit apartment community are located on 12.6 acres within the southwesterly portion of the project area north of Faria Preserve Parkway. This community has an average density of approximately 24 dwelling units to the acre. At this time, the applicant has provided a conceptual site plan layout and architecture for the apartment communities however, the neighborhood is not part of their Development Plan Amendment application. Separate Architectural Review and Development Plan Review would be required prior to construction of this community.

Church Parcel. A 1.5-acre church parcel is proposed to be located adjacent to the western entrance of the project site. Per the NWSP, a site (up to 6.1-acres) shall be reserved to accommodate a house of worship. At this time, the applicant is providing a conceptual site plan layout for the church parcel. Separate Architectural Review and Development Plan Review would be required prior to construction of this site.

Community Park & Rose Garden. To meet the community park requirements of the NWSP, a 12.9 acre community park would be built by the applicant to serve the needs of the residential community. The park would be located south of Faria Preserve Parkway and situated north of the existing residential neighborhoods. The park includes a soccer and baseball fields, basketball, tennis and bocce ball courts, picnic and play areas, multi-use lawn areas and various pathways and seating areas. A 0.7 acre memorial Rose Garden is proposed to be built west of the community park and would provide opportunities for passive recreation. As part of the Project review process, the City's Parks and Community Services Commission (PCSC) has reviewed the applicant's parks proposal to ensure it meets City park standards. Based on the submitted project plans, the park and rose garden are designed to meet the minimum size, lot, and amenities established in the NWSP

Proposed Community Park and Rose Garden



Tot Lots. The applicant is proposing three tot lots that would be private parks serving residents primarily in Neighborhood I, Neighborhood III, and Neighborhood IV. The lots would include play structures, BBQs and trellis features.

Educational Site. An educational site is identified on the site plan as a 2.6 acre City Parcel. As per the NWSP, an educational site shall be provided for educational purposes such as a museum or an educational outreach use. Any future development plans for this site would require Architectural Review and Development Plan review.

Community Pool. The community pool area is located centrally within the Project area south of the main road on a 1.4-acre parcel. The community pool, which includes a pool, pool house and lawn area would serve the residences of the Faria Preserve community. The applicant is currently evaluating offering pool access to additional residential neighborhoods south of the Project area.

Project Landscape Plan

The 286.5-acre Project area has a variety of natural resources including three major ridgelines, oak woodlands, creeks and riparian habitat. The proposed Project requires significant grading of two of the major ridgelines, which was approved by San Ramon voters in 2002. The Project also impacts approximately 2,090 lineal feet (0.12 acres) of existing wetlands and waters of the United States within the Project area.

Open Space/Public Facilities. Per the NWSP, the project is required to ensure that at least 75% of the Plan Area is designated for non-residential development or open space. To meet this policy requirement, the landscape plans depicts approximately 219-acres of the 286.5-acre Project area to be reserved for open space, trails, and public facilities and amenities. Additionally, as part of the development of the Faria Preserve, the applicant would record a permanent conservation easements over the Adjacent Faria Offsite Preservation Area – 144-acres of open space contiguous to the NWSP Area and located immediately to the west of the Project Area within the City’s Planning Area Boundary. The dedication of the Offsite Preservation Area would achieve a ratio of a minimum of 80% open space to 20% development area.

Project Identity & Entryways. The Project identity features elements of stone, salvaged wood and metal panels. At the entrance on Bollinger Canyon Road, monoliths would flank the entrance to the Project along with special pavement and a specimen tree. At the entrance on Deerwood Road, the applicant is proposing a boulder waterfall feature and would replicate the use of monoliths and Project entry portals. At three intersections along Faria Preserve Parkway, the applicant has designed a roundabout element that features a specimen tree, stone veneer, entry portals and stone columns in keeping with the Project theme.

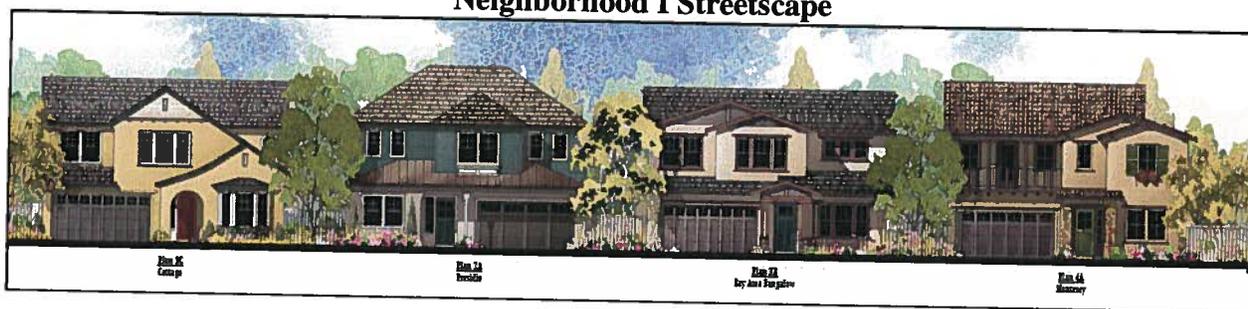
Trails. The proposed trail system map identifies connections from Neighborhoods I, IV and off Purdue Road, connections through the community park, and a trail connecting the existing residential neighborhoods south of the Project area, totaling approximately 6-acres of new trails. Additionally, the applicant is working with the East Bay Regional Park District (EBRPD) to construct a trailhead/staging area along Bollinger Canyon Road that would tie into the Project’s new trail system.

Design and Development Standards by Neighborhood

The project consists of five proposed residential neighborhoods. As part of the applicant’s proposal, four of those neighborhoods are included in their Development Plan Amendment application. A discussion of the design and development standards of the four neighborhoods included in the Development Plan area provided below. A summary of the lot size, density and unit type by neighborhood for the proposed project (as well as the previously approved 2008 vesting tentative map) is provided as Attachment G of this staff report.

Neighborhood I. Neighborhood I is a 22.3-acre development consisting of 121 single-family detached dwelling units with a minimum lot size of 50' by 100'. This neighborhood yields a density of approximately 5.4 dwelling units/acre and is bordered by open space to the north and east, and single-family homes to the west and south. There are two proposed tot lots within this neighborhood—one located in the northern area of the neighborhood and one in the middle of the neighborhood at the end of a “T” intersection. All units are two-story single-family homes with 4-bedrooms, a 2-car garage, and range in size from 2,797 sq. ft. to 3,354 sq. ft. on a minimum 5,000 sq. ft. lot. The proposed maximum building height is approximately 26' to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 27 Plan 1 lots, 31 Plan 2 lots, 32 Plan 3 lots, and 31 Plan 4 lots.

Neighborhood I Streetscape



Neighborhood I proposes four floor plans and three distinct architectural styles: “Presidio”, “Cottage”, and “Bay Area Bungalow.” A fourth style “Monterey” substitutes for “Presidio” on Plan 4. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. The house plans display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, shutters, wood siding, stone veneer, exterior porches, wood accents, rails and trim. With a total of three floor plans and 12 different elevations proposed for street frontages, adequate architectural variation can be achieved.

The setbacks as envisioned in the Northwest Specific Plan (NWSP) Zoning and Development Standards for Low Density Residential (LDR) lots are as follows:

- Front Setback: 20' - to garage
15' - to living area
- Side Setbacks: 5' - each side
10' - aggregate total
10' - corner side yard
- Rear Setback: 15'

Based on the submitted project plans, all proposed units in Neighborhood I are designed to meet the minimum setbacks, lot requirements, and parking standards established in the NWSP. The conceptual landscape plan depicts a small lawn area, shrubs, ground cover, an accent tree, and a

street tree within the front yard behind the monolithic sidewalk. Review of final landscape plans would be required prior to building permit issuance.

Neighborhood II. Neighborhood II is an 10.1-acre development consisting of 72 single-family detached dwelling units with a minimum lot size of 46' by 70'. This neighborhood yields a density of approximately 7.1 dwelling units/acre. This neighborhood is bordered by open space to the east and southeast, Faria Preserve Parkway to the southwest, and single-family homes to the north and northwest. All units are two-story single-family homes with 3- and 4-bedrooms, a 2-car garage, and range in size from 2,258 sq. ft. to 2,384 sq. ft. on a minimum 3,220 sq. ft. lot. The proposed maximum building height is approximately 24'-3" to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 25 Plan 1 lots, 23 Plan 2 lots, and 24 Plan 3 lots.

Neighborhood II Streetscape



Neighborhood II proposes three floor plans and two architectural styles for each of the three plans: "Cottage" and "Bay Area Bungalow." Three additional styles: "Monterey," "Farmhouse," and "Presidio" are also provided to add variation within the community. The house plans display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, shutters, wood siding, stone veneer, exterior porches, wood accents, rails and trim. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. With a total of three floor plans and nine different elevations proposed for street frontages, adequate architectural variation can be achieved.

In the NWSP, this neighborhood was envisioned to have a pedestrian character where "garages may be accessed from alleys behind the homes, or by other suitable means to help create an internal streetscape where front doors, pedestrian spaces, and landscape features are prominent" (NWSP Land Use Chapter). Neighborhood II is laid out as a traditional single-family detached residence where the garage is accessed from the public street and the driveway provides off-street parking. In the originally approved 2006 Faria Preserve project, this neighborhood was designed to be alley-loaded where units had a 10' front yard setback, a 5' rear yard-to-garage setback, and maintained a 24' wide alleyway separating the rear property lines. The minimum setbacks in the NWSP Zoning and Development Standards for Medium Density Residential (MDR) lots are as follows:

Front Setback: 3'- to porch

8'- to building

Side Setbacks: 0'- each side
6'- between buildings
8'- aggregate total
5'- corner side yard

Rear Setback: 3'- to building
4'- to garage

The setback standards established for this zoning district offers the flexibility to design a single-family detached residence to access their garage either from a public street or an alleyway. Based on the submitted project plans, all proposed units in Neighborhood II are designed to meet the minimum setbacks, lot requirements, and parking standards established in the NWSP.

Due to the topography of the neighborhood, rear property lines and fences have been placed on the up-slope of the property. The effect this creates is that properties on the down-slope side of the street enjoy a rear yard of over 20' deep while homes on the up-slope side have a minimum rear yard setback of 5' to 8'. This would provide a proposed overall separation from building-to-building of approximately 30' or greater (Sheet B1.03). In the currently proposed plan, the neighborhood still offers a strong pedestrian presence with public sidewalks in front of each home, two off-street parking spaces, and a lower roof line in comparison to the previously approved project. Also, while minimum rear yard setbacks are proposed to be 5', the average rear building-to-building separation in this neighborhood would be 30', offering a similar level of privacy as the original plan.

The landscape design concept depicts a variety of evergreen shrubs, perennials, ground cover, an accent tree, and a street tree within the front yard behind the monolithic sidewalk. Review of final landscape plans would be required prior to building permit issuance

Neighborhood III. Neighborhood III consists of 63 single-family detached units in two- and three-story buildings on 6.2 acres north of Faria Preserve Parkway. The units are on 35' x 65' lots and clustered around a shared motorcourt. This neighborhood yields a density of approximately 10.1 dwelling units/acre and is bordered by single-family homes to the north and east, townhomes and condominiums to the west, and Faria Preserve Parkway, the park, and open space to the south. The Plan 1 is a three-story home while the other three floor plans are two-story single-family homes. The four plans offer up to 4-bedrooms, a 2-car garage, and range in size from 1,862 sq. ft. to 2,588 sq. ft. on a minimum 2,275 sq. ft. lot. The proposed maximum building height is approximately 31'-8' to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 10 Plan 1 lots, 21 Plan 2 lots, 22 Plan 3 lots, and 10 Plan 4 lots.

Neighborhood III Streetscape



Neighborhood III proposes four floor plans and two architectural styles for each of the four plans: “Cottage” and “Bay Area Bungalow.” Three additional styles: “Monterey,” “Farmhouse,” and “Presidio” are also provided to add variation within the community. The house plans display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, wood siding, wrought iron railings, exterior porches, wood accents, rails and trim. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. With a total of four floor plans and 12 different elevations proposed for street frontages, adequate architectural variation can be achieved.

The minimum setbacks in the NWSP Zoning and Development Standards for Medium Density Residential (MDR) lots are as follows:

- Front Setback: 3'- to porch
8'- to building
- Side Setbacks: 3'- each side
6'- between buildings
8'- aggregate total
5'- corner side yard
- Rear Setback: 3'- to building
5'- to garage

The setback standards established for this zoning district offers the flexibility to design a single-family detached residence to access their garage either from a public street or an alleyway. Based on the submitted project plans, all proposed units in Neighborhood III are designed to meet the minimum setbacks, lot requirements, and parking standards established in the NWSP. The landscape design concept depicts low walls, shrubs, ground cover, accent tree and street tree behind a monolithic sidewalk while accent trees and ground cover line the front walkways in the motorcourt. Review of final landscape plans would be required prior to building permit issuance.

Neighborhood IV. Neighborhood IV contains two product types: Neighborhood 4A consists of 104-units of attached three-story townhouses on 6.7 acres with a density of 15.5 dwelling units to

the acre and Neighborhood 4B is a 78-unit condominium flats development on 6.9 acres with a density of 11.3 units to the acre. This neighborhood is bordered by open space to the north and west, a future multi-family apartment complex to the south, and single-family residential to the east.

Neighborhood 4A

Within Neighborhood 4A, all units are three-story townhomes with 3- and 4-bedrooms, a 2-car garage, and range in size from 1,742 sq. ft. to 2,347 sq. ft. Each building is grouped to contain five to six units per building. The proposed maximum building height is identified as 31’-5” to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 20 Unit A, 24 Unit B, 40 Unit C, and 20 Unit D.

Neighborhood 4A Streetscape



Neighborhood 4A proposes four floor plans and three architectural styles: “Cottage”, “Bay Area Bungalow” and “Presidio”. The elevation designs display a combination of exterior finishes and details generally including concrete roof tiles, stucco finish, decorative balconies, wood siding and accents, wrought iron detailing, and covered entryways. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood.

Neighborhood 4A is comprised of 20 buildings that are clustered in groups of two along a loop road that is shared with Neighborhood 4B. Buildings are paired through a shared motorcourt to access garages with main entryways located along a paseo walkway. Street parking along the loop road and sixteen guest stalls between Buildings 10 and 11 will be provided for guests. The minimum setbacks in the NWSP Zoning and Development Standards for High Density Residential (HDR) lots are as follows:

- Front Setback: 5’ - to garage
3’ - to building
- Side Setbacks: 0’ - each side
10’ - between buildings
0’ - aggregate total
3’ - corner side yard
- Rear Setback: 3’

Based on the submitted project plans, all proposed units in Neighborhood 4A are designed to meet the minimum setbacks, lot requirements, and parking standards established in the NWSP. The applicant has provided conceptual landscape plans for this neighborhood depicting flowering shrubs, ground cover, an accent tree, and a street tree surrounding the perimeter of the buildings as well as shrubs and accent trees within the motorcourt.

Neighborhood 4B

Neighborhood 4B consists of two-story condominium flat buildings with 2- and 3-bedroom units, 2-car garages, and range in sizes from 1,573 sq. ft. to 1,880 sq. ft. Each building is grouped to contain six units per building and 5 different floor plans. The proposed maximum building height is identified as 30'- 1/2" to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 13 Unit A2BR, 13 Unit A3BR, 13 Unit B2BR, 13 Unit B3BR, and 26 Unit C.

Neighborhood 4B Streetscape



Neighborhood 4B proposes five floor plans and three architectural styles: “Cottage”, “Bay Area Bungalow” and “Presidio”. The elevation designs display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, decorative balconies, wood siding and accents, wrought iron detailing, and covered entryways. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood.

Neighborhood 4B is comprised of 13 buildings that are clustered in an alleyway design and located along the loop road that is shared with Neighborhood 4A. Ten of the buildings have main entryways accessed from a paseo walkway, with three buildings that have main entryways fronting the loop road. Street parking is provided along the loop road as well as thirteen guest stalls placed intermittently between buildings for guests. The minimum setbacks in the NWSP Zoning and Development Standards for High Density Residential (HDR) lots are as follows:

- Front Setback: 5'- to garage
3'- to building

- Side Setbacks: 0'- each side
10'- between buildings
0'- aggregate total
3'- corner side yard

- Rear Setback: 3'

Based on the submitted project plans, all proposed units in Neighborhood 4A are designed to meet the minimum setbacks, lot requirements, and parking standards established in the NWSP. The applicant has provided conceptual landscape plans for this neighborhood depicting flowering shrubs, ground cover, an accent tree, and a street tree surrounding the perimeter of the buildings with shrubs and accent trees within the alleyways.

PROJECT COMPONENTS AND ANALYSIS

During the November 19, 2013 public hearing, a number of project components were discussed. In addition to the answers provided at the public hearing, staff felt it would be appropriate to further expand on the project components below.

Affordable Housing Requirements and Commitment

In the NWSP, a number of Land Use Policies speak directly to affordable housing within the Plan Area:

- Balanced Development Pattern Policies No. 3: Include a wide range of housing types, densities, sizes, and affordability levels.
- Balanced Development Pattern Policies No. 6: The total number of residential dwelling units within the Plan Area shall not exceed 830, which includes a density bonus for workforce and affordable units. This figure does not include second units designed in accordance with State law.
- Balanced Development Pattern Policies No. 7: Develop an Inclusionary Housing Program, providing that at least 25% of the total units within the Plan Area are affordable to very-low, low, and moderate income levels.

The Land Use Chapter of the NWSP not only requires a minimum of 25% of total units to be affordable, but also establishes target affordability level by income category: 20% of affordable units for very-low income, 30% of affordable units for low income, and 50% of affordable units for moderate income. As a condition of any project approval in the Plan Area, the applicant is required to develop an Inclusionary Housing Program that details the implementation measures for meeting the City’s goals for affordable housing. The applicant has submitted the following affordable housing proposal for consideration:

2013 Revised Faria Preserve Affordable Housing Proposal

Unit Types	Very Low	Low	Moderate	Total Affordable Units
Senior-Restricted Rental Apartments	17	69	0	86
Rental Apartments (Non-Age Restricted)	43	0	69	112
For-Sale Housing Units (Within Neighborhood IV)	15	13	0	28
Total Affordable Units	75	82	69	226
Percentage of the Total Affordable Units	33.29%	36.3%	30.5%	
Percentage of Affordable Units in Proposed 740-Unit Project				30.5%

Traffic and Circulation

Primary access to the development is proposed via a new collector road—Faria Preserve Parkway. The new collector road would cross the Project area in the east/west direction and connect Bollinger Canyon Road to Deerwood Road. Faria Preserve Parkway would serve as the main access road to all residential neighborhoods and public facilities within Faria Preserve. At the Project's entrance on Deerwood Road, the applicant proposes to install a traffic signal to facilitate ingress and egress. This collector road would be a public road while the remaining internal project streets are proposed to be privately maintained by a future Homeowners' Association. Faria Preserve Parkway is designed to accommodate a Class I Bike lane and the master plan includes numerous bicycle and/or pedestrian connections from various key points within the proposed residential neighborhoods to the Project's open space and park.

As part of the development review process, a traffic study was conducted by the City's environmental consultant, AECOM. The proposed Project is estimated to add 6,429 new daily vehicle trips, of which 523 would coincide with the AM peak commute hour and 662 would coincide with the PM commute hour. The following scenarios were evaluated to identify the potential transportation-related impacts of the Project:

- Existing (2013) No Project Conditions;
- Existing (2013) plus Project Conditions;
- Cumulative (2030) No Project Conditions; and,
- Cumulative (2030) plus Project Conditions.

Existing and Cumulative overall peak hour traffic conditions were evaluated at the intersections that would most likely be impacted by the Project based on locations where the Project would add a majority of the Project-related trips. Traffic conditions at the intersections were analyzed during the weekday AM and PM peak hours, defined as the peak hours of the weekday AM and PM peak periods (7:00 AM to 9:00 AM, and 4:00 PM to 6:00 PM, respectively). The following study intersections were selected for analysis:

1. Deerwood Road-Fostoria Way / San Ramon Valley Boulevard;
2. Deerwood Road / Omega Road-Old Crow Canyon Road;
3. Deerwood Road / Deerwood Drive;
4. Deerwood Drive / Porter Drive ;
5. Bollinger Canyon Road / Crow Canyon Road;
6. Deerwood Road-Park Place / Crow Canyon Road;
7. Twin Creeks Drive / Crow Canyon Road;
8. San Ramon Valley Boulevard / Crow Canyon Road;
9. I-680 SB Ramps / Crow Canyon Road;
10. Norris Canyon Road / Bollinger Canyon Road; and,
11. San Ramon Valley Boulevard / Bollinger Canyon Road.

The traffic study used Level of Service (LOS) to qualitatively indicate the level of delay and congestion experienced by motorists. Levels of Service are designated by the letters A through F, with A corresponding to the lowest levels of congestion and F corresponding to the highest level of congestion. The City of San Ramon's *General Plan 2030* Circulation Policy 5.1-I-1

identifies that the City strives to maintain LOS C or better as the standard at all intersections with a maximum of LOS D during the AM and PM peak periods.

Existing No Project Conditions

Existing traffic operations during the AM and PM peak hours were analyzed at seven signalized intersections and four unsignalized study intersections. All of the intersections are found to currently operate at levels of service considered acceptable according to City standards.

Existing Plus Project Conditions

The study intersections and the signalized access point on Deerwood Road were analyzed by layering traffic volumes associated with the proposed Project over existing traffic volumes. The proposed Project is estimated to add 6,429 new daily vehicle trips, of which 523 would coincide with the AM peak commute hour and 662 would coincide with the PM commute hour. Under Existing plus Project Conditions, all study intersections and access point on Deerwood Road would continue to operate acceptably during the AM and PM peak hours. Therefore, no significant impacts are found at the study intersections or access point and no mitigation measures are required.

Cumulative No Project Conditions

Under Cumulative (2030) Conditions, all intersections are projected to operate at an acceptable level of service.

Cumulative Plus Project Conditions

Under Cumulative (2030) plus Project Conditions, all intersections and access point would continue to operate acceptably except for the unsignalized intersection of Deerwood Road and Omega Road during the PM peak hour. This intersection would operate at an acceptable level without the Project and would degrade to an unacceptable level of service with the addition of Project-related traffic. This intersection also meets the peak hour signal warrant. Therefore, this impact would be significant. To reduce significant cumulative impacts at this intersection to less-than-significant, the Applicant has agreed to pay to install a traffic signal at Deerwood Road and Omega Road before occupancy of any residential units (Mitigation Measure 3.16-2). Installation of the signal would cause the intersection to operate back to an acceptable level.

In addition to LOS, there was a significant impact found for vehicle queuing at the intersection of San Ramon Valley Boulevard and Deerwood Road if unmitigated. The anticipated queues found at the northbound and eastbound left turn lanes exceeded their storage capacities during both the AM and PM peak hours. To reduce the impact to an acceptable level, the Applicant has agreed to fund the installation of dual left turn lanes along the northbound approach and increase the length of storage at both the northbound and eastbound left turn lanes at the intersection of San Ramon Valley Boulevard and Deerwood Road (Mitigation Measure 3.16-1). Based on the traffic study and Draft Initial Study/Mitigated Negative Declaration, the Project would have a less-than-significant impact on the environment with incorporation of the two proposed mitigation measures.

Resource Conservation and Ordinance 197

In 2002, San Ramon voters approved General Plan 2020, which included certain exceptions to the City's Hillside Protection Ordinance (Ordinance 197) for the NWSP area. Specifically, the

voter-approved General Plan expressly provided that portions of two of the three major ridgelines within the Plan Area may be altered by grading, and that housing and other community facilities may be developed on these and other areas, which include slopes that exceed 20%, to meet the goals and objectives of the General Plan for the Plan Area. (General Plan 2020 Fig. 8-3, "Ridgelines, Viewsheds, and Resource Conservation Zone"). While Ordinance 197 has expired, the NWSP still includes resource preservation policies that requires projects within the Plan area to comply with the principles of Ordinance 197. Consistent with the requirements of the City of San Ramon General Plan, all five proposed neighborhoods are located outside the portions of the major ridgelines and crests that remain protected by the General Plan. There are no protected minor ridgelines within the Plan Area.

Ordinance 197 also contained a slope-density formula that determined the number of allowable dwelling units for properties above 500' elevation. In applying the slope-density formula, the Faria Preserve project area would permit an overall development of up to 910 residential units. The Project proposes development of 740 units, fewer than the maximum number of units that would be permitted under Ordinance 197's slope-density formula. The Faria Preserve also proposes to locate the 740 units on the site in a manner which promotes General Plan policies calling for protection of the natural environment and preservation of a minimum of 75% of the property for open space, trails and other community-serving uses.

FISCAL IMPACT

Implementation of the proposed Project will result in the conversion of the existing vacant graze and open space land to residential and public/semi-public uses. While there are certain property tax benefits associated with the proposed project, there are also additional costs in providing services to the new residents. A fiscal analysis is being prepared for the project to assess the financial impacts to the City and staff will include any additional recommendations to ensure that the proposed project does not result in a financial hardship to the City.

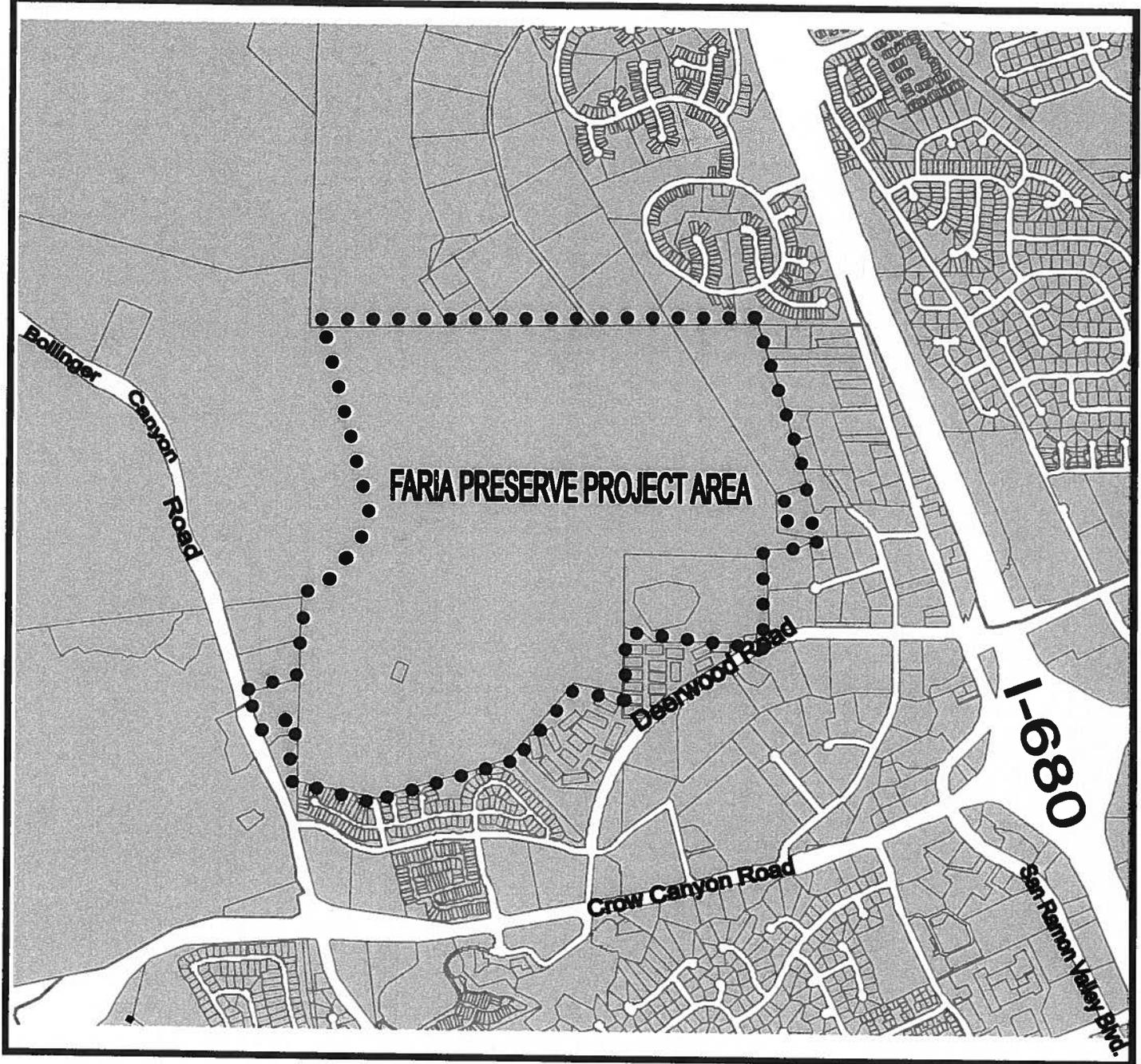
SUMMARY/NEXT STEPS

Due to the size and complexity of the project, staff anticipates that several public hearings will be necessary in order to thoroughly discuss the proposal, the environmental document, and receive and address public comments prior to the Planning Commission's decision. Staff would recommend that the second public hearing focus on discussion of the proposed Subdivision, Development Plan Amendment, and Architectural Review applications, the environmental analysis, and continue the public hearing to a date-certain to allow the Commission and public to provide additional comments.

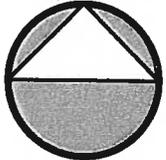
ATTACHMENTS

- A. Vicinity Map
- B. January 15, 2013 Planning Commission Meeting Minutes
- C. February 14, 2013, March 7, 2013, April 11, 2013, May 9, 2013, June 13, 2013, July 11, 2013, and August 8, 2013 Architectural Review Board (ARB) Summary of Actions
- D. May 8, 2013, August 14, 2013, and September 11, 2013 Parks and Community Services Commission (PCSC) Meeting Minutes

- E. October 24, 2013 Draft Housing Advisory Committee (HAC) Meeting Minutes
- F. Draft November 19, 2013 Planning Commission Meeting Minutes
- G. Faria Preserve Unit Summary by Neighborhood
- H. Public Comments Received Regarding the Project through December 13, 2013
- I. Revised Faria Preserve Project Plans, stamp-received October 2, 2013 (copies available on City website www.ci.san-ramon.ca.us) (11"x17" to Commission only)
- J. Draft Initial Study/Mitigated Negative Declaration Faria Preserve Community Project, December 2013 (copies available on City website www.ci.san-ramon.ca.us) (hard copy to Commission only)



CITY OF SAN RAMON PLANNING SERVICES

	<p>REVISED FARIA PRESERVE PROJECT VICINITY MAP DPA 12-310-003, MJ 12-900-002, AR 12-200-046, & IS 12-250-004</p> <p>● ● ● ● ● Faria Preserve Project Area</p>	<p>N</p>  <p>(Not to Scale)</p>
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**MINUTES OF THE
PLANNING COMMISSION WORKSHOP**

January 15, 2013

A workshop meeting of the Planning Commission for the City of San Ramon was called to order by Chair Viers at 7:00 p.m., on Tuesday, January 15, 2013 in the Council Chambers 2222 Camino Ramon, San Ramon.

ROLL CALL

Present: Commissioners; Benedetti, Kerger, Sachs, Vice Chair Wallis, Chair Viers

Absent: None

Staff: Phil Wong, Planning Director; Debbie Chamberlain, Division Manager; Cindy Yee, Associate Planner; Deputy City Attorney, Alicia Poon; Luisa Amerigo, Recording Secretary

Audience: 24

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PURPOSE OF MEETING/OVERVIEW

Associate Planner Cindy Yee gave a PowerPoint presentation and stated that the intent of this study session is to provide a forum for the project applicant, Lafferty Communities, to continue discussion with the public and Planning Commission on the project revisions as well as to receive additional input of the revised conceptual site plan.

5. DISCUSSION OF FARIA PRESERVE PROJECT

Commissioner Kerger asked about the environmental review process and project timeline. Ms. Yee replied it would depend on the comments received tonight.

Patrick Toohey Lafferty Communities described the changes in regards to parking, density and lot size. Mr. Toohey further discussed the preservation of the Open Space and also met with East Bay Regional Park District (EBRPD) and gave EBRPD permission to enter on to the property to better understand what needs to done in relationship to a 25 parking space staging area off of Bollinger Canyon Creek that also provides for future access to Bollinger Creek.

Mr. Toohey added that they have contacted the Sierra Club on numerous occasions and have not received any response back from Jim Blickenstaff. They are following the Settlement Agreement procedures for contacting outside council. An outreach to the neighborhood, in particular, the Deerwood Ridge Community raised concerns about the number of homes, traffic and impacts to shopping areas and Highway 680/ Crow Canyon Interchange. The approved Vesting Tentative Map (VTM) and Environmental Impact Report (EIR) shows 786 units can be supported. The relocation of the affordable housing was also a concern.

Vice Chair Wallis asked Mr. Toohey about the drainage on the eastern portion of the project site near the extension to Purdue Road.

Lee Rosenblatt Carlson Barbee & Gibson discussed the changes made to the project.

Commissioner Kerger expressed her concerns about the Deerwood Road access, the impact to schools, and reduction of the reduced size of the new plan.

Vice Chair Wallis asked about the eastern drainage and what would happen if the connection to Purdue Road was not eliminated. Mr. Rosenblatt stated he needed to further investigate the issue with the Regional Water Quality Control Board (RWQCB).

Vice Chair Wallis added, he would prefer to see the church parcel outside Faria Preserve and to relocate the single family residential to the apartment site and the affordable housing be spread throughout the project.

Commissioner Benedetti stated she has concerns about the proposed size of the church lot and the left hand turn onto San Ramon Valley Boulevard east to Crow Canyon.

Commissioner Sachs stated that he has concerns about traffic and would like to see fewer units. Commissioner Sachs asked how the San Ramon Valley Unified School District (SRVUD) was going to utilize the impact fees and can staff clarify if the fees will go to San Ramon schools. Commissioner Sachs further stated that very low-income and senior housing is needed. Commissioner Sachs added that with 751 units being proposed that sufficient parking be available. Commissioner Sachs also added that he would like to see a breakdown on the affording housing proposed in Neighborhood 4, open space preservation and trail maintenance. Commissioner Sachs further added that he supports the project but would like to see fewer units.

Chair Viers stated he would like to see a reduction in units and more single-family homes.

Chair Viers opened the public hearing.

George Shaw - Past President of of the Deerwood Homeowners Association. Mr. Shaw stated he was concerned about traffic impacts, number of units and affordable housing. Mr. Shaw added he would like to see additional senior housing and was concerned about the location of the Faria Preserve Parkway entrance along Deerwood Road.

Larry Tong – East Bay Regional Park District stated that they had met with the applicant. Mr. Tong added that they look forward in working with the applicant to implement the terms of the 2008 Settlement Agreement.

Robert Klinger – San Ramon resident stated he is concerned about the traffic and impact on the existing businesses. Mr. Klinger further stated his concerns about affordable housing.

Leslie Mague – San Ramon resident expressed her concerns about the number of housing units being proposed and would like to see more single-family residential homes and not apartments.

Jim Blickenstaff – San Ramon stated would like a new Environmental Impact Report because of the changes over time. Mr. Blickenstaff added that he has concerns about the proposed height limits, volume of dirt being moved, creek infringement, visual impacts, traffic concerns, school impacts and fire safety.

Jim Gibbon – San Ramon for Open Government stated that the current Vested Tentative Map does not fit the old map and needs to go through the public process for approval. The project will affect the quality of life of the residents, the project needs two exits and is on the Calaveras fault line. Mr. Gibbon added he would delay the project by legal means and may run for City Council and put the project on the November ballot.

Dennis Noh – San Ramon stated that he was concerned about accessing the project from Deerwood Drive.

Paul Reid – San Ramon stated that he is concerned about Deerwood Road traffic. Mr. Reid recommended shuttle service for the senior housing. Mr. Reid further stated that the project density would be an impact to the area.

Anne Cavazos – San Ramon stated that she is concerned about the traffic, density, and grading of the hills. Ms. Cavazos also added that she is concerned about the impacts to the creeks and would like to see the project incorporate green building design and be energy efficient.

John Sullivan – San Ramon stated he is concerned about access to Deerwood Road and the traffic impact from the project.

6. WRAP –UP /NEXT STEP

Chair Viers asked staff if there would be another workshop would be held.

Debbie Chamberlain, Division Manager stated that another workshop was not necessary unless the Planning Commission desired to host another workshop. With the comments received tonight we can move forward and begin the Environmental Review Process (EIR).

Commissioner Sachs stated he is concerned about the unit count of the project.

Ms. Chamberlain stated that would be evaluated through the environmental review process.

Commissioner Kerger stated that she agrees with Ms. Chamberlain and the environmental review process needs to be done completed.

7. ADJOURNMENT

There being no further discussion Chair Viers adjourned the meeting at 10:15 p.m.

Submitted by:
Luisa Amerigo
Recording Secretary



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

**Meeting Time
February 14, 2013 - 1:00 P.M.**

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:02 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for October 11, 2012 meeting. *Approved as written.*

6. CONTINUED ITEMS

-None-

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

8.1 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 Yee, Associate Planner

ATTACHMENT C

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Evaluate wind exposure when siting homes, especially in the western Project Area where the multi-family parcels are located.*
- 2. Move the trail access connection point from the south side of lot 69 to the north side of the lot for better continuity.*
- 3. Evaluate the opportunity to add an open view lot/tot lot between lots 134 and 135 to continue the view corridor at the T-intersection.*
- 4. Consider re-orientation of the tennis courts to a north-south direction due to sun and wind exposure.*
- 5. Provide a greater separation between Faria Preserve Parkway and the sidewalk at the area north of the existing water tank.*
- 6. Evaluate opportunities to expand the trail system in the eastern Project Area. Locations to consider include the Project's eastern ridgeline, Purdue Road, and/or Faria Preserve Parkway near Deerwood Road.*
- 7. Evaluate opportunity to add an additional trail entry point at the end of the Veneto Court cul-de-sac in Neighborhood I.*
- 8. Evaluate opportunity to align the trail on the west side of Neighborhood IV further away from the townhomes by either shifting the townhomes or re-routing the trail.*
- 9. The Board stated that they do not support outdoor recreational night lighting at the sports fields in order to prevent light pollution at night to the residential neighborhoods.*
- 10. The Board recommended the Project should incorporate maximum energy efficiency opportunities throughout the project.*
- 11. The Board requested additional information as to where the monolithic sidewalks will start and end on Faria Preserve Parkway. The Board felt that while monolithic sidewalks prevent people from walking on or trampling landscaping along the sidewalk, there are merits to having a landscape strip to serve as a buffer between pedestrians and vehicular traffic.*
- 12. The Board recommended adding more emphasis and attention to the park entrance and to provide additional details on how residents north of Faria Preserve Parkway will access the park.*

13. *The Board requested that Grading Plans be available for the next meeting as well as a Trail Amenities Plan showing the relationship of the open space and trails to the public and private spaces.*
14. *Evaluate opportunities to enhance the open space areas through landscaping to soften the slopes, especially to the north of Neighborhood IV and on both the north and south sides of Neighborhood III.*
15. *The Board suggested that the applicant meet with San Ramon Valley Fire Protection District to ascertain where the emergency vehicle access roads would be located on the project and that these roads are depicted on future plans.*
16. *The Board would like to see a Cut/Fill Plan as well as a conceptual Fencing Plan for the next meeting.*
17. *The Board requested a conceptual site lighting plan and recommended the use of LED technology where possible.*

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

- 10.1 *Discussion of items for the March 14, 2013 meeting – Faria Preserve –reschedule meeting date for March 7, 2013, with a 2 p.m. start time.*
- 10.2 *Discussion of items for the April 11, 2013 meeting – Faria Preserve - schedule meeting to start at 1 p.m.*

11. ADJOURNMENT

Meeting was adjourned at 3:50 p.m.

*Respectfully Submitted,
Debbie Hince*



FINAL
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
March 7, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:03 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for February 14, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 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 Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. The Board supported a 3-wire and metal post fence design that would be used around the mitigation areas. The Board suggested the post be cor-ten or black color.*

2. *It was recommended that stone-faced pilasters be used at fence-type transitions in locations that can be seen by the public.*
3. *The Board recommended that boulders be placed intermittently within the stone wall at the entrance on Deerwood Road to add more detail and interest to the wall and to compliment the boulders used within the water feature.*
4. *Evaluate opportunities to add or extend the low stone wall feature on other portions of Faria Preserve Parkway such as within the neighborhood entryways adjacent to the round-a-bouts.*
5. *The Board recommended that the 6 foot high partial view fence be replaced with either a 6 foot high wire mesh view fence or by replacing the glass portion depicted on the partial view fence with wire mesh.*
6. *Use 6 x 6 posts and add a trim cap on the good neighbor fencing, making sure that there is consistent color between the posts and boards and that fence is lapped or louvered.*
7. *Use non-galvanized street light poles painted green or black as deemed acceptable to City staff.*
8. *Reduce the number of street lights at neighborhood entry points as currently shown on sheet L5.*
9. *Detail on the plans the lighting at the community pool parking lot and the use of bollard lighting on the HOA-maintained pathways that will connect the neighborhood to the public streets.*
10. *Correct the Deerwood Road entry sheet (L13) to depict that there will be no sidewalk on the East side of Faria Preserve Parkway. Evaluate opportunity to add a monolith feature instead of the portal at this entrance.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the April 11, 2013 meeting – *Faria Preserve – 1 p.m. start time.*

- a) Neighborhoods 1 & 2 Architecture*
- b) Grading and Cut & Fill Plans*

11. ADJOURNMENT

Meeting was adjourned at 4:02 p.m.

*Respectfully Submitted,
Debbie Hince*



FINAL
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
April 11, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:10 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Ryan Driscoll, Assistant Planner; Cindy Yee, Associate Planner; and Debbie Hince, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. ELECTION OF OFFICERS

3.1 Election of Chair: *Nominated and approved – Mar Gosiengfiao*

3.2 Election of Vice-Chair: *Nominated and approved – John Falconer*

4. PUBLIC COMMENTS

-None-

5. ADDITIONS AND REVISIONS

6. CONSENT ITEMS

6.1 Summary of Action Items for March 7, 2013 meeting. *Approved with comments received.*

7. CONTINUED ITEMS

7.1 **2257 San Ramon Valley Blvd. (DP 11-300-002, AR 12-200-001, VAR 11-320-002 and VAR 11-320-003)**

Staff Report by: Ryan Driscoll, Assistant Planner

The Board provided the following comments and recommendations for revisions to the Applicant and Staff:

- 1. Remove the proposed "Seville Orange" color from the color scheme. Additionally, all elements that were previously the "Seville Orange" color shall be painted the Western Blended "Stone Wall" color.*
- 2. Tone down the orange "Mandarin Grove" color to a terracotta color.*
- 3. The north and east elevation walls that share the same plane as the lower cornice element shall be painted Western Blended "Venetian Stone" color.*
- 4. Above the entryway on the north elevation where the wall turns west (inward), change the paint color from the orange accent color to Western Blended "Venetian Stone" color.*

7.2 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 Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Between lots 133 & 134, look for opportunities to include trees within the area that separates the two lots.*
- 2. In Tot Lots, soften up the walkways with a more curvilinear pathway.*
- 3. In Tot Lot B, placement of benches should not be so linear but more freeform to exploit views.*
- 4. It was recommended that a Condition of Approval should be included that an O & M manual be given to homeowners for street tree and front yard tree care and maintenance. When planting trees also take into consideration wind factors; however, in general the Board supported the street tree palette and the variations.*
- 5. The Board approved of the distribution of the types of trees and suggested adding choices such as the Chinese Pistache, African Sumac, and other species that are cold- and wind-tolerant.*
- 6. Look at opportunities to install a wood rail fence in the landscape area adjacent to Faria Parkway to create a transition between the plantings within the right of way to the open space beyond.*
- 7. The Board recommended the removal of all interim irrigation systems.*

8. *On sheet L-38 showing the typical open space at windows and the plantings behind the sidewalks, it was recommended to use natural grasses to transition into the open spaces areas and looking for opportunities to replicate this at other typical open space window areas.*
9. *On street section A, the Board would like to see a minimum median width of 6 feet (or greater). This could be achieved by adjusting the width of the bike paths and/or travel lanes to create a wider median at the entry point.*
10. *On street sections B and F, the Board recommended a higher retaining wall height to reduce the overall number of walls that would be needed. Instead of using a block CMU wall, use a faux rock material to create the appearance of a real rock wall.*
11. *Between the round-about crosswalk and the pool crosswalk, install a low fence within the Faria Parkway median to discourage pedestrians from crossing midblock.*

Residential Neighborhoods I & II

12. *Integrate color into the concrete driveways and front walkways.*
13. *Review the neighborhood plot plan and seek opportunities to increase the front yard depths, as each lot permits; look at centering homes on wider lots to create greater separation between homes; align homes, for example lot 84, to the various property lines to widen the side yards between homes; and bring more articulation to the street and looking at opportunities to push homes back or move them forward as setbacks allow.*
14. *Integrate a wider 42 inch door option and look for opportunities to include sidelights next to door to give a stronger street presence as feasible per plan.*
15. *Include as a homebuyer option, some type of solar integration opportunities.*
16. *Provide enhanced elevations on exposed or corner lots including roof vents, siding material, pot shelves, or possible pop-outs along these enhanced elevations to provide articulation on these elevations; show control joints on the stucco to break up the two-story elevations; wrap siding and stone finishes on side elevations to where the side fence begins; and from a 360 degree point of view, integrate light fixtures to fit the architectural theme of each elevation.*
17. *Neighborhood I, Plan 1, sheet 1.6, Cottage elevation: the Board recommended breaking up the roof line on the rear elevation.*

18. *Neighborhood I, Plan 2, Presidio elevation: instead of matching the metal seam roof color on the first floor to the color of the concrete tile roof, consider a variation in color so that this element stands alone. Also, look at opportunities to add metal elements to other elevations, such as on the Cottage elevation over the bay window. Make sure that the post on the front elevation is thick (a minimum of an 8 x 8 inch post) in order to appear more substantial in the front.*

8. CONCEPTUAL ITEMS

-None-

9. PRELIMINARY REVIEW ITEMS

-None-

10. FINAL REVIEW ITEMS

-None-

11. STAFF ITEMS

11.1 Discussion of items for the May 9, 2013 meeting.

- a. *May 9, 2013 meeting will be continuation of Faria Preserve Neighborhoods I & II*
- b. *Add meeting date for May 23, 2013 to discuss The Barn*
- c. *June 13, 2013 meeting will be discussion of Faria Preserve Neighborhoods III & IV*

12. ADJOURNMENT

Meeting was adjourned at 4:20 p.m.

Respectfully Submitted,

Debbie Hince



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

**Meeting Time
May 9, 2013 - 2:00 P.M.**

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:05 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer, Ken Hansen and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present.

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for April 11, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 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 Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood I:

1. *Move home on lot 119 back 3-5 feet to the south; rotate home on lot 61 counterclockwise and center on parcel; move homes on lots 55 and 93 two (2) feet into the rear yard; flip home on lot 98 so the garage is on the right side of the lot; install retaining walls on the northeast corner of lot 96 similar to lot 99 to increase the useable rear yard space.*
2. *On lots 13, 19, 23 and 36, move home forward so that the house is located just outside the minimum 20 feet front yard setback to maximize the rear yard.*
3. *Plan 3 homes should be moved forward to the minimum 20-foot front yard setback where lots allow.*
4. *Change lots 2 and 7 from a Plan 2 to a Plan 3.*

Residential Architecture, Neighborhood I:

5. *On the enhanced corner side elevations, look at opportunities to add functional pop-outs on the second story of homes such as enhancements like bay windows, window seats, etc.*
6. *On all plans, the side entry doors leading into the garage have to swing out to the side yard so as to maximize the interior garage dimensions.*
7. *On Plan 1B rear elevation, reduce the height of the louvered element to match the same scale that is found on the other elevations.*
8. *On Plan 1C, remove the vent on the rear elevation.*
9. *On the Plan 2 residences with a covered California Room, provide an elevation to show how this room will integrate with the roof pitch of the main house.*
10. *Look at opportunities on the Plan 3 master bathroom/walk-in closet to create more daylight by possibly adding another window to the shower stall or increasing the amount of glazing over the bath tub.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

- 10.1 Discussion of items for the June 13, 2013 meeting. *Faria Preserve Neighborhoods II & III with a 1 p.m. start time.*

11. ADJOURNMENT

Meeting was adjourned at 3:44 p.m.

Respectfully Submitted,

Debbie Hince



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

*Please Note Meeting Time
June 13, 2013 - 1:00 P.M.*

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:04 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, Ken Hansen and John Nicol

*Staff: Lauren Barr, Senior Planner; Cindy Yee, Associate Planner; and Debbie Hince,
Recording Secretary*

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

4.1 *Addition of Item 10.2. Temporary Monument Signage for Bishop Ranch.*

5. CONSENT ITEMS

5.1 *Summary of Action Items for May 9, 2013 meeting. Approved as written.*

Temporary Monument Signage for Bishop Ranch.

After hearing a presentation by staff and the applicant, the Board did not feel comfortable making a recommendation on a single sign without understanding the entire context of the Master Sign Program revisions being considered by Bishop Ranch. However, the Board made the following suggestions.

- 1. The Board suggested that a mock-up of the monument be erected at the proposed site and possibly move the monument north by a few feet.*
- 2. It was suggested that the applicant consider a different color than stark white which brings too much attention to the monument as currently depicted.*
- 3. Possibly anchor the new monument sign on both sides of the street at the street/pedestrian level to balance out the new monument sign if it is to remain white.*
- 4. The monument appears unfinished and too missile-like in its current state. It was suggested that a base be added to the monument, possibly black granite to match the current monument signs and possibly adding brush aluminum to the lettering.*
- 5. It was also suggested that the current monument signs within Bishop Ranch be upgraded incorporating the white color of the new monument.*

6. CONTINUED ITEMS

6.1 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 Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood II:

- 1. The Board suggested adding top soil to all cut slopes to promote a "landscapeable" area to promote vegetation growth otherwise it will invite erosion. This is to be included on all cut slopes throughout the Faria development.*
- 2. Provide cut off walls with pier foundations to prevent water penetration under the house.*
- 3. Move home on lot 122 back 3 to 5 feet; move lot 123 back 5 to 8 feet; move lot 127 back; lot 128 to remain in place; lot 129 move back; lot 131 move back; lot 132 to be moved back even more; lots 135 and 136 to be moved back; lot 137 move back as much as possible; lot 147 to be moved back 2 to 3 feet.*

4. *On the preliminary landscape plan, include fencing plan for neighborhoods to show how the fences relate to the slopes and between the public and private areas.*
5. *Provide a larger parcel for lot 145 by reducing the alleyway length in front of this lot.*
6. *Provide a 3-foot retaining wall in the sloped rear yards to create more usable front yard space for both lots.*

Residential Architecture, Neighborhood II:

7. *On Plan 1 evaluate opportunities to incorporate more windows in the owner's bath and also in the first floor tech room.*
8. *On the Cottage elevation of Plan 1, evaluate the scale of the vent and perhaps use the same detail as the window trim. Also consider adding a bay window to the front elevation.*
9. *On Cottage elevations, use accent materials such as stone masonry or metal to draw similarities to the Cottage style in the Neighborhood I architecture.*
10. *On all plans, remove the 8-panel garage door option. Add outside lighting details on all elevations. On right and left elevations of all plans, consider adding a joint line or some relief detailing to break up the stucco and create more shadowing.*
11. *On Plan 2, return the board and batten to a logical end point, lining up with the side fence.*
12. *On Plan 3, add windows in bedroom 3, bedroom 4, and in loft where applicable.*
13. *Look for opportunities on Plan 3 to pop out front elevation for more architectural relief. Add thicker sill and support structures on the pot shelves on the Bungalow and Cottage elevations.*

Site Plan, Neighborhood III:

14. *Review opportunities to modify hammerhead adjacent to lot 197 with the potential to add to the lot by shortening the pavement.*
15. *The proximity of lot 200 to Faria Preserve Parkway is too close. Consider moving lots 197-200 to the east approximately 10 feet by reduce water quality pond.*
16. *Provide landscape plans that identify how fences transitions between lots 200 and 208.*
17. *If lots 197-200 are to be moved to the east, see if corner of water quality pond can be wrapped around corner of Faria Preserve Parkway.*

18. *For lot 208, terminate motor court in front of lot 208 and add more depth to driveway.*

19. *Shift row of homes on lots 212-209 to the south by approximately 5 feet on Via Veneto.*

Create greater setback of 10-12 feet from Faria Preserve Parkway for lot 233 and 234. If necessary, revise driveway configuration for lots 246 – 249 to accommodate a greater setback.

20. *Include a fencing plan for Neighborhood III to show the relationship of the homes to the entry and walkways.*

Landscaping, Neighborhoods II & III:

21. *Make sure that tree canopies are sized appropriately, such as the Crape Myrtle, Dynamite variety. Include two evergreens in the plant palette such as Meyer Lemon or Satsuma Mandarin, Laurus, Rhamnus, Tristania Laurina.*

22. *Include large accent shrubs to landscape plan and avoid rangy shrubs. Avoid high water plants such as the Camellia. Add more drought tolerant plants and shrubs.*

23. *Avoid short-lived plants such as Lavender, Cistus and Ceanothus.*

24. *Add long-lived groundcover such as Manzanita Pacific Mist, Star Jasmine and low forms of Mahonias.*

25. *Add Flax plant in appropriate areas.*

26. *Add shade plants such as a smaller Magnolia, Iris Douglasiana “hybrids”, Aspidistra, Western Swordfern, Polystichum Resmarinus, Liriope and Loropetalum.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the July 11, 2013 meeting.

1. *Faria Preserve Neighborhoods III & IV.*

2. *ACRE Mixed Use Project – 125 & 130 Ryan Industrial Court*

10.2 *Added - Temporary Monument Signage for Bishop Ranch.*

11. ADJOURNMENT

Meeting was adjourned at 4:26 p.m.

Respectfully Submitted,

Debbie Hince



CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Please Note Meeting Time
July 11, 2013 - 2:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer, Ken Hansen, and John Nicol

Staff: Lauren Barr, Senior Planner; Cindy Yee, Associate Planner; and Luisa Amerigo, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS -None-

4. ADDITIONS AND REVISIONS

It was moved by Vice Chair Falconer that item 10.1 and 10.2 be moved ahead of item 6.1 on the agenda.

5. CONSENT ITEMS

- 5.1** Summary of Action Items for June 11, 2013 meeting. *Approved as written.*
John Falconer abstained.

6. CONTINUED ITEMS

- 6.1 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 Yee, Associate Planner**

After hearing a presentation from staff and applicant on the Architectural Review application, the Board received the following project-related public comment.

- 1. Robert Klingner, resident. The resident expressed that he likes the architecture in Neighborhood 3, but does not like appearance of the row of windows on the streetscape elevation in the townhome development.*

The Board then proceeded to provide the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood III:

- 1. At the end of the driveway in front of lot number 208, enhance with a pedestrian walkway and landscaping.*
- 2. The Board requested the applicant prepare a master landscape plant palette.*
- 3. The Board recommended cheek walls to be installed at stairways throughout the project.*
- 4. Provide a colored streetscape elevation drawing for Neighborhood 4 so that the Board can further evaluate how the colors will relate to the proposed architecture.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 9768 Tareyton Avenue (AR 11-200-028) – Anagnos Residence – Color Change Presented by Shinei Tsukamoto, Associate Planner.

Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Zoning Administrator.

1. Tone down the proposed blue body color to a more warm grayish-blue hue so that the building can blend in with the neutral colors found in the surrounding neighborhood.

2. Take a comprehensive look at the architecture of the whole home when evaluating the revised color palette to ensure that the body color will complement the trim, accent, and roof material colors.

10.2 ACRE Mixed Use Project – 125 & 130 Ryan Industrial Court. Presented by Lauren Barr, Senior Planner.

After hearing a presentation from staff on the proposed revision to a previously approved Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

1. Install enhance sidewalk paving from the main project roadway north through to the tot lot area.

2. Enhance the pavement in the paseo walkway area that runs east to west on the project site.

11. ADJOURNMENT

Meeting was adjourned at 4:10 p.m.

Respectfully Submitted,

Luisa Amerigo



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

August 8, 2013 - 2:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer and John Nicol

Staff: Shinei Tsukamoto, Associate Planner; Cindy Yee, Associate Planner; and Luisa Amerigo, Recording Secretary

Planning Commission Liaison: None present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

-None-

5. CONSENT ITEMS

5.1 Summary of Action Items for July 12, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 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 Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

General Comments:

- 1. The Board provided a supplemental plant list for the applicant to consider as additions to the project's planting palette.*

Neighborhood I:

- 2. The Evergreen Chinese Elm identified in Neighborhood I may be too large for the locations identified.*

Neighborhood III:

- 3. On Lot 236, if proposing a Plan 1 house plan, limit the building to two-stories.*
- 4. Plan 4: At the main entrance doorway, reverse the door location and sidelight window.*
- 5. Plan 1: Provide enhanced side elevations on the main entrance side to lots 235, 236, 251, and 253.*
- 6. Plan 4: Eliminate the optional autocourt entry floor plan as the lots designed for this floor plan no longer exists.*

Neighborhood IV, Townhomes:

- 7. Add a trellis at the end of the alleyway between buildings 26 and 33.*
- 8. On buildings abutting the apartment units to the south, consider creating a greater horizontal and/or vertical separation between the walkway and porch element.*

Neighborhood IV, Flats:

- 9. Increase floor plates in lower floor of flats to 10' high.*
- 10. The applicant provided modified streetscape elevations for the Board's consideration. Based on the revised streetscapes, the Board recommended breaking up the third floor elevation by using massing modifications.*
- 11. Use a combination of three and five window designs on the third floor to add more variations between buildings.*
- 12. Incorporate architectural details such as archways and siding found in the lower floors into the third floor elevations.*
- 13. The Board recommended installing a gate or fence to restrict access into the 8' wide courtyard area separating the two opposing buildings.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

9.1 115 Ryan Industrial Court – AT&T Wireless Facility
Presented by Shinei Tsukamoto, Associate Planner.

After staff summarized the staff report, the applicant presented the project along with two sketches that were prepared in response to the design concerns identified in the staff report. One of the sketches was prepared in black pencil to show the increased height of the pitched roof parapets and the other sketch was prepared in red pencil to show an alternative roof design of the faux steeple. Photographs were provided to demonstrate the variety of architectural styles used for stealth fully designed structures.

After receiving the staff report and the presentation by the applicant, the Board recommended continuation of the application for a future meeting date in order for the applicant to address the following project comments:

Architectural Design:

- 1. The existing building is a contemporary building; the faux steeple element should complement the contemporary architectural style with a less embellished and ornate design than the sketch in black pencil presented at the meeting.*
- 2. The Board supported the concept shown in the red pencil sketch and felt that it would be more appropriate in shape and amount of details. The intent of the red pencil sketch is to make the faux steeple a square or rectangular shape rather than an octagonal structure. A square structure would add more mass to the steeple and would have an effect to reduce the apparent height of the faux steeple.*
- 3. With regard to the roofing material, the Board suggested a use of stand seam metal roof or concrete tile rather than asphalt shingles to better match the contemporary architecture.*
- 4. Provide a color scheme that incorporates the new building elements with the existing building.*

10. STAFF ITEMS

- 10.1** *Discussion Items for next meeting – Shapell Projects Capella and Amarante at Gale Ranch*

11. ADJOURNMENT

Meeting was adjourned at 4:10 p.m.

Respectfully Submitted,

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**CITY OF SAN RAMON
PARKS AND COMMUNITY SERVICES COMMISSION MEETING**

May 8, 2013
Regular Meeting

Approved June 12, 2013

1. CALL TO ORDER

The Parks and Community Services Commission Meeting was called to order by Chair Yancey at 7:00 p.m. The meeting was held in the City Council Chambers located at 2222 Camino Ramon, San Ramon, CA.

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

Present:

Chair Yancey, Vice Chair Meine, Commissioner Ernest, Commissioner Doerlich, Commissioner Lopez, Commissioner Mills, Commissioner Kenniston-Lee, and Student Commissioner Koppikar

Staff Present:

Director Karen McNamara, Division Managers Esther Lucas, Jeff Gault and Robin Bartlett, Program Manager Teri Mountford, Program Coordinator Steve Cox, Associate Planner Cindy Yee, and Commission Secretary Christina Buna.

4. SPECIAL ITEMS AND ANNOUNCEMENTS

4.1 Special Announcements

Ms. Lucas introduced the outgoing Therapeutic Recreation Intern, Ashley Hawkins, who is a senior at California State University, East Bay and is graduating in June with a Bachelor's Degree in Therapeutic Recreation. Ashley stated while working with the City she has received hands-on experience working with persons with disabilities and seniors, she planned programs and activities for both populations, and she has expanded her knowledge on the principals of Recreation Therapy.

The Art and Wind Festival will be happening May 26 and 27, 2013 at Central Park from 10am – 5pm on both days.

Smokey Robinson's performance that was scheduled for May 11, 2013 has been rescheduled to July 20, 2013 at the Dougherty Valley Performing Arts Center.

46
47 **4.2 Temporary Employee of the Month – April – Jonathan Webb**
48

49 Mr. Cox introduced Jonathan Webb for being selected as the April Temporary Employee of
50 the Month. Jonathan began working for the City of San Ramon in February 2013. Jonathan
51 is currently a Recreation Leader I for the afterschool teen centers and has quickly risen to
52 the challenge of working with the middle school age group. Jonathan works primarily at
53 the Pine Valley Middle School afterschool teen center, which is always a challenging and
54 rewarding site.
55

56 Jonathan is being recognized for his overall enthusiasm to help his fellow staff members at
57 any of the sites. Jonathan created a new system at the Pine Valley Teen Center to visually
58 reward positive behavior, giving the participants an opportunity see how they are doing at
59 the site each day. Jonathan also took on the challenge of moving to the Iron Horse teen
60 center site during a staff shortage. Jonathan quickly gained the respect of his fellow staff
61 members and the participants. Moving to new sites is not easy, especially when
62 participants think you are a substitute, and Jonathan made the task look routine. Since
63 starting employment with the City of San Ramon Jonathan has shown that he is a dedicated,
64 hard worker who cares about doing his job properly.
65

66 The Parks and Community Services Department would like to thank Jonathan for his
67 enthusiastic approach with the middle school teen center participants, his strong rapport
68 with staff as well as his overall team player attitude!
69

70 **4.3 Recognition of Student Commissioner**
71

72 Chair Yancey presented a plaque of appreciation to Student Commissioner Koppikar for her
73 commitment to Teen Council and to the Parks & Community Services Commission.
74

75 **4.4 Recognition of Outgoing Teen Council**
76

77 On behalf of the Parks and Community Services Commission, Chair Yancey thanked Teen
78 Council members for their contributions and Student Commissioner Koppikar presented
79 Teen Council members with certificates of appreciation.
80

81 **5. PUBLIC COMMENT OR WRITTEN COMMUNICATION**
82

83 **6. APPROVED MINUTES**
84

85 **6.1 Minutes of April 10, 2013 – Regular Meeting**
86

87 Commissioner Lopez's motion to accept the minutes of the April 10, 2013 – Regular
88 Meeting with the following amendments to line 221 to read "identify the scope of the
89 project in terms of how many parks and shade structures and the overall costs was
90 seconded by" and to strike the lines 254 – 258 and replace with "Commissioner Lopez
91 asked if they Farmers Market on Thursdays and Saturdays were successful. Ms. McNamara

92 responded the Farmers Market on Saturdays and Thursdays is not operated under the
93 purview of the City, but through an agreement with Sunset Development.” was seconded by
94 Commissioner Doerlich and passed 7-0; Student Commissioner Koppikar voted in favor of
95 the motion.

96
97 **7. CONSENT CALENDAR**

98
99 **8. COMMISSION BUSINESS**

100
101 **8.1 Teen Council Annual Report for 2012-2013**

102
103 Student Commissioner Koppikar gave a PowerPoint Presentation of the Teen Council
104 Annual Report for 2012-2013 to the Commission with a recommendation for the
105 Commission to accept the report and provide direction to the Teen Council for the
106 2013/2014 term.

107
108 Commissioner Doerlich commended the Teen Council for their work on Battle of the Bands
109 and they played a huge part in making the event successful for the Arts Foundation.

110
111 Commissioner Mills asked what the subject matter is of the movie, Orange Curtain. Mr. Cox
112 responded the movie addresses the abuse of prescription drugs by teens.

113
114 Commissioner Mills applauded the Teen Council for their work on the Smoking Ordinance.
115 Commissioner Lopez congratulated the Teen Council for achieving their goals this past year
116 and commended their accomplishment with the passing of the new Smoking Ordinance.
117 Commissioner Ernest praised the Teen Council for another successful year.

118
119 Chair Yancey agreed with all of the fellow Commissioner’s comments and praised the Teen
120 Council for bringing awareness of the issues teens are facing in the community. Chair
121 Yancey stated a few issues that the teens have mentioned are bullying, cyber bullying,
122 pressures they are facing and with the continued growing social media world how to keep
123 an excellent reputation.

124
125 Commissioner Meine’s motion to accept the Teen Council Annual Report for 2012-2013
126 and forward to City Council was seconded by Commissioner Kenniston-Lee and passed 7-0.

127
128 **8.2 Public Hearing: Review and Consider Approval of the Proposed Master**
129 **Plan for the Faria Preserve Neighborhood Park and Rose Garden**

130
131 Ms. McNamara summarized the staff report and introduced David Gates of Gates and
132 Associates and Pat Toohey from Lafferty Communities.

133
134 Mr. Gates presented a PowerPoint of the proposed master plan for the Faria Preserve
135 Neighborhood Park and Rose Garden.

136
137 Chair Yancey opened Public Comment.

138

139 **Robert Klingner – 102 Claremont Crest Court, San Ramon, 94583 – 925-362-9949**

140

141 Mr. Klingner has been a resident of San Ramon for 13 years and his property is adjacent to
142 the Faria Preserve. Mr. Klingner stated in the current community, children of all ages play
143 basketball. Basketball is easily the most popular activity for children in this community.
144 There are basketball hoops on every street and in every cul-de-sac. The need for the Faria
145 Preserve Neighborhood Park is to have 2 full-size basketball courts to serve about 750
146 children living in the immediate area. Children in the community also use skateboards and
147 scooters extensively. If a skateboard park was included in the proposed Faria Preserve
148 Neighborhood Park, it would attract many children. It would provide a safe environment
149 for these activities. It would remove children from the streets where they compete with
150 cars in an unsafe environment. All residents of the community would benefit by the
151 inclusion of at least 2 Tennis Courts in the Faria Preserve Neighborhood Park. The current
152 allotment of a single Tennis Court is inadequate.

153

154 Mr. Klingner stated the Public Hearing notice dated April 26, 2013 was not received until
155 May 2, 2013. Therefore, the Public Hearing notice did not allow him sufficient time to
156 prepare for the meeting. Mr. Klingner requested the City to schedule an additional meeting
157 to ensure the public has the opportunity to provide input to the proposed Faria Preserve
158 Neighborhood Park and Rose Garden.

159

160 Mr. Klingner stated in the current community, people (young and old) use Deerwood Drive
161 each day as a hiking path. Hiking on Deerwood Drive is not safe because of problems with
162 traffic. The proposed map should include a hiking path that everyone could use. The
163 hiking path would attract both young and older citizens. Young children could use the
164 hiking path to ride bikes in a safe manner. Senior Citizens, who live in the proposed Faria
165 Preserve housing plan, could use the hiking path for daily exercise.

166

167 Mr. Klingner stated the proposed synthetic turf soccer field is too large. Mr. Klingner added
168 the synthetic turf for the soccer field has dangerous environmental impacts and has infill,
169 which consists of rubber particles made from recycled tires. Mr. Klingner stated the infill
170 has created health problems for children and synthetic turf produces a gas-like smell,
171 which causes irritation. Mr. Klingner also stated high schools and colleges have policies
172 which restrict use of fields when temperatures reach 90 degrees because the outside
173 temperatures of 90 degrees are reflected with temperatures of 120 to 130 degrees on the
174 synthetic turf. Mr. Klingner added the synthetic turf is not environmentally friendly and it
175 creates health risks to children and should not be included on the soccer field.

176

177 Mr. Klingner concluded with the combined input of the professional knowledge of the City
178 and the local community a viable neighborhood park could be built to provide something
179 for everyone.

180

181 **Jim Blickenstaff – 2410 Talavera Drive, San Ramon, 94583**

182

183 Mr. Blickenstaff with the Mt. Diablo Sierra Club stated there is a unique opportunity in a

184 couple of areas, one area being the dedication of the open space of 144 acres as part of the
185 preserve. Mr. Blickenstaff stated this is a unique and vital opportunity for the City to be
186 very forceful on seeing that final number become part of the end result of whatever is
187 approved, but it is key to the ultimate success of how the City looks and feels to the
188 residents. The other thing that is relevant is the consistency of the number of acres of this
189 proposed master plan from the previous one, which is a positive to see they are holding to
190 the acreage that was a part of the original plan. Mr. Blickenstaff stated the acreage is
191 dependent on the population of the project, which is dependent on the units. Mr.
192 Blickenstaff added this acreage is contingent upon the decision of 740 units, which might
193 not be the final number of units therefore not the final number of acreage. Mr. Blickenstaff
194 stated according to his calculations 6.5 acres is what is appropriate under the General Plan
195 for 1,000 persons per project. Mr. Blickenstaff concluded this project is a continued work in
196 progress and the City and developer are being careful, to see the original commitments not
197 just parks but also to open space.

198

199 **Jim Gibbon – 410 Gregg Place, San Ramon, 94583 – 925-830-0750**

200

201 Mr. Gibbon with San Ramon for Open Government stated that it is fine to look at the park
202 element of the project, but this plan went before the City Council and the Planning
203 Commission and they did not like it. Mr. Gibbon stated the creek in the middle of the
204 property will be filled and homes will be built on top of it. Mr. Gibbon also added the
205 property is not stable and the Calaveras fault runs through the middle of it and violates the
206 General Plan in terms of the creek setback. Mr. Gibbon claimed there is nothing to approve.
207 Mr. Gibbon stated this plan was originally approved prior to the significance of greenhouse
208 gases were really understood. If the project was looked at again and calculated how much
209 energy it would take to just get people up to it and the engineering to make the project
210 happen would not pass based on the negative environmental impact. Mr. Gibbon stated this
211 project should never see the light of day. Mr. Gibbon stated the senior housing facility
212 should not be placed in a suburban housing enclave that is isolated from the amenities of
213 the City. Mr. Gibbon added the City does not have any money to maintain the park and he
214 does not believe there will ever be a special assessment district to fund the maintenance of
215 the park and other infrastructure in the development.

216

217 **Dennis Noh – 925-838-0182**

218

219 Mr. Noh stated the size of the 250' baseball field will not be able to accommodate all games
220 and the field should be open adult baseball and men's softball. Mr. Noh said the proposed
221 field is only fit for women's softball. Mr. Noh stated if there is only going to be one ball field
222 it should accommodate the whole community and he added there is not a real field in this
223 area that is 250 feet. Mr. Noh stated the one ball field that he wants to use should be bigger
224 than 250 feet.

225

226 **Joy Randel – 302 Hillcrest Court, San Ramon, 97583 – 925-362-3243**

227

228 Ms. Randel asked if the entrance only from Bollinger Canyon Road. Mr. Toohey responded
229 there will be two entrances, Bollinger Canyon Road and Deerwood Drive. Ms. Randel asked

230 if the current houses on cul-de-sacs would have walking paths into the community. Mr.
231 Toohey responded they would have walking paths into the community. Ms. Randal stated
232 she objected to having the creek filled in. Ms. Randal also objected to the lighted sports
233 fields and does not want to hear the noise pollution from sporting events during the
234 daytime and especially not in the evening. Ms. Randal asked if the proposed community
235 pool would be utilized only by the Faria community or also the residents of the
236 surrounding communities. Mr. Toohey responded the community pool would be for the
237 greater community and not just for the Faria community. Ms. Randal asked if they are
238 considering the square footage of the park based on the number of homes and apartments
239 already surrounding the area in addition to the 740 units that will be built all utilizing the
240 park. Mr. Toohey responded the General Plan dictated the size of the park.

241

242 Ms. Randal stated she would like to see a dog park and more walking/bike paths instead of
243 the lighted sports fields or tennis courts. Ms. Randal requested a current environmental
244 impact be completed on this development and would also like to see the maintenance
245 impact it will have on the City. Mr. Toohey responded the project has to be revenue neutral
246 to the City, the sub-division Faria Preserve Neighborhood will take care of the park. Ms.
247 Randal stated again she would like to see wooded areas and walking paths rather than
248 sports fields. Mr. Toohey responded that there is 250 acres of open space that is being
249 maintained as open space and they are currently in the process of purchasing an additional
250 400 acres of wooded open space area, so there will be quite a bit of open space. Ms. Randal
251 stated she wants the wooded open space by her home instead of the sports fields.

252

253 Ms. Randal asked if anyone has considered the different types of sports and the traffic it
254 will bring to the sports fields. Mr. Toohey responded that is what is being asked for
255 consideration from the Commission tonight. Ms. Randal asked if the amount of housing
256 units is final. Chair Yancey responded we are only discussing the development of the park.
257 Ms. McNamara responded the size and development of the park that is being presented this
258 evening is based on the requirement of 740 units.

259

260 Ms. Randal added the proposed senior housing would isolate seniors from much needed
261 services and would force them to drive.

262

263 **Michael Jones - 124 Claremont Crest Court, San Ramon, 94583 - 925-552-5322**

264

265 Mr. Jones stated the proposed park is the appropriate size of a neighborhood park and
266 what was approved in the General Plan was a community park, which is designed and
267 calculated very differently. Mr. Jones added as a community park it should be taken into
268 consideration the needs of residents up to three miles away from the park location. Mr.
269 Jones stated as part of the General Plan this was supposed to be a community park.

270

271 Mr. Jones stated according to the General Plan there was supposed to be a 15-20 acre site
272 for a school and if the school was not built the space should revert to open space. Mr. Jones
273 stated 740 units have nothing to do with a community park. The community park property
274 has to take care of, with our increasing population, up to 20,000 people. A community park
275 is more along the lines of Central Park or possibly Memorial Park, significant real estate for

276 multiple uses. Chair Yancey asked how big of a park would he like built. Mr. Jones
277 responded the Faria Park should be enlarged to a minimum of 40 acres to accommodate
278 residents within a three-mile radius.

279

280 **Chair Yancey read resident Artur Duko's email into the public record.**

281

282 *Dear San Ramon Parks and Community Services Department,*

283

284 *I am a resident of Deerwood neighborhood and am asking you to oppose the current design of*
285 *the Community Park, which a developer, Lafferty Properties is proposing to build at Faria*
286 *Preserve site. A soccer field is nice, but to have a full size of it is not necessary. There is almost*
287 *never possible to have enough players to fill it. Another nuisance is a synthetic turf: it is very*
288 *dangerous for competing players - if fallen, the bruises are very likely, bloody and bad (I know,*
289 *as I am an ex-player myself and occasionally still play that game).*

290 *Better to have several tennis courts build to be used by all adjacent communities, as well as*
291 *expanded children play area.*

292

293 *Regards,*

294 *Artur Duko*

295 *116 Woodcrest Drive*

296 *San Ramon, CA 94583*

297

298 Ms. Yee stated the park design is a part of the review process for the development and
299 tonight staff is looking for comments regarding the conceptual design of just the park. Ms.
300 Yee stated when the Parks Commission has provided their final critiques and design
301 comments of the park design; they are then put into the development plan application. Ms.
302 Yee stated we have asked the commission to review this conceptual plan at this time so that
303 things like environmental review, access and entrances to the park could be added as part
304 of the developmental plan before it will go to the Planning Commission.

305

306 Ms. Yee stated according to Section 6: Parks and Recreation Element of the General Plan
307 2030, it identifies all of the current and proposed parks. There are currently three
308 community parks in the City – Central Park, Athan Downs and Memorial Park. There is one
309 future community park that is identified in the General Plan, which is Rancho San Ramon
310 Community Park. The map of 6-1 of the General Plan shows a proposed future
311 neighborhood park, which is the Faria Preserve Development Park. Ms. Yee stated whether
312 the amount of 740 units goes up or down does not change the size of the park required,
313 12.7acre park was identified in the Northwest Specific Plan, which is the guiding document
314 for this community. Ms. Yee stated the developer can put more or less than 740 units, but is
315 still required to build a 12.7 acre park. Chair Yancey asked this particular park is a
316 neighborhood park and not a community park. Ms. Yee responded the park is defined as a
317 neighborhood park.

318

319 Chair Yancey closed public comment.

320

321 Commissioner Ernest stated a 250 foot fence is more than adequate for little league, this is

322 not a universal field, but will be specific to a particular kind. Commissioner Ernest would
323 like the baseball field to be synthetic and he strongly urged the developer to put synthetic
324 turf in for all of the sports playing fields. Commissioner Ernest added that, as a condition of
325 project approval, all infrastructure should be funded by a special assessment district.
326 Commissioner Ernest added the developer should put in the deficit each year to make the
327 project neutral to the City. Commissioner Ernest stated the original plan that included the
328 school site was rejected by the school district as being unneeded and unwanted.
329 Commissioner Ernest also had a concern about senior housing being built as part of the
330 development.

331
332 Commissioner Mills asked about the public outreach process for this development and are
333 there requirements placed on the developer for a minimum amount of outreach. Ms.
334 McNamara responded tonight would be considered the first opportunity officially and
335 formally to review this concept, typically in our park planning process we start with a
336 concept versus a blank slate to be able to react to. Ms. McNamara added there is no
337 presumption this will be the only meeting to review this park development. Ms. Yee added
338 this project has been presented at two workshops, a joint City Council and Planning
339 Commission meeting in October 2012 and at a Planning Commission workshop in January.
340 Ms. Yee stated there will be public workshops and public hearings beyond this Commission
341 to discuss this project as a whole. Ms. Yee stated this particular hearing was noticed to over
342 900 residents.

343
344 Commissioner Mills asked if the need for the school site will be revisited as part of the new
345 project development plan. Ms. Yee responded the Northwest Specific Plan does require a
346 one-acre educational facility and the development application does meet the requirements.
347

348 Commissioner Lopez asked why the developer is proposing to cover the existing creek. Mr.
349 Toohey responded the previous approved plan filled the whole creek and recreated a new
350 creek, which they were fine with, but the resource agencies are not. Mr. Toohey added
351 filling in the creek is not the best alternative for the project, but filling the creek is a
352 required alternative.

353
354 Mr. Toohey stated he would like to come back to the Commission with a revised plan in to
355 30 to 60 days.

356
357 Commissioners would like to more public feedback on the development of the park.
358

359 Commissioner Meine asked how many acres is the open space that was mentioned. Mr.
360 Toohey responded the project itself will dedicate about 250 acres of open space with five
361 miles of trails that would connect with the Las Trampas ridge.
362

363 Chair Yancey asked when the project came before the Parks Commission in 2006 what was
364 presented. Ms. Yee responded the project was similar, but the previous applicant never
365 moved forward with a park design to review. Ms. Yee stated in the 2006 plan the
366 educational site was a part of the park plan, but was moved to its own parcel. Chair Yancey
367 asked if there were specifications of the size of the baseball and soccer fields. Ms.

368 McNamara responded the plan the Commission previously saw in 2006 did not have this
369 level of specificity, it was looking at the conditions of approval of the project and it never
370 made it to the level of detailed the Commission is looking at tonight.

371

372 Chair Yancey asked what the City requires to determine park size. Ms. Yee responded the
373 Parks Master Plan identifies the minimum acreage based on what the population
374 projections are. Ms. Yee stated the Northwest Specific Plan had approved 786 units which
375 identified a 12.7 acre park.

376

377 Chair Yancey suggested in addition to workshops to have a walkthrough of the site to
378 allow the residents to work together to try and find a solution. Chair Yancey added issues
379 to remember for the park design is the presence of fountains, bike racks, shade structures,
380 the age appropriate play areas and an area for art.

381

382 Chair Yancey asked if the approval of the conceptual park design impacts the final approval
383 of the entire development. Ms. McNamara responded the approval of a conceptual park
384 design does not presuppose the rest of the project will be approved, just the piece of the
385 project will move forward with the project's planning and approval process. Ms. McNamara
386 stated we are getting land dedication plus all of the improvements, so the value of the park
387 improvements (construction and design) is also part of this dedication.

388

389 Mr. Klinger asked if the path around the park will be dirt or asphalt. Mr. Gates responded it
390 will be an asphalt path that will be an emergency and maintenance path road. Mr. Klinger
391 asked if it will be suitable for a person riding a bike. Mr. Gates responded it would be.

392

393 Commissioner Ernest's motion to table the discussion of the Faria Preserve Neighborhood
394 Park and Rose Garden to a future date when the developer is ready to present a revised
395 plan to the Commission was seconded by Commissioner Mills and passed 7-0; Student
396 Commissioner Koppikar voted in favor of the motion.

397

398

399

8.3 Recommendation on Open Space Preservation Priorities

400

401 Mr. Gault summarized the staff report and introduced Dennis Viers of the Open Space Task
402 Force. Mr. Viers presented a PowerPoint presentation of the recommendation of the open
403 space preservation priorities.

404

405 Chair Yancey opened for Public Comment.

406

407 **Jim Gibbon - 410 Gregg Place, San Ramon, 94583 - 925-830-0750**

408

409 Mr. Gibbon stated the Open Space Task Force (OSTF) is only 80% complete and is still not
410 finished with their task. Mr. Gibbon stated everyone has asked two questions that the OSTF
411 has not answered; 1) which property is most endangered and 2) which is the safest in
412 terms of remaining open space. Mr. Gibbon stated unless the OSTF makes a
413 recommendation to the Commission how to preserve the most endangered properties, they

414 have not completed their task. Mr. Gibbon added they have the information, but they need
415 to go further and make a recommendation.

416

417 **Jim Blickenstaff – 2410 Talavera Drive, San Ramon, 94583**

418

419 Mr. Blickenstaff stated the Open Space Task Force (OSTF) should remain active and follow
420 through on the next critical step, which is looking at funding options and the different
421 options and collaborations that have worked within this area. Mr. Blickenstaff stated the
422 OSTF should cross reference the funding options with a list of key properties that are at
423 risk. Mr. Blickenstaff stated the OSTF should take recommendations of action items to the
424 City Council on how to proceed.

425

426 Chair Yancey closed public comment.

427

428 Commissioner Mills thank Mr. Viers, Mr. Youngblood and the members of the Open Space
429 Task Force for their hard work to bring the task force to this point. Commissioner Mills
430 asked what would be the next steps for the task force, because they have created a 'live'
431 document that needs to be maintained and updated.

432

433 Commissioner Ernest stated the Open Space Task Force would like the work they have
434 done presented to City Council and ask them to continue a definition and expand it for what
435 they want next, along the lines of what has been suggested tonight are the next logical
436 steps. Commissioner Ernest added the work done so far is essentially a progress report for
437 the Council to take the next step to either continue this working body as a task force or
438 convert it to a committee.

439

440 Commissioner Meine agreed with Commissioner Ernest's comments and state the OSTF
441 was set up as a short-term task force to identify the properties. Commissioner Meine added
442 is it not the job of the task force to produce information on how to purchase or acquire the
443 properties. Commissioner Meine stated the task force has fulfilled all of their requirements
444 and it now up to the discretion of the City Council how they want to proceed. Commissioner
445 Meine stated he believed the recommendation should be to take this information and
446 create a committee that will evaluate the information and decide what to do with each
447 property, but should be a long term committee under the purview of the Parks and
448 Community Services Commission.

449

450 Commissioner Doerlich stated it would be beneficial for a different group with a different
451 perspective looking for more data as opposed to qualitative oriented action on the open
452 space.

453

454 Chair Yancey stated the Task Force has completed their charge based on their guidelines
455 which were; to establish priorities for open space preservation; advise the City Council
456 through the Commission regarding opportunities and resources available for establishing a
457 secure funding source for open space acquisition, preservation and maintenance; provide a
458 forum for input from the community regarding open space issues which are consistent with
459 the Task Force's charge.

460

461 Mr. Gibbon stated the Task Force needs to make recommendations to the City Council.
462 Chair Yancey asked Mr. Viers to address Mr. Gibbon's comment and asked if there were
463 recommendations in the report. Mr. Viers responded there are indirect recommendations
464 being made.

465

466 Chair Yancey asked Mr. Viers to explain what the Williamson Act is. Mr. Viers responded
467 the Williamson Act allows local governments to enter into contracts with private
468 landowners for the purpose of restricting land to agricultural or related open space use. In
469 return, landowners receive property tax assessments, which are much lower than normal.
470 Chair Yancey asked Mr. Gibbon if they label each property that is under the Williamson Act
471 will that help answer his concerns of which properties are endangered. Mr. Gibbon
472 responded yes it would help prioritize which properties are at risk.

473

474 Chair Yancey stated there are specific rules and limitations as to the power a committee has
475 concerning and entering into negotiations with a third party concerning property. Chair
476 Yancey stated she does not think it is appropriate for a committee of unelected officials to
477 enter into a closed door session concerning any kind of property negotiations. Chair Yancey
478 added the Open Space Task Force does not possess the expertise or authority to pursue
479 open space property or implement acquisition strategies.

480

481 (Student Commissioner Koppikar left early.)

482

483 Commissioner Ernest's motion to accept and forward the report including the properties
484 that are at risk/endangered under the Williamson Act to City Council and ask for direction
485 of the next steps of gathering information concerning acquiring properties was seconded
486 by Commissioner Lopez and passed 7-0.

487

488 **9. STAFF REPORTS**

489

490 **9.1 Administration and Development Report**

491

492 **9.2 Recreation Program and Community Services Report**

493

494 **9.3 Maintenance and Operations Report**

495

496 **9.4 Action Items**

497

498 **10. UPDATE ON CITY COUNCIL REPORTS**

499

500 Ms. McNamara stated the City Council will hold a budget workshop on Monday, May 13th at
501 5:00pm.

502

503 **11. COMMITTEE REPORTS**

504

505 Commissioner Ernest stated the Senior Advisory Committee currently has a regular

506 member vacancy and two vacant alternate spots.

507

508 Commissioner Lopez stated the Arts Advisory Committee will meet on Wednesday, May
509 15th and will be discussing the public art piece.

510

511 **12. COMMISSION MEMBER ITEMS**

512

513 Chair Yancey attended the ribbon cutting of the Athan Downs Playground and stated it is
514 was a great event with a large turnout.

515

516 Chair Yancey also attended the ribbon cutting for the new cricket pitch at Windemere
517 Ranch, which was acknowledge in an article in the San Francisco Chronicle.

518

519 Commissioner Kenniston-Lee stated Golden View Elementary School will have a ribbon
520 cutting for their new playground on June 5, 2013.

521

522 **13. ADJOURNMENT**

523

524 The meeting adjourned at 11:00pm to a Regular Meeting on June 12, 2013.

525

526 Submitted by Christina Buna, Commission Secretary.

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CITY OF SAN RAMON
PARKS AND COMMUNITY SERVICES COMMISSION MEETING

August 14, 2013
Regular Meeting

Approved September 11, 2013

1. CALL TO ORDER

The Parks and Community Services Commission Meeting was called to order by Chair Yancey at 7:00 p.m. The meeting was held in the City Council Chambers located at 2222 Camino Ramon, San Ramon, CA.

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

Present:

Chair Yancey, Vice Chair Meine, Commissioner Ernest, Commissioner Doerlich, Commissioner Lopez, Commissioner Mills, Commissioner Kenniston-Lee and Student Commissioner Chengareddy

Staff Present:

Director Karen McNamara, Division Managers Esther Lucas and Jeff Gault, Program Manager Teri Mountford, Associate Planner Cindy Yee and Commission Secretary Christina Buna.

4. SPECIAL ITEMS AND ANNOUNCEMENTS

4.1 Swearing in New Student Commissioner – Harshini Chengareddy

Deputy City Clerk Ms. Beck administered the Oath of Office to Harshini Chengareddy to serve on the Parks and Community Services Commission as the Student Commissioner.

4.2 Special Announcements

4.3 Temporary Employee of the Month – June – Sharon Peterson

This item has been postponed until the September 11, 2013 Parks and Community Services Commission Meeting.

5. PUBLIC COMMENT OR WRITTEN COMMUNICATION

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6. APPROVED MINUTES

6.1 Minutes of May 8, 2013 – Regular Meeting

Commissioner Lopez’s motion to accept the minutes of the May 8, 2013 – Regular Meeting with the following changes; line 180 to read “Vice Chair Meine moved to...” and line 289 change ‘contracts’ to ‘contractors’ was seconded by Commissioner Meine and passed 7–0. Student Commissioner Chengareddy voted in favor of the motion.

7. CONSENT CALENDAR

7.1 Senior Advisory Committee Appointment Recommendations

Commissioner Lopez moved to accept and forward onto City Council Verna Dow as a regular member to serve a full term and Sharyn Rossi as Alternate #1 to serve a full term on the Senior Advisory Committee; Commissioner Doerlich seconded the motion which passed 7 – 0; Student Commissioner Chengareddy voted in favor of the motion.

8. COMMISSION BUSINESS

8.1 Internship Program Presentation

Ms. Mountford presented a PowerPoint of the Department’s internship program.

Vice Chair Meine asked if the student apply for the program and how many applications we receive on average. Ms. Mountford responded students do have to apply for the program. For general recreation we receive a couple applications each semester and for therapeutic recreation we receive a handful of applications but can only take one intern each semester.

Commissioner Lopez stated she had worked with an intern for the Teen Job Fair that was excellent and made the process a lot easier and helped make the event successful.

Chair Yancey appreciates the internship program Ms. Mountford created and the opportunities the City has given college students.

8.2 Public Hearing: Review and Consider Approval of the Proposed Master Plan for the Faria Preserve Neighborhood Park and Rose Garden

Ms. McNamara summarized the public comments received by email prior to the meeting stating they can be characterized as overall concerns about the Faria Preserve development project in general. Tonight’s purpose and purview of this public hearing with the Parks and Community Services Commission is to focus on review and consideration for approval of the park design. The overall concerns expressed in the correspondence about the park design is the sports park lighting; type and number of active sports fields; concerns or

92 comments there is not a need for addition sports fields at this park; to replace the sports
93 fields with different amenities such as basketball courts, tot lots, open space or passive use;
94 traffic, parking and noise.
95

96 Ms. McNamara introduced Mr. Toohey from Lafferty Communities and Mr. Gates from
97 Gates and Associates. Mr. Toohey provided an update of the process of the entire project
98 stating they have completed the seven-month long process with the Architectural Review
99 Board. Mr. Toohey stated they are close to completing the necessary documents under the
100 California Environmental Quality Act (CEQA) and hope to present the documents to the
101 Affordable Housing Commission early next month and public hearings will begin in
102 October. Mr. Toohey stated they are anxious to see what the park design will be and want
103 to build a park with the vision of the commission.
104

105 Mr. Gates presented a PowerPoint presentation of the revisions to the site master plan and
106 conceptual design based on feedback received at the July workshop and through
107 correspondence received.
108

109 Commissioner Kenniston-Lee asked for clarification on the 'shine' from the sports field
110 lights for the homes that border the 'shine'. Mr. Gates responded you will not see any of the
111 light source and there will be zero foot-candles (no light) on the ground for homes on the
112 border. If it is a clear day you will see nothing but a reflective light off the surface of the
113 field and on a foggy day the light will pick up in the moisture in the air and there will be an
114 aura from the lights.
115

116 Chair Yancey opened for public comment.
117

118 **Ron Smith, 219 Cascadas, San Ramon, 94583**
119

120 Mr. Smith stated his home is located in Thomas Ranch and it is above the lighting from the
121 sports field. Since the last meeting on July 18 I have visited 15 of the parks and facilities in
122 San Ramon, included were all of the parks with volleyball and bocce ball facilities. Mr.
123 Smith stated he especially wanted to see how the bocce ball courts and volley ball courts
124 blended in, since these are open facilities unlike tennis which is entirely fenced.
125

126 The bocce ball facilities, except the Senior Center, were unimpressive. Two of the four are
127 not regulation, not maintained and have the appearance of little if any use. Mr. Smith stated
128 a bocce ball court in Faria Preserve would be a poor use of the space. It would receive
129 minimal use from families with young children, which should be the primary concern in a
130 neighborhood park.
131

132 Mr. Smith has visited all of the parks over a four day period and in all of the parks he visited
133 regardless of the day of the week or time of day, the children's play area was always active.
134 Not only were they busy, they were the only area in the parks that were in use. Mr. Smith
135 stated it is obvious that this should be the most important element of the park.
136

137 Mr. Smith stated the volleyball facilities were neatly trimmed, sand was plentiful and nets

138 were in good condition. The volleyball they fit in nicely near picnic and children's play
139 areas since it is a family game played by all ages. There is every indication that they
140 get moderate use.

141

142 Mr. Smith stated the baseball facilities within San Ramon are plentiful with over 25 fields
143 and there are 3 baseball fields within 2 miles of Faria Preserve. Mr. Smith stated he could
144 not find a game in progress or anyone on the fields during his visits.

145

146 Mr. Smith stated San Ramon has 30 fields that are underutilized. Some of the parks he
147 visited did not have goal equipment visible. Mr. Smith added local soccer teams do not
148 require a "home field". They play everywhere, Dublin, Danville, Walnut Creek, Pleasanton,
149 and in San Ramon where there are plenty of fields to schedule. Mr. Smith stated soccer
150 games create traffic and parking nightmare. Most of the games are played in the daytime on
151 the weekends, one right after another. The teams and families arrive at least a half hour
152 early and cannot find parking until the others leave so they park on streets and in the
153 surrounding neighborhoods. Mr. Smith added it is inconvenient for neighbors and is a
154 safety issue for pedestrians and children on bikes. Mr. Smith stated a full size soccer field is
155 not necessary for soccer practice.

156

157 Mr. Smith stated he does not understand why the City is building the largest park in San
158 Ramon, not including Athan Downs, Forest Home Farms and Dougherty Valley High School,
159 it would be the only community park in San Ramon that would have lighting. The other two
160 parks that already have lighting are sports parks and they are set aside from everything
161 and not surrounded by homes all around it.

162

163 **John Morris, 2517 Aranda Drive, San Ramon, 94583**

164

165 Mr. Morris, a board member of Canyon Creek Little League (CCLL), stated they are
166 currently over their membership goals and continues to grow. With that growth, like all
167 the other field users they struggle to find playing fields during their season that are within
168 their playing boundaries. Mr. Morris stated a few years ago Bollinger Canyon Elementary
169 School placed portable classrooms on the baseball fields which eliminated fields from their
170 usage.

171

172 Mr. Morris stated the number of kids playing continues to grow and there has been an
173 additional division added to little league. The additional division has allowed older kids to
174 continue to play baseball, but it requires a larger field of play. Mr. Morris stated the other
175 little leagues continue to share fields and maximize the usage of each field, but since their
176 field space is limited kids are leaving San Ramon to continue to play in other cities because
177 they have teams and fields for these kids to play on. Mr. Morris included CCLL uses almost
178 100% of the space they schedule annually during their season and CCLL struggles with the
179 other field users to get more space. Mr. Morris stated the use of this park for CCLL is very
180 valuable, especially for that side of San Ramon. Mr. Morris inquired where is the type of
181 lights mentioned in Mr. Gates' presentation located in or around San Ramon. Mr. Morris
182 added there are little league requirements that do not allow practice or games to run past a
183 certain hour. This park will be very valuable for the community and the space will be

184 utilized by families in San Ramon. Mr. Morris stated as a retired police officer he is very
185 aware that people will be in parks after hours regardless if there is a sports field or not.
186

187 **Michael Jones, 124 Claremont Crest Court, San Ramon, 94583**
188

189 Mr. Jones stated it needs to be considered there is very little extra available parking in this
190 high density area. He has a strong feeling the residents will be utilizing the additional street
191 parking. Mr. Jones added when we look at the number of parking spots in the park area and
192 the additional street parking, there will be very few for the park. There is no visitor parking
193 we have seen for the residents and with an apartment complex right across the street from
194 the park you have to believe they will be using the street parking.
195

196 Mr. Jones stated the Faria Preserve development is located right next to the canyon and we
197 get much more fog than other parts of San Ramon which the lights will pick up. A lot of
198 people have concerns about the lights shining into their home, what people are not
199 thinking about is the long view visibility of this location. Mr. Jones stated all of the valley
200 will be able to see this area at night because of the lights, this area will be a landing pad in
201 the sky when it will light up the entire hillside.
202

203 Mr. Jones stated he is worried we are trying to be all things to all people and if we trying to
204 do everything, then we will not to anything very well. He is concerned there is too much
205 trying to fit in too much in a small space. Mr. Jones stated we have looked at senior
206 amenities, but we need to look more strongly at the senior amenities. Mr. Jones stated he
207 thinks the seniors are going to feel stranded on this hillside and less ability to walk up and
208 down the hill. Mr. Jones stated we should not try to create a culture that a person needs a
209 car to go somewhere. Mr. Jones stated we need to make sure seniors feel comfortable and
210 happy going to the park and not feel displaced from this park. Mr. Jones added there are
211 many elements of the Faria project in the air, he recommends holding off for the
212 foreseeable future on finalizing this until we see the necessary elements of this project are
213 settled such as how many units, parking and access.
214

215 **Jim Blickenstaff, 2410 Talavera Drive, San Ramon, 94583**
216

217 Mr. Blickenstaff stated this project was originally approved in 2006 and a lot has changed
218 in seven years. The ultimate outcome of this project is still very flexible and unknown. Mr.
219 Blickenstaff stated the park acreage is contingent upon the proposal of 740 units and if the
220 amount of units decreases then the park acreage would also decrease. Mr. Blickenstaff
221 stated the Commission should make their approval of the park design conditional based on
222 the proposed number of units and acreage. Mr. Blickenstaff stated the location of the
223 baseball field is a problem for visual impasse and is less than ideal - the height of the
224 project is problematic. The Faria Preserve Park should be more passive in nature and less
225 impacting on the community, in terms of visual impacts and reflects the location. Mr.
226 Blickenstaff stated the proposed 12.7 acres is a reflection of up to 2,400 more people
227 moving in to the community and this project is an amenity and is not a gift or bonus. This
228 park is not an additional park for the community, because they will be competing with the
229 2,000 plus people moving in to the community.

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Robert Klingner, 102 Claremont Crest Court, San Ramon, 94853

Mr. Klingner thanked Mr. Gates and Mr. Toohey for their work on the project and appreciates staff and the commission's expertise as well. Mr. Klingner apologized to the residents for providing an incorrect email address for Ms. McNamara to submit their comments on the project. Mr. Klingner stated Ms. McNamara fairly and honestly represented the emails that were delivered correctly to her. Mr. Klingner stated another resident that has been involved in the project is Leslie Megue, but she was not able to attend the meeting tonight and Mr. Klingner stated on her behalf the sequence of the review of this project is out of order because the Planning Commission has not reviewed the park design. Mr. Klingner stated one example the review of the project is out of order is the parking the Parks Commission is counting on for the park usage, but when the design is taken to the Planning Commission they might approve 'No Parking' signs to be placed in the areas the Parks Commission planned for parking. Mr. Klingner stated the street parking on the main access road can and will become a problem for traffic and safety. Mr. Klingner mentioned the comment about soccer teams playing until 10:00pm every day of the week that was made by the soccer organizations at the July 18th workshop that set off a lot of the reactions from the residents. Mr. Klingner stated the opposition is very strong against the soccer fields - it is the noise, the location and the parking.

Lynn Ferren, 1107 Radiant Lane, San Ramon, 94583

Ms. Ferren stated she has not been able to attend any of the previous meetings, but as a resident of California Sunridge Townhomes, she and the majority of the homeowners of the complex are against this development. Ms. Ferren stated when she moved to San Ramon nine years ago when the populations was 52,000 and it is now close to 74,000, the last thing San Ramon needs to more people or more homes. Ms. Ferren stated one of the reasons she purchased her townhome was because of the open space and the last thing she or the residents of California Sunridge wants to see is the hillside demolished to have it filled with homes, parks, soccer and baseball fields. Ms. Ferren added the parking and lighting are issues because the light and noise would be right in their backyards. Ms. Ferren concluded there are 120 residents in her complex and she has not spoken to one person who wants this development to be built.

Chair Yancey closed public comment.

Commissioner Kenniston-Lee stated parks build community and what makes San Ramon so distinctive are its amazing parks that support activities for kids, that promote a healthy lifestyle and activities for seniors. To some extent everybody bears the responsibility of supporting that idea and to acknowledge the need for more field space to make that sense of community happen. Commissioner Kenniston-Lee added it is clear to her the lights would expand the bandwidth of the field usage, considering everything there is a need for more field space and opportunities to build parks do not happen every day. Commissioner Kenniston-Lee stated it is true what our community member said we cannot be all things to all people. However, given that the park design is within the commission's purview, it is a

276 solid park that provides a lot of amenities with a lot of community space. Commissioner
277 Kenniston-Lee stated her concern is the parking in a high density area and would like to
278 know of a few parks in the area that has the same lighting that is being proposed.
279 Commissioner Kenniston-Lee stated she would not be averse to holding off a month, to the
280 next meeting to consider some additional understanding of the parking situation.
281

282 Commissioner Mills asked for clarification of the statement in the staff report "Maintenance
283 of this park, and other infrastructure in the development, may be funded by a special
284 assessment district within the project boundaries." and the statement in Attachment G "The
285 proposed Neighborhood Park will be owned and maintained by the City". Ms. McNamara
286 responded it is her understanding that part of the project approval includes a fiscal analysis
287 that would provide information on the costs of the maintenance of the infrastructure which
288 would in turn be part of a special assessment zone to pay for the maintenance. That would
289 mean the property owners in the Faria Preserve development would be assessed fees
290 through their property taxes to pay for the infrastructure maintenance, that the assessment
291 would be collected by the county and then transferred to the City to fund the maintenance
292 specifically for the areas outlined in the special assessment zone. Commissioner Mills asked
293 if the special assessment fees would only affect the property owners in the Faria Preserve
294 project area. Ms. McNamara responded generally yes, anything special assessment is levied
295 on the property owners in that zone which would be the new properties. To assess a
296 special assessment on other properties outside of that zone would require a vote of those
297 property owners as the City cannot levy a fee on a property outside of the project zone
298 without a balloting of property owners and a public process.
299

300 Commissioner Mills asked if the tot lots that are located throughout the development, if
301 those tot lots would be maintained by the City or an HOA. Mr. Toohey responded the
302 current project approval requires four tot lots, three are included on the map (attachment
303 A) and the fourth will be included within the apartment complex. The three tot lots located
304 outside of the apartment complex will be maintained by an HOA, and none would be
305 maintained by the City.
306

307 Commissioner Mills stated he has concerns about the sports field lighting, if it would be
308 possible if we are not able to go anywhere to see similar lights, to view a demonstration
309 and show us how it works. Commissioner Mills stated another concern is the issue of the
310 baseball field and the limitations on the size, as well as the concerns mentioned tonight
311 about the location of the baseball within the park relative to its surroundings.
312 Commissioner Mills would like more clarification on the issues raised about the sequencing
313 of the approval process. Commissioner Mills stated the public comment about a conditional
314 approval appeal to him, because it seemed more logical that this could be more a dynamic
315 process. Mr. Toohey stated the park is a requirement of the Northwest Specific Plan that
316 was approved prior to the Faria Preserve project approval. Mr. Toohey stated it is not the
317 desire of the developer to build a 13.2 acre park, but it is a requirement of the Northwest
318 Specific Plan and any modifications to those requirements would require modifying the
319 plan. Mr. Toohey stated regardless of how many units are built in the development, the
320 park will not be sized up or down, the 13.2 acre park is a requirement, which might be why
321 it is out of sequence because the park size and location is going to be what it is regardless of

322 any changes to the housing density. Commissioner Mills stated it not the scaling the size
323 that is of concern, but the issues such as parking and lighting relative to the park. Mr.
324 Toohey responded they would be willing to come back next month to address and explain
325 the lighting in further detail. Mr. Toohey stated the parking has been addressed, there are
326 over 100 more parking spaces than what are required and people can argue whether the
327 requirements are less or more stringent than they should be. Mr. Toohey stated according
328 to the City's parking ordinance and the Northwest Specific Plan, the project meets the
329 requirements. Commissioner Mills stated he would like to have another discussion next
330 month before approving the design.

331

332 Ms. Yee stated the project approval process is very much like assembling a lot of puzzle
333 pieces in order to present all of the information to the decision makers so they have all of
334 the necessary information to make a decision. Ms. Yee stated the park design was
335 presented to the Parks Commission, so you can make a recommendation to the Planning
336 Commission, who will be the decision making body to evaluate and approve project as a
337 whole. Ms. Yee stated there is not one right sequencing process to follow in order to
338 assemble all of the puzzle pieces. Ms. Yee stated there is a condition to the approval process
339 for the project and that the final design of the park would be presented to the Parks
340 Commission for final review and approval.

341

342 Commissioner Lopez stated our parks are a part of why this City is so great and we are
343 known all over the state for our wonderful parks. Commissioner Lopez stated she lives
344 close to Cal High and they have field lights on almost every night and she feels the lights
345 mean there are young people actively involved in sports, events and activities.
346 Commissioner Lopez stated traffic will most likely always be an issue as the City continues
347 to grow.

348

349 Commissioner Doerlich stated this project is a part of living in a dynamic and growing
350 community, it is part of why we live in San Ramon, but we need to be concerned about it
351 and to balance that. Commissioner Doerlich stated he would like to have another
352 discussion next month before approving the design to discuss the issues in more detail.

353

354 Commissioner Ernest stated he would not mind if the bocce ball courts were replaced with
355 different amenities. Commissioner Ernest asked if the drinking fountains had an
356 attachment for dogs. Mr. Gates responded the drinking fountains will have an attachment
357 for dogs. Commissioner Ernest stated the lighting issue has been addressed and would like
358 to approve the design tonight.

359

360 Chair Yancey asked if staff have a time when the field lights would have to be turned off.
361 Ms. McNamara responded our current practice that our lighted facilities can stay permitted
362 until 10:00pm, but all use of the fields and the lights are permitted by the City. Ms.
363 McNamara stated in the future through the staff and the Commission there could be
364 conditions put on the permits issued for the park.

365

366 Chair Yancey asked where the bocce ball courts are located throughout the City. Ms. Lucas
367 responded there are bocce ball courts at Memorial Park, Souyen Park, Ramona Park and

368 there will be new courts added to Rancho San Ramon Park. Commissioner Yancey asked
369 how the bocce ball courts are maintained. Mr. Gault stated the bocce ball courts are on a
370 regular maintenance schedule, but the courts for example at Memorial Park are not
371 maintained at a similar level to the courts at the Senior Center because it is a more popular
372 venue and there is not regular play at Memorial Park.

373
374 Chair Yancey asked if there is a need for additional baseball/softball fields. Ms. McNamara
375 stated the proposed ball field is multi-use and can be used for youth baseball and girls and
376 women's softball. Chair Yancey asked if there is a demand by field user groups for fields
377 like this. Ms. McNamara responded staff and the field user groups meet quarterly and based
378 on the current permit requests, we are not able to accommodate all of the groups' request
379 all of the time. Ms. McNamara stated there is some pent up demand for additional field
380 space based on the growing popularity of these sports, and the increase in population.

381
382 Chair Yancey asked who determines if the parking is sufficient in the development. Ms.
383 McNamara stated it is within the Commissions purview to look at the proposed park
384 design, the amenities and the available parking either on site or adjacent to the park. Ms.
385 McNamara stated for this project there is a parking lot designated for the park and
386 additional street parking that will be used for the park. The street parking would have to be
387 a condition for approval, because the street parking is necessary for the park. Chair Yancey
388 asked if there is an ordinance or a requirement for how much parking there is. Ms. Yee
389 responded the parking standards that are within in the Northwest Specific Plan, but we
390 defer actual parking for the park to the experts and in this case would be the Parks
391 Department to decide how many spaces they need based on how the park is being
392 programed. Ms. Yee stated parking is reviewed as part of the entire project by the Planning
393 Commission. Chair Yancey asked if Parks Commission were to approve a park, it would
394 then go to the Planning Commission to then also make a determination if there is enough
395 parking space for the park and residential. Ms. Yes responded yes, that is the process.

396
397 Chair Yancey asked since it was mentioned this would be the largest park in San Ramon, is
398 this correct. Ms. McNamara responded the Faria Preserve Park would not be the largest in
399 San Ramon, but it would be in the top five largest parks. Chair Yancey asked if there are
400 similar parks in San Ramon with the suggested lighting. Ms. McNamara stated the parks
401 with lighting are Central Park, San Ramon Sports Park and lighted tennis courts at Athan
402 Downs, Cal High, Central Park and Dougherty Valley High School. Chair Yancey asked if
403 those parks are surrounded by a neighborhood. Ms. McNamara stated with the exception of
404 Central Park having residential on only one side, the other parks are located within a
405 neighborhood – Athan Downs and San Ramon Sports Park has residential surrounding the
406 park.

407
408 Chair Yancey asked where the shade structures will be located in the proposed design. Mr.
409 Gates responded the shade structures will be located by the tot lot and by the bocce courts
410 and there will be three fabric structures by the lawn.

411
412 Chair Yancey asked Mr. Jones what he would like to see added for seniors to the proposed
413 park design. Mr. Jones responded shade structures, chess tables, benches in the rose garden

414 or amenities for more of a sedentary lifestyle. Mr. Klingner stated tennis courts would be a
415 nice addition for seniors.

416
417 Mr. Klinger added there is a concern for installing synthetic turf, because it does get a lot
418 hotter than regular grass and it can become unsafe to play on. Chair Yancey asked if there
419 are other synthetic turf fields in San Ramon. Ms. McNamara responded there is one
420 synthetic turf field at the San Ramon Sports Park and the City is working on installing
421 another at Central Park. Ms. McNamara added staff is meeting with contractors to gather
422 more information about adding a sprinkler system to the synthetic turf to bring down the
423 temperature.

424
425 Commissioner Kenniston-Lee asked if staff could check with field user groups to see if a
426 permit condition to turn off the lights at say 9:00pm would that prevent them from hosting
427 games. Ms. McNamara responded staff will check with the field user groups. Commissioner
428 Kenniston-Lee asked Mr. Morris if the proposed baseball field is usable for the 13 year old.
429 Mr. Morris responded that CCLL would not be able to host a national little league
430 tournament for that level, but CCLL would use whatever field they can get for league and
431 practice play.

432
433 Commissioner Kenniston-Lee's motion to continue the review and consideration of the
434 approval of the Proposed Master Plan for the Faria Preserve Neighborhood Parks and Rose
435 Garden to the next Parks and Community Services Commission meeting on September 11,
436 2013 with further clarification or presentation from staff or the developer on parking and
437 lighting was seconded by Commissioner Doerlich and passed 4 - 3.

438 439 **8.3 Recognition of Outgoing Chair**

440
441 Vice Chair Meine recognized Chair Yancey for her commitment to the citizens of San Ramon
442 and the Parks & Community Services Commission. Vice Chair Meine stated Chair Yancey
443 showed great leadership, poise and integrity during her term as Chair.

444
445 Chair Yancey stated that being Chair of the Parks Commission has been a great honor and
446 privilege and thanked the Commissioners and City staff for their support.

447 448 **8.4 Election of Officers 2013/2014**

449
450 Chair Yancey opened nominations for Chairperson 2013-2014 of the Commission.

451
452 Commissioner Ernest's motion to nominate Vice Chair Meine to serve as Chairperson for
453 the 2013-2014 year was unanimously passed. Student Commissioner Chengareddy voted
454 in favor of the motion.

455
456 Chair Yancey opened nominations for Vice Chair of the Commission.

457
458 Vice Chair Meine's motion to nominate Commissioner Lopez to serve as Vice Chair for the
459 2013-2014 year was unanimously passed. Student Commissioner Chengareddy voted in

460 favor of the motion.

461

462 Chair Yancey closed nominations.

463

464 **9. STAFF REPORTS**

465

466 **9.1 Administration and Development Report**

467

468 Commissioner Lopez commented the department should be proud of the program and
469 services that are offered to the community.

470

471 Commissioner Mills thanked staff for their work on the summer concert series.

472

473 **9.2 Recreation Program and Community Services Report**

474

475 **9.3 Maintenance and Operations Report**

476

477 Commissioner Lopez asked if staff could pay more attention to the maintenance of the
478 bocce courts. Mr. Gault responded he will talk with staff and stated the bocce courts at the
479 Senior Center are well maintained because the seniors help with the maintenance and do a
480 lot of their own work to keep the courts looking nice.

481

482 There are bocce courts located at Memorial Park, Souyen Park and Ramona Park.

483

484 Vice Chair Meine asked if volunteer could help in the maintenance of the bocce courts. Mr.
485 Gault responded staff could add that as part of the Parks Make Life Better program.

486

487 **9.4 Action Items**

488

489

490 **10. UPDATE ON CITY COUNCIL REPORTS**

491

492 **11. COMMITTEE REPORTS**

493

494 Student Commissioner Chengareddy stated the Teen Council will meet for their annual
495 retreat on August 20th from 9:00am – 4:00pm to select members for each sub-committee,
496 the new Vice Chair and to review their goals for the next year.

497

498 Commissioner Ernest asked if there is a timeline for the Fourth of July Five-Year Plan. Ms.
499 Lucas responded a committee will be formed to review the recommendations that came
500 out of the last Fourth of July study. The committee will also work with the Police
501 Department, Fire Department and a fireworks expert to evaluate if the recommended sites
502 are an option for an alternative location. The committee will begin work in the next month
503 or so.

504

505 Commissioner Doerlich reminded the Commission of the Art in the Park event on October

506 5th and 6th at Central Park.

507

508 Commissioner Lopez stated the Arts Advisory Committee will select artists for the art
509 galleries in October.

510

511 Vice Chair Meine stated the Library Advisory Committee is concerned with the parking at
512 the San Ramon Library and asked why they are not able to have limited time parking
513 spaces dedicated to the library. Ms. McNamara responded staff is continuing to pursue the
514 limited parking spaces with the Marketplace owners and have not accepted no as a definite
515 answer yet.

516

517 **12. COMMISSION MEMBER ITEMS**

518

519 **13. ADJOURNMENT**

520

521 The meeting adjourned at 9:40pm.

522

523 Submitted by Christina Buna, Commission Secretary.

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CITY OF SAN RAMON
PARKS AND COMMUNITY SERVICES COMMISSION MEETING

September 11, 2013
Regular Meeting

Approved October 9, 2013

1. CALL TO ORDER

The Parks and Community Services Commission Meeting was called to order by Chair Meine at 7:00 p.m. The meeting was held in the City Council Chambers located at 2222 Camino Ramon, San Ramon, CA.

2. PLEDGE OF ALLEGIENCE

Chair Meine asked for a moment of silence to honor former Parks and Community Services Commissioner Kathy Berner who passed away last month.

3. ROLL CALL

Present:

Chair Meine, Vice Chair Lopez, Commissioner Ernest, Commissioner Doerlich, Commissioner Yancey, Commissioner Mills, Commissioner Kenniston-Lee and Student Commissioner Chengareddy

Staff Present:

Director Karen McNamara, Division Manager Esther Lucas, Program Manager Kim Giuliano, Marketing and Public Relations Analyst Nicole Blazin, and Commission Secretary Christina Buna.

4. SPECIAL ITEMS AND ANNOUNCEMENTS

4.1 Special Announcements

4.2 Temporary Employee of the Month - June - Sharon Peterson

Ms. Giuliano introduced Sharon Peterson as the Temporary Employee of the Month for June 2013. Sharon was recognized for planning and implementing a new program for the June Fun on the Farm day. The program, Working Dogs, featured dogs and their trainers from a variety of service groups and organizations. Included in the program were police dogs and handlers, guide dogs, service and therapy dogs as well as the sheep herding dogs that are regularly seen at the farm. Sharon was also recognized for providing excellent service to the Creative Center Day Camps that met at the farm for a week in June. Sharon planned age

46 appropriate farm activities for the groups and recruited Forest Home Farms volunteers to
47 lead the activities. The Tiny Tots Coordinator and the preschool teachers praised Sharon
48 for all her help and assistance with assuring the children had a fantastic experience at camp
49 on the farm.

50
51 The Parks & Community Services Department would like to take this opportunity to say
52 thank you to Sharon for her outstanding efforts and for providing great customer service
53 and programs at Forest Home Farms Historic Park.
54

55 56 **4.3 Temporary Employee of the Month – August – Brittany Hoffman**

57
58 Ms. Blazin introduced Brittany Hoffman, Office Assistant II as the Temporary Employee of
59 the Month for August 2013. Brittany has served in the Parks & Community Services
60 Department as an Office Assistant II since 2012 and works at all of the front counters.
61 Brittany was recognized by Esther Lucas, Division Manager. On August 1, 2013, while
62 working at the Dougherty Valley Aquatic Center, Brittany observed a gentleman enter the
63 facility to pay for a swim pass. She recognized that this was the same man who was
64 suspected of committing a previous theft that occurred at San Ramon Olympic Pool while
65 she was on duty the previous week. Brittany requested the help of another staff member
66 (Trevor Lundeen, Pool Manager) as the gentleman was in the men's locker room and
67 contacted the San Ramon Police Department. Brittany worked with a San Ramon Police
68 Detective providing description of the previous incident and identifying the man while
69 officers held him in the parking lot. Mrs. Lucas was very impressed with the maturity,
70 professionalism and calm demeanor Brittany displayed during this incident. Additionally,
71 Brittany will now serve as a witness for the prosecution during the criminal trial for the
72 suspect.
73

74 The Parks and Community Services Department would like to take this opportunity to say
75 'Thank You' to Brittany for her brave response in a difficult situation.
76
77

78 **5. PUBLIC COMMENT OR WRITTEN COMMUNICATION**

79
80 **Carol Rowley, 7524 Northland Ave, San Ramon, 94583**

81
82 Ms. Rowley, San Ramon Historic Foundation, informed the Commission about the
83 upcoming event, Oktoberfest at Forest Home Farms on September 28th from 11:00am to
84 4:00pm. The event cost is \$30/person and it included an engraved beer stein, one beer and
85 a soft pretzel. Mr. Rowley invited the Commissioners to attend and enjoy the food, live
86 music and dancing and beer available for purchase from Schubros Brewery.
87

88 **6. APPROVED MINUTES**

89 **6.1 Minutes of August 14, 2013 – Regular Meeting**

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Commissioner Yancey’s motion to accept the minutes of the August 14, 2013 – Regular Meeting with the following changes; line 256 change ‘nice’ to ‘nine’ was seconded by Commissioner Doerlich and passed 7–0. Student Commissioner Chengareddy voted in favor of the motion.

7. CONSENT CALENDAR

7.1 2013/2014 Committee and Liaison Assignments

Commissioner Yancey’s motion to accept the 2013/2014 Committee and Liaison Assignments was seconded by Commissioner Ernest and passed 7 – 0; Student Commissioner Chengareddy voted in favor of the motion.

8. COMMISSION BUSINESS

8.1 Continued Public Hearing: Review and Consider Approval of the Proposed Master Plan for the Faria Preserve Neighborhood Park and Rose Garden

Ms. McNamara informed the Commission and those in the audience there are copies available of the petition opposing the development of the park and the entire petition will be placed into the record and is on file and can be requested to view. Ms. McNamara stated the Commission has received a packet of all written communication received after Friday, September 6, 2013 and those will also be placed into the record.

Ms. McNamara stated the purpose and purview of the continued public hearing with the Parks and Community Services Commission is to focus on review and consideration for approval of the park design. Ms. McNamara stated staff has provided additional information regarding parking and the sport field lights and the information can be found in the staff report, as well as Mr. Gates and Mr. Rosenblatt will address the Commission about the additional requested information.

Mr. Gates from Gates and Associates presented a PowerPoint presentation of pictures and information of the proposed sports field lights, as well as parking information for the neighborhoods located within the Faria Preserve development.

Mr. Rosenblatt from Carlson, Barbee & Gibson, Inc. addressed the concerns of parking. Mr. Rosenblatt stated the project parking requirements are based upon the Northwest Specific Plan requirements and does cross reference with the City’s Parking Ordinance if not otherwise specified in the Northwest Specific Plan. Mr. Rosenblatt stated the parking requirement for the entire subdivision is 1,970 spaces and the total parking provided in the proposed project is 2,348 spaces which is an additional 378 parking spaces.

Mr. Rosenblatt noted there was concern expressed about the proposed Faria Parkway and the possibility of parking conflicts between the park parking needs and the amount of

138 available parking. Mr. Rosenblatt stated the proposed Faria Parkway will have designated a
139 12 foot travel lane, an 8 foot bike lane before the parking lane and this would be an
140 enhanced safety feature for pedestrians and bikes. Mr. Rosenblatt stated there is ample
141 parking for the park and the residential area has enough parking spaces and will not
142 overflow into the parking for the park. The park is required to have 100 parking spaces to
143 accommodate the different field usages or visitors of the park and the parking spaces that
144 will be provided in the parking lot and along Faria Preserve Parkway is 114.

145
146 Chair Meine asked how long the proposed sports field lights have been manufactured. Mr.
147 Gates responded the lighting company, Musco, has been in business for over 25 years and
148 the lights will be under warranty and serviced by Musco.

149
150 Commissioner Kenniston-Lee stated she visited Acalanes High School as the lights were
151 being turned on at dusk and stayed until it was pitch black. She also drove around the
152 facility to see the overflow of light and was impressed with how well contained and
153 directed the lighting was. Commissioner Kenniston-Lee also visited San Ramon Valley High
154 School, but their lighting is ten feet shorter than what is being proposed. Commissioner
155 Kenniston-Lee stated that we know we need more field space and the sports user groups
156 have expressed there is a need for more space. Commissioner Kenniston-Lee added when
157 you see the lights and see children playing you know that it is a thriving community.

158
159 Chair Meine opened public comment.

160
161 **Robert Klingner, 102 Claremont Crest Court, San Ramon, 94853**

162
163 Mr. Klingner stated he represents the Coalition of Northwest Neighborhoods (CNN), a local
164 community organization of 300 residents living in northwest San Ramon. Mr. Klingner
165 stated the developer has not yet made any proposal before the Planning Commission and it
166 is not appropriate to plan for a neighborhood park before a project has been approved by
167 the Planning Commission. Mr. Klingner stated residents of northwest San Ramon have
168 provided hundreds of comments, emails and petitions opposed to the Faria Preserve Park.
169 Residents believe the proposed park is a sports complex and not a neighborhood park. Mr.
170 Klingner stated there is not a need for more sports fields and the fields San Ramon already
171 has are idle most of the time. Mr. Klingner stated the sports complex with noise, stadium
172 lighting and traffic will destroy the beauty and tranquility of the hills. Mr. Klingner stated it
173 is not safe to have a road like the Faria Preserve Parkway that allows parking along it.
174 There has already been an issue for 15 years of overflow parking on Deerwood Drive that
175 caused serious safety conditions for cars, bikes and pedestrians and in June 2013 when
176 parking was restricted on Deerwood Drive all of the existing unsafe conditions were
177 removed. Mr. Klingner stated people oppose synthetic turf primarily because everyone
178 hates the horrible rubber smell and the burning sensation to the shoes caused by hot
179 surface temperatures.

180
181 **Ron Smith, 219 Cascadas, San Ramon, 94583**

182
183 Mr. Smith brought pictures to show the view of Faria Preserve from Thomas Ranch and the

184 pictures also shows the views of Thomas Ranch from Faria Preserve. Mr. Smith visited
185 Acalanes High School and San Ramon Valley High School and stated there was nothing
186 going on there at the time and the lights were not on. Mr. Smith stated he visited the San
187 Ramon Sport Park on three different occasions and each time there were only a few people
188 with their families playing on the baseball and soccer fields. Mr. Smith stated he also visited
189 Athan Downs and Central Park and the fields were busy and the lights were on and they
190 were very bright. Mr. Smith stated regardless of what type of light is installed, lights are
191 still lights and will disturb someone depending on the angle in which they reside. Mr. Smith
192 asked why sports field lights are even being proposed as part of the project. He stated he
193 was not able to find anything indicating sports field lights as part of the City's plan for the
194 development of this park. Mr. Smith stated that he received 56% of residents in Thomas
195 Ranch and 100 plus signatures opposing the sports field lights and the building of Faria
196 Park. Mr. Smith stated it does not make it right to add sports field lights to a neighborhood
197 park just because it is free to the City. Mr. Smith added the developer and the Commission
198 listened to the comments about adding or changing the different amenities in the park, but
199 he claimed when it comes to the sports field lights the residents do not have say. Mr. Smith
200 stated the lights should be added to other parks at a different location in the City that
201 would affect less people.

202
203 **Rebecca Lifton, 202 Cascadas Court, San Ramon 94583**
204

205 Ms. Lifton stated she strongly opposes the Faria Preserve development and park as it was
206 presented. Ms. Lifton stated the additional 2500 cars will pollute their neighborhoods. Ms.
207 Lifton added the density of our schools cannot afford to add any more children and does
208 not know if this development was even presented to the school board. Ms. Lifton stated she
209 does not understand why the City is approving the park when the development has not
210 been approved. Ms. Lifton asked if the park is being gifted to the City in return for approval
211 of the development. Ms. Lifton stated the Faria Preserve development is going to destroy
212 the serenity of the northwest communities.

213
214 **Chris Rogers, 250 Starling Way, Hercules, 94547**
215

216 Mr. Rogers represents San Ramon Soccer Club and has coached youth soccer for over 30
217 years. Mr. Rogers stated other cities are envious of San Ramon and the amount of parks the
218 City builds for the community. Mr. Rogers stated athletes love to play soccer on synthetic
219 turf and the financial returns on the field is worth it. Mr. Rogers stated the City of San
220 Ramon is known for parks and education and that is why people come to live here. Mr.
221 Rogers stated San Ramon Soccer Club is starting to look at offering U-30 - U-50 adult
222 soccer leagues because there is such a high interest. Mr. Rogers added that those adults
223 would play at night and would need the lights, that they also live in this community and pay
224 taxes to be able to use the amenities this community offers them. Mr. Rogers stated not all
225 senior citizens want or need more benches, they also are playing sports and want to take
226 advantage of the sports fields.

227
228 **Igor Shmulevich, 716 Pradera Way, San Ramon, 94583**
229

230 Mr. Shmulevich stated he did not know much about this project until recently and he did
231 not realize the San Ramon General Plan made an exception for this development. Mr.
232 Shmulevich stated he is strongly opposed to the entire Faria Preserve project. Mr.
233 Shmulevich lives in Thomas Ranch where every house has a two or three car garage and
234 there are still cars parking on the street because most families have three or four cars. Mr.
235 Shmulevich stated San Ramon has enough existing parks to accommodate all of the youth
236 and adults that play sports. Mr. Shmulevich stated the sports field lights are well designed,
237 but the ability to focus all of the light into one area is unrealistic because light reflects off all
238 objects. Mr. Shmulevich stated the residents of Thomas Ranch do not want the
239 development to be built.

240
241 **Jim Blickenstaff, 2410 Talavera Drive, San Ramon, 94583**
242

243 Mr. Blickenstaff stated the conceptual design of the park is contingent upon the proposed
244 development of 740 units. Mr. Blickenstaff's understanding of the General Plan is the size of
245 the park is a reflection of the size of the development and based on the proposed
246 development the size the 12.7 acre park is a reflection of the demand on that community.
247 Mr. Blickenstaff stated the City has a lot of authority to reflect a development that is in
248 alignment with what the citizens want. Mr. Blickenstaff stated the park design concept is a
249 small part of the entire project.

250
251 **Dennis Noh, California Sunridge, San Ramon, 94583**
252

253 Mr. Noh spoke on behalf of California Sunridge Association stating the park could have very
254 good use and not have lights for night time use. Mr. Noh stated that he is hearing from
255 people that do not live in the surrounding neighborhoods that they want the sports fields
256 with lights built, whereas the people who live in the surrounding neighbors are opposed.
257 Mr. Noh added they can still play sports on the fields, but only during the day. Mr. Noh
258 asked the Commission to consider building the park without the lights.

259
260 **Michael Jones, 124 Claremont Crest Court, San Ramon, 94583**
261

262 Mr. Jones stated the canyon elevates the sound in this area and the noise from sporting
263 events is going to travel. Mr. Jones stated the development is not comparable to other parks
264 because it going to be located on a hillside high above and will be seen from all points of
265 San Ramon. Mr. Jones stated all of the valley will be able to see this area at night because of
266 the lights, this area will be like a landing pad in the sky when it will light up the entire
267 hillside. Mr. Jones claimed the City Council at the time approved the original development
268 after residents spent years discussing different elements and concerns with them and
269 stating the Council said they were going to approve the project no matter what. Mr. Jones
270 claimed the City Attorney basically admitted they went about the process the wrong way
271 and they did go against things in the General Plan. Mr. Jones stated by approving the park
272 design we are not able to make changes if the development size changes or the park size or
273 location changes. Mr. Jones stated he is not against the development of the park, but he
274 recommends holding off for the foreseeable future on finalizing this until we see the
275 necessary elements of this project are settled such as how many units, parking and access.

276

277

278

Michael Checchi, 605 Royal Coach Ct, San Ramon, 94583

279

280 Mr. Checchi, a San Ramon resident since 1990 and has five sons that have played sports
281 with San Ramon Soccer Club, San Ramon Little League and San Ramon Raptor Lacrosse. Mr.
282 Checchi is the director of field scheduling for San Ramon Raptor Lacrosse and is a part of
283 the City's Sports Field Users that meet quarterly. The San Ramon Raptor Lacrosse
284 organization started with 98 boys and girls and has grown to 250 boys and girls. Mr.
285 Checchi stated the park design is very well thought out and the developer has done a great
286 job. Mr. Checchi stated the sports field user groups would be willing to negotiate an ending
287 time for the lights to be turned off. Mr. Checchi stated the field user groups have to pay for
288 the lights when they are on and the lights will be shut off when no one is playing. Mr.
289 Checchi stated the sports user groups are not able to expand their programs and allow
290 more space for children because there is not enough field space to accommodate the
291 growth. Mr. Checchi showed a picture of his son and three friends that met playing sports
292 in kindergarten and remain best of friends now at 20 years old and in college and their
293 friendship has grown over the years from playing sports. Mr. Checchi stated our parks
294 create a foundation for our community.

295

296 Chair Meine closed public comment.

297

298 Commissioner Yancey asked Mr. Checchi if he has played on synthetic turf and if it does
299 reach high temperatures. Mr. Checchi responded he has played on synthetic turf and plays
300 typically in the late afternoons or early morning to try and avoid the high temperatures
301 outside. Commissioner Yancey asked Mr. Checchi if there is a need for night time lacrosse.
302 Mr. Checchi responded his preference is to play from 5:00pm - 7:30pm and to do that they
303 would need lights to play until that time.

304

305 Commissioner Yancey asked Ms. McNamara if it was stated that the process of approval is
306 out of order, and was there anything unusual about the way this particular process is being
307 handled. Ms. McNamara stated the municipal code does call for asking the Parks
308 Commission to review, recommend and approve park designs. The conditions of approval
309 of the project require that the builder build and dedicate the improved park, not just the
310 land to the satisfaction of the Parks Commission. Ms. McNamara added the park design was
311 presented to the Parks Commission to make a recommendation to the Planning
312 Commission, who will be the decision making body to evaluate and approve the project as a
313 whole. Ms. McNamara stated they are in the process of creating a fiscal analysis to show
314 what the impact of a public infrastructure would be on the City's general fund, what the
315 project would generate in revenue and what the differences would be, which would be
316 captured by property owners. Ms. McNamara added a benefit to having the park design
317 presented to the Commission is to capture the operating and maintenance costs for the
318 fiscal analysis on what would be designed. Ms. McNamara stated another reason is parts of
319 the park including lighting are appropriate to include in the Environmental Impact Report
320 (EIR). Ms. McNamara stated according to the Northwest Specific Plan the requirement is to
321 build and dedicate a 12.7 acre park regardless if the size of the development is decreased.

322
323 Commissioner Yancey asked Mr. Jones if the sports lights were permitted to be on until
324 8:00pm would he object to that time. Mr. Jones responded 8:00pm would be an
325 improvement from 10:00pm, but would prefer 7:00pm or 7:30pm. Commissioner Yancey
326 asked Mr. Jones if he visited either San Ramon Valley High School or Acalanes High School
327 to view the lights. Mr. Jones responded he has not visited either school in the last few
328 weeks, but has been to San Ramon Valley High School before. Commissioner Yancey asked
329 Mr. Jones his opinion on the sports field lights at the high school. Mr. Jones stated he thinks
330 the lights make the area look quite bright when you drive by.

331
332 Commissioner Yancey asked Mr. Rogers if he has played on synthetic turf and if it does
333 reach high temperatures. Mr. Rogers stated as a 56 year old he played on Tiffany Roberts
334 field last year and it was about 90 degrees out, but the temperature did not affect how hot
335 the synthetic turf got. Commissioner Yancey asked Mr. Rogers if there is a need for night
336 time soccer. Mr. Rogers responded as of right now the schedule goes until 8:30pm.
337 Commissioner Yancey asked Mr. Rogers if it would cause a problem if lights were only
338 permitted until 8:00pm. Mr. Rogers responded it would be a blessing to be able to play
339 until 8:30pm. Commissioner Yancey asked how many teams practice until 10:00pm. Mr.
340 Rogers stated he is not aware of any San Ramon Soccer teams playing until 10:00pm.
341 Commissioner Yancey asked Ms. McNamara what time the lights can be permitted to. Ms.
342 McNamara stated the current practice is the lights can be permitted until 10:00pm, but the
343 lights only remain on for what the user group requests. Commissioner Yancey asked Ms.
344 McNamara is there a need for more lighted sports fields. Ms. McNamara responded based
345 on the data we have, the City booked about 50,000 hours last fiscal year at all of the parks
346 for sports use. Ms. McNamara stated having the field sport lights provides more flexibility
347 for programming of use, it does not mean that it will be programmed, but it does provide
348 that flexibility.

349
350 Commissioner Yancey asked Mr. Smith if the sports lights were permitted to be on until
351 8:00pm would he object that that time. Mr. Smith responded 8:00pm would be a
352 reasonable compromise, but who controls the lights. Ms. McNamara stated the user groups
353 submit a permit to the City for use of a field and they book and pay for the lights. That
354 schedule is managed and monitored through a computer system by City staff and program
355 the lights to go on and off automatically. However, if a user group books the lights until
356 9:00pm and a coach finishes practice early, then the lights would remain on for the time
357 they booked and paid for. Staff does ask the user groups to notify us if there are changes to
358 the schedule to avoid leaving lights on when not in use. Ms. McNamara stated staff controls
359 the lights through the permit process.

360
361 Commissioner Yancey asked Mr. Klingner if the sports lights were permitted to be on until
362 8:00pm would he think that is a reasonable compromise. Mr. Klingner responded it would
363 not be a reasonable compromise and is opposed to the field lights being installed at the
364 Faria Park. Mr. Klingner stated there are other park locations in the City that would be better
365 for sports lights to be installed.

366
367 Commissioner Kenniston-Lee asked if it is in the purview of the Commission to create

368 conditions of approval for field use. Ms. McNamara stated through staff the Commission can
369 set and establish park user rules and conditions put on the permits issued for the park.
370

371 Commissioner Kenniston-Lee asked if the Commission decides to approve the park design
372 tonight and it then goes to the Planning Commission for their approval, can the Planning
373 Commission make any revisions to the park design. Ms. McNamara stated the under the
374 purview of the Planning Commission they can make changes to any of the public pieces of
375 the project, but what most likely would happen is they would bring forward any concerns
376 about the park back to the Parks Commission for another discussion prior to their final
377 approval.
378

379 Commissioner Lopez asked Ms. McNamara about the comment made by Mr. Jones about
380 the City Attorney saying the process was done incorrectly. Ms. McNamara responded there
381 was a final approval of the project in 2006 by the City Council.
382

383 Commissioner Lopez stated the Parks Commission is not able to address any of the issues
384 regarding the schools and has to be addressed by the San Ramon Valley School District.
385

386 Commissioner Ernest stated it is a well thought out park and we do not know if we are
387 going to have a lighting issue until lights have been installed. Commissioner Ernest
388 recommends placing a condition on the project that we have a review of the lights after the
389 park opens. Commissioner Ernest stated we can always adjust when the lights have to be
390 turned off, but if the lights are not installed now they will never be put in. Commissioner
391 Ernest stated there are no funds to install lights at a different location and we should take
392 advantage of the offer from the developer to install lights.
393

394 Commissioner Yancey agreed with Commissioner Ernest's recommendation of placing a
395 condition on the project to review the lighting conditions after the park opens.
396 Commissioner Yancey stated it is reasonable to put the lights in as we live in a community
397 that involves children, young people and adults that want to use our parks. The park is not
398 only for the people who live in the Faria Preserve, but everyone who lives in San Ramon.
399 Commissioner Yancey stated the legal process and procedure of approval has been
400 followed and there is nothing to indicate that it has not been handled correctly. The issues
401 regarding the parking have been adequately addressed. Commissioner Yancey believes it is
402 reasonable to put in the synthetic turf field for many reasons, but especially economic ones.
403

404 Commissioner Mills stated he agrees with the recommendation to put in the sports field
405 lights. Commissioner Mills reiterated this park design approval is contingent on the
406 Planning Commission's approval of the entire Faria Preserve project. Commissioner Mills
407 asked when the project will go before the Planning Commission. Mr. Toohey, Lafferty
408 Communities, responded Public Hearings will begin on October 15th and there will be one
409 each month following until the Planning Commission makes their decision.
410

411 Commissioner Kenniston-Lee stated she wants to be sure that whatever governing body is
412 reviewing the project is diligent about the parking issues and to be sure to review the
413 conditions of the time the lights can stay on.

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Commissioner Lopez asked what the approximate time frame the project is to be completed. Mr. Toohey responded it is a two year land development process, the grading of the land is projected to take place in March or April 2014 and the park completion would be in 2015.

Commissioner Yancey's motion to approve the proposed master plan for the Faria Preserve Neighborhood Park and Rose Garden with the condition of approval that prior to the use of the sports fields the Parks and Community Services Commission with public comment review the lighting and the effects on the neighborhoods was seconded by Commissioner Doerlich and passed 7 - 0. Student Commissioner Chengareddy voted in favor of the motion.

9. STAFF REPORTS

9.1 Administration and Development Report

Ms. McNamara passed a sample of the 'No Smoking' signs that will be placed throughout the City of San Ramon.

Ms. Lucas highlighted the delivery of the two new buses to the Senior Center that were funded by the 5310 Federal Transportation Grant.

Commissioner Kenniston-Lee commended the Therapeutic Recreation program.

9.2 Recreation Program and Community Services Report

9.3 Maintenance and Operations Report

9.4 Action Items

10. UPDATE ON CITY COUNCIL REPORTS

11. COMMITTEE REPORTS

Commissioner Ernest volunteered to serve on the Art and Wind Festival Food Booth Policy Committee that will meet on September 25, 2013.

Commissioners Ernest, Miene and Kenniston-Lee volunteered to be the interview panel for the Senior Advisory Committee.

Student Commissioner Chengareddy provided an update on the Teen Council stating they had their annual retreat on August 20th. They discussed their goals for the year and selected their sub-committees. They have tentatively scheduled the movie showing of *Behind the Orange Curtain* on February 25, 2014. The Teen Council is also working the

460 Expressions project a writing and art competition that will focus on how teens celebrate
461 San Ramon. Student Commissioner Chengareddy asked why the outdoor basketball courts
462 do not have lights in San Ramon. Ms. McNamara stated when park designs come forward
463 that is an opportunity for the community, the commission or staff to recommend those
464 kinds of features for a park and in the past it has not been a request. Ms. Lucas stated there
465 are lighted basketball courts at Central Park, but we also offer open gym basketball at Iron
466 Horse Gym.

467

468 Commissioner Ernest stated the Senior Advisory Committee has been working on the
469 Experts at Living Well – Open House on September 26th at 4:00pm at the Senior Center.

470

471 Commissioner Doerlich reminded the Commission of the Art in the Park on October 5th and
472 6th at Central Park.

473

474 Commissioner Kenniston-Lee stated she had a resident approach her on what she
475 perceives as the decline of the Crow Canyon Gardens. The resident was concerned the
476 garden has transitioned from organic to chemically treated garden as well as not
477 maximizing the use of the resources of school groups or demonstrations. Commissioner
478 Kenniston-Lee has requested a presentation from staff on an update of the Crow Canyon
479 Gardens.

480

481 Commissioner Lopez stated the Arts Advisory Committee will be selecting the artists to be
482 displayed in the art galleries for 2014 at their meeting on September 18th.

483

484 **12. COMMISSION MEMBER ITEMS**

485

486 **13. ADJOURNMENT**

487

488 The meeting adjourned at 9:30pm.

489

490 Submitted by Christina Buna, Commission Secretary.

**DRAFT MINUTES OF THE
HOUSING ADVISORY COMMITTEE MEETING**

October 24, 2013

A regular meeting of the Housing Advisory Committee for the City of San Ramon was called to order by Chair Viers at 7:00 p.m., on Thursday, October 24, 2013 in the Community Conference Room, 2401 Crow Canyon Road, San Ramon.

ROLL CALL

Members Present: Committee Members Jones, Rose, Salinas, Vice Chair Vesperman, Chair Viers

Members Absent: None

Liaisons Present: Dennis Viers, Planning Commissioner; Harry Sachs, Planning Commissioner

Liaisons Absent: Jim Livingstone, City Council; Phil O'loane, City Council; Megan Williams, Teen Council; Roger Zou, Senior Citizens Advisory Committee

Staff: Cindy Yee, Associate Planner; Debbie Hince, Recording Secretary

Audience: 0

1. CALL TO ORDER

2. ADDITIONS AND REVISIONS - None

3. CONSENT CALENDAR

3.1 Minutes from the August 29, 2013 regular meeting; Approved as amended.

3.2 Minutes from the September 17, 2013 workshop; Approved as amended.

4. PUBLIC COMMENTS - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS

6.1 Faria Preserve Affordable Housing Agreement

Staff Report by: Cindy Yee, Associate Planner

Cindy Yee, Associate Planner, gave a brief description of the project and the proposed Affordable Housing Agreement. The project is currently 289 acres that includes 740 housing units, a 12.7-acre community park, a 0.5 acre rose garden, a

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parcel for a house of worship, an educational facility site, a community pool, and open space.

The proposed Affordable Housing Agreement currently identifies 30.5% of the total 740-units to set aside as affordable units. Of the 226 proposed affordable units, 33% of the units are for very low, 36% for low, and 31% for moderate incomes households.

The affordable units will be located in several neighborhoods in the project area including the senior apartment rental units, non-age restricted multi-family rental units, and possibly as secondary dwelling units or within Neighborhood IV's townhomes/flats.

Chair Viers stated that it was very generous of the Developer to keep the number of affordable units as was previously proposed. Chair Viers asked how the secondary units would fit on the proposed reduced lot sizes.

Mr. Toohey of Lafferty Communities stated that their intent is to build and offer for-sale 28 affordable units in Neighborhood IV with 15-units as very low and 13-units as low income units, ranging in size from 1,500 to 2,100 sq. ft.

Committee Member Rose asked who would be eligible for these units and how do they income qualify.

Mr. Toohey stated that he would like there to be a Priority Preference System for current San Ramon residents, City employees, teachers, and emergency workers.

Committee Member Rose asked for clarification of the Priority Preference System.

Ms. Yee stated that there is not a Priority Preference System adopted within the City at the current time. However, this Committee could provide a condition of approval for the project to enter into an Affordable Housing Agreement as well as create a Priority Preference System that met fair housing law requirements.

Vice Chair Vesperman asked about the 55-year deed restriction on the affordable units, what are the conditions of the restriction, and how was the number reached. The 55-year deed restriction seems to be excessive and stated that 30-35 would be more appropriate.

Ms. Yee stated that the 55-year deed restriction was part of the original approved project in 2006.

Committee Member Jones concurred with Vice Chair Vesperman that 55-year deed restrictions seem too long, especially on the for-sale units.

Committee Member Salinas stated that he was in favor of the longer 55-year term on all of the units.

Chair Viers stated that since the City's policy is to have long term periods of affordability, she would be in favor of maintaining the 55-year minimum on the rental units, and requiring a 50-year restriction on the for-sale units.

Vice Chair Vesperman asked how the affordable component would be monitored and/or administered.

Ms. Yee stated that a consulting service could be hired for compliance monitoring that could ensure units were sold or rented to appropriate households.

Vice Chair Vesperman stated that an equity share would be a useful tool to keep buyers from selling for the equity. Possibly the dollars could be put back into the housing fund from the equity share.

Ms. Yee stated that the City's goal is to have long-term affordable units. If there is a for-sale component to these units, the developer would be funding the compliance monitoring of the deed restrictions and income verification.

Committee Member Salinas pointed out that due to the long-term deed restrictions, there is little opportunity for an owner of an affordable unit to pull out equity from the home and therefore may not need to have an equity share policy.

Committee Member Rose asked if the deed-restricted units were for a shorter period of time, would this affect the affordable housing count for the City.

Ms. Yee stated that the affordable units are only counted during the first year to meet the required housing numbers.

It was the opinion of the Committee that the 55-year term for the senior housing was appropriate, as well as the non-age restricted units. However, the majority of the Committee (3-2) felt that a 50-year term for the condominiums and townhomes was more appropriate.

Planning Commissioner Sachs asked whether the Committee would support committing more of the proposed non-age restricted affordable units as affordable senior units.

Committee Member Rose stated that there's a need for a balance of affordable units and that there needs to be affordable housing for all segments of the population.

Committee Member Salinas stated he would not be in favor of replacing the non-age restricted units with more senior units because the project is not located close to services, and if units are not set-aside for families, those families will seek opportunities in Dougherty Valley causing a concentration of affordable units in one part of town.

Committee Member Rose asked if the 86-senior restricted units would be the only senior housing. Also, if there will be a requirement for Universal Design for the rental units.

Ms. Yee stated that new residential construction is subject to State Universal Design requirements and that the Committee could make a recommendation for the lower floor units to be accessible. The Developer will be providing 86 senior units within the project.

Planning Commissioner Sachs asked if the apartments had an underlying condominium conversion map.

Ms. Yee stated that there is no intent for a condominium conversion on this project.

The Committee recommended that the Planning Commission approve the project with the suggestions provided by HAC.

6.2 Density Bonus Text Amendment

Staff Report by: Cindy Yee, Associate Planner

7. Liaison Reports - None

8. Adjournment - There being no further discussion, Chair Viers adjourned the meeting at 9:53 p.m.

Respectfully submitted,
Debbie Hince

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**DRAFT MINUTES OF THE
PLANNING COMMISSION REGULAR MEETING**

November 19, 2013

A regular meeting of the Planning Commission for the City of San Ramon was called to order by Chair Wallis at 7:00 p.m., on Tuesday November 19, 2013 in the Council Chambers, 2222 Camino Ramon, San Ramon CA.

ROLL CALL

Present: Commissioners; Kerger, Sachs, Viers, Vice Chair Benedetti, Chair Wallis

Absent: None

Staff: Phil Wong, Planning Director; Debbie Chamberlain, Planning Manager; Lauren Barr, Senior Planner; Cindy Yee, Associate Planner; Alicia Poon, Deputy City Attorney; Brian Bornstein; City Engineer; Chris Low; Assistant Engineer; Luisa Amerigo Recording Secretary

Audience: 27

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS OR WRITTEN COMMUNICATION: *At this time those in the audience are encouraged to address the Planning Commission on any item not already included in tonight's agenda. If possible, comments should not exceed five (5) minutes.*

5. ADDITIONS AND REVISIONS

6. CONSENT CALENDAR

6.1 Minutes from the October 15, 2013 Planning Commission and Housing Advisory Committee workshop. Approved as written.

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7. CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING – None-

8. CONTINUED ITEMS – OPEN PUBLIC HEARING - None -

9. PUBLIC HEARING – NEW ITEMS

9.1 San Ramon Density Bonus Text Amendment (TA 13-410-003). Staff Report by: Cindy Yee, Associate Planner.

Associate Planner Cindy Yee, provided a Power Point Presentation and stated that this is a City initiated Zoning Text Amendment.

After hearing a presentation on the Density Bonus Text Amendment, the Planning Commission provided the following comments to staff.

The Planning Commission clarified that the State Law is incorporated into the Zoning Ordinance and supported the Density Bonus and Adoption of the Density Bonus Text Amendment as consistent with State Law.

Commissioner Sachs inquired if the the land transfer provisions would apply to the Faria Preserve project.

San Ramon resident Robert Klingner stated he does not support the density bonus.

It was moved by Planning Commissioner Benedetti and seconded by Planning Commissioner Kerger that the Planning Commission approves Resolution No. 11-13 adopting an Addendum to Initial Study/Negative Declaration (12-250-001) and recommending City Council approval of Zoning Ordinance Text Amendment TA 13-410-003 to revise the Zoning Ordinance as proposed.

AYES: Commissioners: Benedetti, Kerger, Sachs, Chair Wallis

NOES: None

ABSENT: None

ABSTAIN: None

9.2 San Ramon Zoning Ordinance Text Amendment (TA 13-410-004). Staff Report by: Lauren Barr, Senior Planner

Senior Planner, Lauren Barr provided a PowerPoint presentation and added that this is a City initiated Zoning Text Amendment in response to the elimination of the Redevelopment Agency, a need to provide consistency between office uses in the City Center Mixed Use (CCMU) and the adjacent administrative Office districts, and other minor technical revisions and clarifications discovered during the course of administration and in response to regulatory needs.

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Mr. Barr provided two minor corrections to the Tree Preservation and Protection standards and clarified enforcement provisions in response to Commissioner Kerger's questions.

Commissioner Sachs asked for clarification on the Heliport use being added to the CCMU district. Mr. Barr responded that the Heliport standards are in the Administration Office district and that staff did not selectively choose some uses over others, but rather included all the uses listed in the Administration Office district.

It was moved by Planning Commissioner Benedetti and seconded by Planning Commissioner Viers that the Planning Commission approves Resolution NO. 12-13 adopting an Addendum to Initial Study/Negative Declaration (12-250-001) and recommending City Council approval of Zoning Ordinance Text Amendment TA 13-410-004 to revise the Zoning Ordinance as proposed.

- AYES: Commissioners: Benedetti, Viers, Kerger, Sachs, Chair Wallis
- NOES: None
- ABSENT: None
- ABSTAIN: None

9.3 Revised Faria Preserve Project (VTM 9242) DPA 12-310-003, MJ 12-900-002, AR 200-046 and IS 12-250-004.

Associate Planner, Cindy Yee provided a PowerPoint presentation regarding the history of the project and past approvals and stated that the applicant is requesting approval of the revised Faria Preserve project located on approximately 286.5 acres, comprised of a 740-unit residential subdivision turn-key 12.7 acre community park, a 0.5 acre rose garden, a parcel for a house of worship, a site for an education facility and community pool.

The Planning Commission asked for clarification about the school site that was part of the General Plan 2020 and was offered to the school district. Why it was not part of the current Faria Preserve Application. Ms Yee responded that the District opted for the fees rather than the School site. Commissioner Kerger expressed concerns about how the school district fees are allocated. The Planning Commission also asked about the timing of the project.

An inquiry was made regarding what type of trees are being proposed and does the builder have a safeguard in place to avoid long-term damage. The Planning Commission commented that they do not want the same tree issues occurring in the Faria Preserve project as have occurred in Dougherty Valley.

134
135 Concerns were also raised by the Planning Commission about how the City is safe
136 guarded financially as far as Geologic Hazard and Abatement District (GHAD) funds
137 in regards to geologic hazards. Adequate parking at the park site, the size of the
138 proposed church site, traffic along Deerwood Road due to the relocated entrance and
139 questioned if it could be routed to Purdue instead, and overcrowding of schools.

140
141 Robert Klingner thanked Mr. Toohey for the number of meetings he had held with the
142 Home Owners Association and neighborhood meetings. Mr. Klingner added that he
143 has concerns about the traffic and school impacts, the high density of the project and
144 that parking at the park site was not adequate.

145
146 Dennis Noh, a San Ramon resident, stated his concern about the entrance from
147 Deerwood Road and would rather have the project entrance moved back to the original
148 Purdue Road location.

149
150 Michael Jones a San Ramon resident stated his concern was the grading of the hills
151 and the open space. He also provided comments on the original ridgeline grading
152 exceptions in the General Plan 2020.

153
154 Planning Commission Sachs suggested that Neighborhood 5 be all Senior Housing
155 units and that it be reduced from 312 -200 units. Commissioner Sachs asserted that this
156 reduction would help with both the school and traffic concerns because of fewer units
157 and the nature of senior housing

158
159 Chair Wallis stated that the applicant has the right to build the project and would like
160 to see the footprint reduced. Chair Wallis also added that the City has no control over
161 the school district and where schools are built.

162
163 There being no further discussion, Chair Wallis motioned to continue the public
164 hearing to December 17, 2013.

165
166 AYES: Commissioners: Wallis, Viers, Benedetti, Kerger, Sachs

167 NOES: None

168 ABSENT: None

169 ABSTAIN: None

170
171 **10. NON-PUBLIC HEARING ACTION ITEMS**

172 **11. STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST**
173 **TERMS/STAFF REPORTS.**

174
175 **12. ADJOURNMENT**

176 There being no further discussion Chair Wallis adjourned the meeting at 10:15 p.m.

177
178 Submitted by:Luisa Amerigo
179 Recording Secretary

**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' SFD	5.1	
NEIGHBORHOOD MDR Neighborhood B1 Neighborhood B2 sub-total	132 88 200	14.7 6.5 21.2	45' x 65' SFD 40' x 60' Alley	9.0 10.5 9.4	
NEIGHBORHOOD HDR Neighborhood C2 Neighborhood C1 sub-total	84 216 300	5.2 6.7 11.9	Townhomes Apartments	16.2 32.2 25.2	
NEIGHBORHOOD VHDR Neighborhood D	86	2.0	Senior Apartments	43.0	
TOTAL	786	74.5		10.6	

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

TOTAL UNITS (2008) : 786

TOTAL UNITS (PROPOSED) : 740

GROSS DENSITY (2008) : 2.72

GROSS DENSITY (PROPOSED) : 2.56

CURRENT FARIA PROPOSED PLAN					
SP Zoning District	UNITS	AREA (AC)	TYPE	DENSITY	
NEIGHBORHOOD LDR Neighborhood 1	121	22.3	50' x 100' SFD	5.4	
NEIGHBORHOOD MDR Neighborhood 2 Neighborhood 3 Neighborhood 4B sub-total	72 63 78 213	10.1 6.2 6.9 23.2	46' x 70' SFD 35' x 65' Courtyard SFD condos/flats	7.1 10.2 11.3 9.2	
NEIGHBORHOOD HDR Neighborhood 4A Neighborhood 5A sub-total	104 216 320	6.7 9.0 15.7	Townhomes Apartments	15.5 24.0 20.4	
NEIGHBORHOOD VHDR Neighborhood 5B	86	3.6	Senior Apartments	23.9	
TOTAL	740	64.8		11.4	

RECEIVED

NOV 19 2013

Stop Faria Preserve petition

CITY OF SAN RAMON
PLANNING SERVICES

I have completed the review of the proposed Faria Preserve Development Project. I want city officials to know that I oppose this development project due to its negative impact on me, my family, my neighborhood and on the City of San Ramon.

I oppose the development project primarily because of its enormous size. In addition, the majority of housing in the development is listed as High Density and Very High Density. This concentrates family units into small areas that lack sufficient space for living and parking. This negatively impacts the property values in nearby neighborhoods. Overall, the development will have a terrible impact on the quality of life in our neighborhoods.

There is no confidence within the community that the problems caused by the development project can be successfully mitigated.

The problems that Faria Preserve Development Project causes include the following:

1. High Density & Very High Density neighborhoods lack sufficient space for living and parking.
2. Inadequate space for residential and soccer field parking will flood nearby neighborhoods with overflow parking.
3. The schools will be vastly overcrowded. Students will no longer be able to attend local neighborhood schools.
4. There will be severe traffic congestion on local neighborhood streets. Access time to/from Hwy 680 via Crow Canyon will increase by 1 hour.
5. Increased traffic will create unsafe conditions on Deerwood Drive and Deerwood Road.
6. The development adds 2600 additional vehicle trips to the congestion that already exists on Hwy 680. Commute times will greatly increase.
7. Parking conditions at nearby Costco, Safeway, Lucky, Target, Whole Foods and The Market Place Shopping Centers will be intolerable.

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8. There is the potential for increased criminal activity throughout the neighborhoods.

9. There will be greater noise pollution. There will be poorer air quality.

10. There will be fewer habitats for endangered and protected wildlife species.

11. The destruction of the natural beauty of the hills and valleys surrounding our homes will be permanent.

12. Because of the massive grading involved, residents will need to endure increased seismic activity which could be catastrophic.

I want to preserve the quality of life in San Ramon for myself, my family and my children. For that reason, I support the Stop Faria Preserve petition.

I insist that city officials should **Stop Faria Preserve Now!**

The petition will be presented to the San Ramon Planning Commission and to the San Ramon City Council. Thank you for your interest and support!

Petition: Version 1

Date: June 30, 2013

#	Description	Amount	Percent
1	Increased traffic congestion.	57	18
2	Overcrowded school system.	46	15
3	Destroys the existing Quality of Life to San Ramon residents.	41	13
4	Grading & destroying the hills. Destroying the environment.	35	11
5	Excessive growth.	33	10
6	Increased density. Narrow roads. Inadequate parking.	24	8
7	Oppose Faria for all of the reasons stated in petition.	17	5
8	Overcrowding city facilities. Negative impacts on infrastructure.	15	5
9	Increased pollution and other environmental problems.	12	4
10	Devaluation of Property Values for current homeowners.	11	3
11	Increased crime.	7	2
12	Affordable Housing negatively impacts residents.	5	2
13	Increased risk of flooding.	3	1
14	Exit should be at Purdue Road.	2	1
15	Oppose Park Lighting in Faria Preserve.	2	1
16	Increased risk of earthquakes.	2	1
17	Problems with ground stability to existing homes.	2	1
18	Violation of General Plan and California State Laws.	1	0
19	Increased parking problems at shopping areas.	1	0
Total Responses		316	

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~Jim Stewart~~
To <rr@3zx.org>
Date 09/04/2013 15:07



date:
2013-09-04

time:
22:07:05 UTC

1st Person - Name:
Jim Stewart

1st Person - eMail Address:
~~Jim Stewart~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Stop the unbridled growth. The only winners are the developers with huge profits, whereas San Ramon as a community will suffer from excessive traffic congestion. What is next?---widening Crow Canyon to 4 or 6 lanes all the way to Hayward to relieve all the added congestion? Faria is no benefit to the residents that live in San Ramon now, this development will erode the quality of life of San Ramon.

Petition: Version 1. Dated June 30, 2013:

Registered!



Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <jrackmil@comcast.net>
To <rr@3zx.org>
Date 09/02/2013 11:06

date:
2013-09-02

time:
18:06:18 UTC

1st Person - Name:
Jeff Rackmil

1st Person - eMail Address:
~~jrackmil@comcast.net~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I do not agree with the number of houses that will be going into this area. This project will not enhance the quality of life in San Ramon but will do the exact opposite. Please do what ever you can to Stop this Project in its entirety or to significantly reduce its footprint on the community. Thank You, Jeff Rackmil

Petition: Version 1. Dated June 30, 2013:

Registered
09-04-13 1/1

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 09/03/2013 10:11



date:
2013-09-03

time:
17:11:04 UTC

1st Person - Name:
Jim Gibbon

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I oppose this project. It has been and still in violation of the General Plan of San Ramon and state law. It was approved in violation of San Ramon's Open Space Ordinance and State Fish and Game requirements for creek protection set back requirements.

Dave Hudson is the main support for this project and should be outed this November.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <tesabramer@yahoo.com>
To <rr@3zx.org>
Date 09/03/2013 20:56



date:
2013-09-04

time:
03:56:06 UTC

1st Person - Name:
Theresa Bramer

1st Person - eMail Address:
<tesabramer@yahoo.com>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Stop Faria Ranch Project

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 08/06/2013 21:20



date:
2013-08-07

time:
04:20:15 UTC

1st Person - Name:
Rebecca Lifton

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Herbert Jilg

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

We bought our home in Thomas Ranch because it was a small & tranquil community.
Adding the Faria development - a very high density neighborhood will destroy all of
that. Plus it will devalue our properties.
There are not enough schools to accomodate that kind of dense community.
The roads are going to be conjested with traffic.

This developement should never be approved & must be stopped.

Petition: Version 1. Dated June 30, 2013:

Registered
09-04-13

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]>
To <rr@3zx.org>
Date 08/11/2013 13:28



date:
2013-08-11

time:
20:28:05 UTC

1st Person - Name:
Benjamin Harrison

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Please reject the Faria development proposal. Do not overbuild neighborhood. Our neighbors and we are already worried about the increased level of traffic on Crow Canyon and Bollinger Canyon roads. Plus, with the increased housing already happening along San Ramon Boulevard in Danville, and in Windemere and Dublin, our school system and public utilities are stretched to an alarming degree! Please be mindful of our high quality of life here in San Ramon, and think long-term for its resources and citizens. Please reject the Faria development.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[REDACTED]@comcast.net>
To <rr@3zx.org>
Date 08/11/2013 13:18



date:
2013-08-11

time:
20:18:37 UTC

1st Person - Name:
Wendy S. H. Lee

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

The Faira Ranch proposal and the City of San Ramon have not addressed the increase volume of overcrowdedness of schools and traffic in the area. Traffic is already very congested on Crow Canyon Roads and to I-680 during Rush hours. Additional > 800 homes will have terrible impact (more vehicle accidents) to the area.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <shelleybauer@yahoo.com>
To <rr@3zx.org>
Date 08/10/2013 11:37



date:
2013-08-10

time:
18:37:25 UTC

1st Person - Name:
Shelley Bauer

1st Person - eMail Address:
<shelleybauer@yahoo.com>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I live in the Skyline Condo off Deerwood and Old Mill. I am not in favor of the hills in San Ramon to continue to be developed. Traffic, overcrowding of schools and increased crime rates are my major concern.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <vivek27982@yahoo.com>
To <rr@3zx.org>
Date 07/31/2013 22:39



date:
2013-08-01

time:
05:39:02 UTC

1st Person - Name:
Vivekan Kumar

1st Person - eMail Address:
~~vivek27982@yahoo.com~~

2nd Person - Name:
Sangeetha Loganathan

2nd Person - eMail Address:
~~IK_Sangeetha@yahoo.com~~

Message to City Officials:

I oppose this project because as Robert rightly mentions, this project will spoil the quiet & peace. I ignored windmere area during my home search just because its very crowded and bought a home here and its disheartening to see that the same is going to happen here.

i think 786 homes is just toooooo much.... especially with out a proposal on infrastructure to support the population.

Thanks

Vivek

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <supratikbose@yahoo.com>
To <rr@3zx.org>
Date 07/31/2013 22:43



date:
2013-08-01

time:
05:43:23 UTC

1st Person - Name:
Supratik Bose

1st Person - eMail Address:
<supratikbose@yahoo.com>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Reason for my objection to Faria Project:

1. Building affordable living is much more economical in comparative flat land, like on the eastern side of San Ramon, than grading a hill
2. The process of grading the hills will be disastrous to local environment, flora and fauna.
3. The resultant development will cause severe traffic congestion and the roads are not ready to handle this.
4. With no state or local budget for new schools in this area, the increase in population will put severe strain on the local schools

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 08/07/2013 14:03



date:
2013-08-07

time:
21:03:45 UTC

1st Person - Name:
Samantha Hindmarch

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Stop the development of Faria preserve NOW!

Petition: Version 1. Dated June 30, 2013:
...

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~erik.hindmarch@3zx.org~~
To <rr@3zx.org>
Date 08/07/2013 15:11



date:
2013-08-07

time:
22:11:32 UTC

1st Person - Name:
Erik Hindmarch

1st Person - eMail Address:
~~erik.hindmarch@3zx.org~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Stop the development of Faria preserve NOW!

Petition: Version 1. Dated June 30, 2013:
...

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~jharris@3zx.org~~
To <rr@3zx.org>
Date 08/08/2013 18:50



date:
2013-08-09

time:
01:50:43 UTC

1st Person - Name:
Jason Harris

1st Person - eMail Address:
~~jharris@3zx.org~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

My biggest concern is the potential impacts on our local schools, specifically overcrowding of classrooms. A new development of the size being proposed should be accompanied by a new school or expansion of existing facilities to accomodate the new students.

One thing I treasure about living in northwest San Ramon is the peace and quiet, and safety of our neighborhood. I oppose any development that would jeopardize this aspect of our lives.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~linda.mannina@comcast.net~~
To <rr@3zx.org>
Date 08/25/2013 11:51



date:
2013-08-25

time:
18:51:23 UTC

1st Person - Name:
Linda Mannina

1st Person - eMail Address:
~~linda.mannina@comcast.net~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I am not in favor of the Faria Preserve development for all the reasons noted in the petition. But, my most important concerns are the traffic congestion it will cause and the over crowding of our schools that are already at capacity.

I see no way that we can reduce 'green house gases' if we continue to build developments of this magnitude.

Please step back and reconsider not approving the Fara Preserve development project.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~keriturner79@gmail.com~~
To <rr@3zx.org>
Date 08/16/2013 09:36



date:
2013-08-16

time:
16:36:16 UTC

1st Person - Name:
Keri Turner

1st Person - eMail Address:
~~keriturner79@gmail.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I strongly oppose this project for all reasons listed. This will highly impact my community and the impact it will have on space at my child's school. It will take away space for wildlife and it will flood our streets with traffic. It will also take away from the beauty that surrounds the area, one of the main reasons I have chosen to live in this community.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~sakaanil@gmail.com~~
To <rr@3zx.org>
Date 08/14/2013 16:45



date:
2013-08-14

time:
23:45:18 UTC

1st Person - Name:
Anil Saka

1st Person - eMail Address:
~~sakaanil@gmail.com~~

2nd Person - Name:
Neelima Tapata

2nd Person - eMail Address:
~~neeli_tapata@yahoo.com~~

Message to City Officials:

we have been living in this community for last 6 years and we love the neighborhood and is calm and quiet , with fresh air and beautiful sarroundings.

i came to SanRamon to rise my kids in clean and quiet environment which San Ramon provides in the east bay.

I am will be really disaapointed if there will be too much of stress in the alredy growing community, which adds lot of problems especially to hold to the standards of school that were achieved by the san ramon school district . I want my kids to go to best public school that San Ramon is famous for in the bay area.

and also i feel the crowcanyon area is alredy crowded with large aparments which has alredy 5 i guess., and on top of it , the planned new bventure will distroy the alredy burdened eco system.

I would appreciate if the concerend authorities pay attention to our concerns.

Regards,
Anil Saka

Petition: Version 1. Dated June 30, 2013:
August 14,2013

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <jennybauer@gmail.com>
To <rr@3zx.org>
Date 08/13/2013 10:01



date:
2013-08-13

time:
17:01:17 UTC

1st Person - Name:
Jenny Bauer

1st Person - eMail Address:
<jennybauer@gmail.com>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

This is absurd. Do not allow this to be built. There are enough homes and congestion up here in these parts that the traffic lights, streets and schools are not built to handle. Crime is already increasing and due to the new housing developments on skyline drive there is no room to park on the streets even because of so many cars per house. I will not stand for this.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@gmail.com>
To <rr@3zx.org>
Date 08/04/2013 20:08



date:
2013-08-05

time:
03:08:54 UTC

1st Person - Name:
Qi Luo

1st Person - eMail Address:
[redacted]@gmail.com

2nd Person - Name:
Ying Li

2nd Person - eMail Address:

Message to City Officials:

It will be a nightmare for current resident to endure the upcoming long term construction in the next couple years and huge impact on the current joyful and peaceful life which we are living as NW San Ramon residents and feel so proud for as a San Ramonian. Please reconsider the approval of this project and save our confidence on our city!

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~balaamuthan@yahoo.com~~
To <rr@3zx.org>
Date 08/02/2013 12:33



date:
2013-08-02

time:
19:33:22 UTC

1st Person - Name:
Bala Amuthan

1st Person - eMail Address:
~~balaamuthan@yahoo.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
I insist that city officials should Stop Faria Preserve Now!

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <the.funk@comcast.net>
To <rr@3zx.org>
Date 07/31/2013 09:41



date:
2013-07-31

time:
16:41:51 UTC

1st Person - Name:
Nasrin Funk

1st Person - eMail Address:
~~the.funk@comcast.net~~

2nd Person - Name:
Thomas Funk

2nd Person - eMail Address:
~~the.funk@comcast.net~~

Message to City Officials:
To Whom It May Concern:

Please stop the Faria development on west side of San Ramon. This project has many negative impact in our area/neighborhood. With that many families moving in we will be in much worse situation than Gale Ranch and Windemere as far as trying to fit students in the local schools and classrooms. They keep building portables on the east side schools but our schools don't even have the rooms for portables to be built. The congestions and lighting of this development is not suitable for the area either. Please stop this development. Thank you for your consideration.

Thomas and Nasrin Funk
Thomas Ranch residents

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@hotmail.com>
To <rrr@3zx.org>
Date 07/31/2013 14:12



date:
2013-07-31

time:
21:12:46 UTC

1st Person - Name:
Andrew Weiss

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

This project needs to consider a small number of houses comparable to that in the area. It should conform to the high quality of life that San Ramon affords, and consideration should be made for the increased use of San Ramon schools and other municipal facilities.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From [REDACTED]
To <rr@3zx.org>
Date 07/23/2013 20:57



date:
2013-07-24

time:
03:57:31 UTC

1st Person - Name:
Herve Le Ny

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Alexandra Le Ny

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

My wife, my children and I have completed the review of the proposed Faria Preserve Development Project. We want city officials to know that we oppose this development project due to its negative impact on me, my family, my neighborhood and on the City of San Ramon.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From [REDACTED]
To <rrr@3zx.org>
Date 07/22/2013 20:47



date:
2013-07-23

time:
03:47:49 UTC

1st Person - Name:
Alejandra Wong

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Please take into serious consideration the points presented in this petition while reviewing the Faria Preserve Neighborhood Park and Rose Garden project.
Thank you.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <Sander.121@chicagohal.org>
To <rr@3zx.org>
Date 07/25/2013 15:55



date:
2013-07-25

time:
22:55:49 UTC

1st Person - Name:
Micheal Sander

1st Person - eMail Address:
<Sander.121@chicagohal.org>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

myself and my family have lived in the neighborhood for six years. Two of our most valuable assets w/ where we live will be DRAMATICALLY effected with this project.

The first is my family uses Crow Canyon Rd. through to Castro Valley to commute to and from work. The impact to this road would be extensive. As it stands the road is full and in need of repair (on the Contra Costa side). Adding cars on this road would put a strain on everyone including any potential new home owners.

Second is the schools. Once again we moved to San Ramon to give our family better opportunities. With the impact of an additional 2000 to 2500 children, this would be a detriment to the children that have already been in place. The schools are already overcrowded and in jeopardy of losing the high merriit status that made San Ramon a desirable place to live.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <~~craig.donegan@yahoo.com~~>
To <rr@3zx.org>
Date 07/28/2013 15:19



date:
2013-07-28

time:
22:19:48 UTC

1st Person - Name:
Craig Donegan

1st Person - eMail Address:
~~craig.donegan@yahoo.com~~

2nd Person - Name:
Mary Donegan

2nd Person - eMail Address:
~~craig.donegan@yahoo.com~~

Message to City Officials:

I want city officials to know that I oppose this development project due to its negative impact on me, my family, my neighborhood and on the City of San Ramon.

Our address is 806 Destiny Lane, San Ramon, CA 94583

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~sandra1@yahoo.com~~
To <rr@3zx.org>
Date 07/28/2013 18:16



date:
2013-07-29

time:
01:16:01 UTC

1st Person - Name:
ADRIAN SANDRU

1st Person - eMail Address:
~~sandra1@yahoo.com~~

2nd Person - Name:
MARILENA SANDRU

2nd Person - eMail Address:
~~sandra1@yahoo.com~~

Message to City Officials:

We are against the Faria Preserve Development project as it will reduce the standard of living in San Ramon.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]

From ~~h.light@hotmail.com~~

To <rr@3zx.org>

Date 07/16/2013 12:47



date:
2013-07-16

time:
19:47:33 UTC

1st Person - Name:
Hal Light

1st Person - eMail Address:
~~h.light@hotmail.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Please do not allow the Faria Reserve project to move forward. The additional traffic and pollution will cause many more problems than the benefits it brings

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <garymui0324@gmail.com>
To <rr@3zx.org>
Date 07/16/2013 13:18



date:
2013-07-16

time:
20:18:12 UTC

1st Person - Name:
Gary Mui

1st Person - eMail Address:
<garymui0324@gmail.com>

2nd Person - Name:
Marilou Mui

2nd Person - eMail Address:
<marilou031@hotmail.com>

Message to City Officials:

We agree fully with said proposal and oppose the development project on Faria preserve.

However, if the development is inevitable, we prefer there to be:

1. A minimum of housing units, at least half of the original ~750 units.
2. Moving the proposed apartment and senior parcel from the eastern side on Bollinger towards the western side of San Ramon Valley Blvd for convenience of the residents. There is little to no public transportation or stores for potential employment on the eastern side.
3. Instead of an entrance road at Deerwood Rd for the Faria Reserve, it would be a better idea to use Purdue Rd to ease congestion and traffic (especially since there is a four way stop sign at Omega Rd/Deerwood Rd).
4. Inclusion of school so as to not create overcrowding and reassignment in the public education system.

We moved here last year and are expecting our first child next month. A big part of the reason we moved here is the neighborhood is great, the people are friendly, the schools are top notch, the traffic is mild compared to where we lived before, and the crime rate is low. We would hate to be settled in and then have to relocate if the development project does not work out as planned. All the reasons that attracted us to San Ramon would then be motivations to move us out.

Sincerely,
The Mui Family

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <haiyinchen@gmail.com>
To <rr@3zx.org>
Date 07/16/2013 22:48



date:
2013-07-17

time:
05:48:59 UTC

1st Person - Name:
Haiyin Chen

1st Person - eMail Address:
~~haiyin.chen@unitedtel.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Dear San Ramon city officials,

As a resident of Deerwood Ridge, I would like to ask you to please reject the current Faria Preserve Development Project. I don't object development in the area but I am very concerned with the very high density of housing units in its current plan. Please ask the development to reduce the density for the same area, in particular, limit the nubmer of apartment housing units.

Thank you very much for listening to these inputs from San Ramon residents.

Sincerely,
Haiyin Chen

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]

From <[REDACTED]>

To <rr@3zx.org>

Date 07/16/2013 15:59



date:
2013-07-16

time:
22:59:10 UTC

1st Person - Name:
Edward Yu

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Li Rao

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

Please stop the Faria reserve project.

San Ramon as a city has enough developement already, we would like to preserve the ridge lines of the rolling hills for various reasons: over population in an congested area, quality of education, and various utility related infrastructure problems such as power grid, water pressure and etc.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From [redacted]
To <rr@3zx.org>
Date 07/16/2013 15:59



date:
2013-07-16

time:
22:59:40 UTC

1st Person - Name:
Carolyn Grigsby

1st Person - eMail Address:

2nd Person - Name:
Paul Reid

2nd Person - eMail Address:

Message to City Officials:

We agree with the petition to stop or modify the Faria Preserve. We have lived here since 1997 and are very concerned with the overcrowding, traffic, congestion, and damage to the environment that this development will cause.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]

From <[redacted]@yahoo.com>

To <rr@3zx.org>

Date 07/16/2013 17:29



date:
2013-07-17

time:
00:29:08 UTC

1st Person - Name:
John A. Donofrio Jr

1st Person - eMail Address:
[redacted]

2nd Person - Name:
Alison Cordray

2nd Person - eMail Address:
[redacted]

Message to City Officials:

Please do not destroy that piece of land and add the traffic and congestion to the area. The road can barely handle the traffic that uses this road on a daily basis and there is no room for the added students to an already overcrowded school system that makes cutbacks each and every year. Traffic on and off that road is a nightmare and the impact to the danger of the neighborhood needs to out way this project. This is a disaster waiting to happen that will endanger the foot traffic that uses that road and the roads feeding into Bollinger on their way to Las Trampas park.

Petition: Version 1. Dated June 30, 2013:
16 July 2013

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <PELLATIRO@GMAIL.COM>
To <rr@3zx.org>
Date 07/17/2013 09:12



date:
2013-07-17

time:
16:12:44 UTC

1st Person - Name:
TODD PELLATIRO

1st Person - eMail Address:
~~PELLATIRO@GMAIL.COM~~

2nd Person - Name:
SANDRA PELLATIRO

2nd Person - eMail Address:
~~PELLATIRO@GMAIL.COM~~

Message to City Officials:

We live in the Cambrio development off of Crow Canyon where the Farina Ranch development plan will severley impact our way of life in numerous ways. We do not want low income housing right on our doorstep. Property values will take a hit, traffic will increase, and schools will not be able to accomodate all the new students. We vote and will be watching how the city council reacts to this petition. Thanks.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 07/18/2013 11:56



date:
2013-07-18

time:
18:56:56 UTC

1st Person - Name:
David Oliver

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Juliet Oliver

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:
My wife and I are against the Faira Preserve project and propose to stop it.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~justinepawlak@gmail.com~~
To <rrr@3zx.org>
Date 07/18/2013 13:32



date:
2013-07-18

time:
20:32:53 UTC

1st Person - Name:
Justine Pawlak

1st Person - eMail Address:
~~justinepawlak@gmail.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I don't understand the need for more housing in this area. I don't see any benefit to the city overall and only negative impacts to the people living in this area. It is an outrage that you plan to destroy the beauty of the area by leveling the hills.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <janissilva@3zx.org>
To <rr@3zx.org>
Date 07/18/2013 19:40



date:
2013-07-19

time:
02:40:13 UTC

1st Person - Name:
Janis Silva

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
 The wonderful quality of life in San Ramon is why I moved here.
 San Ramon has much to offer but high density housing and overbuilding is not one of them.
 This is not something our city needs!

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <~~sushmita_chandra@yahoo.com~~>
To <rr@3zx.org>
Date 07/20/2013 09:42



date:
2013-07-20

time:
16:42:22 UTC

1st Person - Name:
Sushmita Chandra

1st Person - eMail Address:
~~sushmita_chandra@yahoo.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Hello,

I am signing this petition to oppose the Faria Preserve development project due to the following reasons:

1. Pollution- The amount of pollution to be caused by the grading of the hills and valleys will be tremendous. This is a potential health hazard to all the residents here.
2. The hills are a home to wild life and every effort should be made to preserve it and not kill it.
3. Last ,but not the least ,traffic and congestion to be caused by additional homes. The schools are not a walking distance from this location and more kids will mean more parents on the road to drop their kids to school.

Thanks,

Sushmita

Resident of 132 Claremont Crest Ct
San Ramon

Petition: Version 1. Dated June 30, 2013:

2 of 3

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[redacted]@gmail.com>
To <rr@3zx.org>
Date 07/20/2013 16:07



date:
2013-07-20

time:
23:07:43 UTC

1st Person - Name:
Liz Henderson

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

RECEIVED

NOV 19 2013

**CITY OF SAN RAMON
PLANNING SERVICES**

Message to City Officials:

The Faria Ranch Project will distroy the beauty of the hills and valleys, it will also cause more traffic and over population. The development will cause the current school system to explode with no room for all the new students, and our excellent school ratings will be lost forever.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <ggh1947@hotmail.com>
To <rr@3zx.org>
Date 07/20/2013 16:23



date:
2013-07-20

time:
23:23:43 UTC

1st Person - Name:
Glenn Henderson

1st Person - eMail Address:
<ggh1947@hotmail.com>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

The Faria Ranch Project will destroy our beautiful hills and valleys, it will also have a very bad effect on all the wildlife in the area. The project will cause more traffic and also extreme over population. It will also cause our school system to have no room for all the new students, and our excellent school ratings will be lost forever.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <linda933@comcast.net>
To <rr@3zx.org>
Date 07/21/2013 11:41



date:
2013-07-21

time:
18:41:00 UTC

1st Person - Name:
Linda Adams

1st Person - eMail Address:
<linda933@comcast.net>

2nd Person - Name:

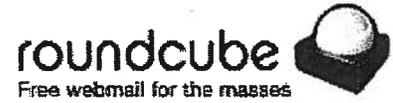
2nd Person - eMail Address:

Message to City Officials:

Please note that I do not support the Faria Project and urge you to vote it down as soon as possible.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <kcadle@pureambitionconsulting.com>
To <rr@3zx.org>
Date 07/21/2013 17:42



date:
2013-07-22

time:
00:42:45 UTC

1st Person - Name:
Kym Cadle

1st Person - eMail Address:
kcadle@pureambitionconsulting.com

2nd Person - Name:
Ben Grass

2nd Person - eMail Address:
bgrass@zoneval.com

Message to City Officials:

We oppose the Faria Preserve for many reasons, mostly - yet not limited to - the environmental impact. Other concerns are around school population and traffic flows.

Feel free to contact us!
Sincerely,
Kym Cadle & Ben Grass
925.413.6783

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~anna.morgan@gmail.com~~
To <rr@3zx.org>
Date 2013-07-05 02:51



date:
2013-07-05

time:
09:51:47 UTC

1st Person - Name:
Anna Morgan

1st Person - eMail Address:
~~annamorgan@gmail.com~~

2nd Person - Name:
Raymond Morgan

2nd Person - eMail Address:
~~rmorgan@comcast.net~~

Message to City Officials:

We live down the street from the proposed development at 414 Constantine Court in San Ramon, CA 94583 in a single-family detached house. We strongly oppose the Faria Preserve development due to its proposed HIGH DENSITY and VERY HIGH DENSITY housing. This proposed development will have a severe negative impact on us. My neighborhood and house is located less than 1,800 feet from the proposed development. The negative impacts that concerns us most are health and safety issues for us and our young children caused by overcrowding, traffic congestion, and the potential increase of crime. The addition of HIGH DENSITY and VERY HIGH DENSITY housing in the close proximity of our single-family detached housing neighborhood will also significant decrease the value of our property.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <gamed1@yahoo.com>
To <rr@3zx.org>
Date 2013-07-08 17:12



date:
2013-07-09

time:
00:12:12 UTC

1st Person - Name:
Mehdi Nikbakht

1st Person - eMail Address:
<gamed1@yahoo.com>

2nd Person - Name:
Lihua Li

2nd Person - eMail Address:
<[REDACTED]>

Message to City Officials:

Please avoid covering our west side hills in San Ramon with homes and roads. Thank you so much.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~emira16@msn.com~~
To <rr@3zx.org>
Date 2013-07-08 20:14



date:
2013-07-09

time:
03:14:09 UTC

1st Person - Name:
Elle Mira

1st Person - eMail Address:
~~emira16@msn.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

To the San Ramon City Officials,
 I am very disappointed and sadden to know that the City Officials would even consider destroying such beautiful and getting to be very rare natural treasure (our San Ramon hills), and to be more precise the Las Trampas ridgeline for pure greed. The argument that we need more homes in our City is such a joke, especially as I drive within the City and see the numerous for sale signs practically climbing on top of each other vying for attention. Apparently homes are quiet abundant. If the City Officials wanted to continue to build, I don't understand why they could not go east. They have already destroyed the lands where Dougherty homes are now standing, why defile Las Trampas ridge? Once you touch that Ridge, you lose it forever for the future generations to enjoy. You lose the little bit of heaven in this over-built community. You lose the joyous sound of the birds chirping throughout the day, the hoot of the owls comforting during a !

dark night, the cry of the hawks piercing through on a still day, the majestic flight of the crows, the call of the foxes, the herds of deer frolicking, the wild peasants and turkeys running around the side of the hills, the gentle sounds of the leaves rustling as the winds blows through the oak trees, the mewing of the cattle as they graze on the grass, the strength of the hills as they stand proudly looking down the City.

I have lived in the Bay Area for nearly 20 years (15 years in San Ramon) and have seen vast changes, not necessarily for the better. It use to take me 5-10 minutes to get to Target, now it takes me 30 minutes because of the influx of people. I have seen the number of crimes increased. I have seen the congestion of traffic on our City roads as well as the entrance/exits to 680. I do understand the need for some growth, but at the same time we must also remember that we are stewards of this City. Building in our City should be done with bett!

er planning and be more contentious of preserving our unique, !
 and frag
 ile hills/ridge. I beg of you to please not touch our Las Trampas ridge (Faria Ranch). Doing so is going to significantly impact the landscape, the animals, the environment, the people (especially those living close to Faria Ranch).

Sincerely,
 A very, very concerned citizen

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~jjniccoli@bolton~~
To <rr@3zx.org>
Date 07/09/2013 13:41



date:
2013-07-09

time:
20:41:25 UTC

1st Person - Name:
J. Niccoli

1st Person - eMail Address:
~~jjniccoli@bolton~~

2nd Person - Name:
C. Niccoli

2nd Person - eMail Address:

Message to City Officials:

We oppose the Faria plan as far too large in it's current form. We question some of the basic premises on which the Plan was approved. We also strongly believe that significant modifications need to be made to the Plan.

Thank you. The Niccolis'

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 07/09/2013 15:33



date:
2013-07-09

time:
22:33:02 UTC

1st Person - Name:
Joan E. OBrien

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Gregory M. OBrien

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

Both myself and my husband strongly oppose the Faria Development Project. We are original owners of our property on Deerhill Drive and our backyard directly backs up to the open space where the proposed development is planned. I can provide numerous reasons as to why this development would be a nightmare. The 2 to 3 years of grading alone will not only disturb the wildlife but cause massive amounts of pollution, dirt and dust directly into our homes, manicured backyards and windows. It will send the snakes, rodents and other wildlife into our yards where our children play and our pets reside. Increase traffic, congestion, delays and safety hazards to our community.

I recall when the Windemere project started the impact to our schools were ridiculous. New neighbors living in our development couldn't even send thier children to thier district school due to overcrowding and had to be sent cross town because Windemere had not yet built schools in thier area.

San Ramon is !
know for it's beautiful hills and open land and should remain that way.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@yahoo.com>
To <rr@3zx.org>
Date 07/09/2013 16:28



date:
2013-07-09

time:
23:28:41 UTC

1st Person - Name:
Leslie Mague

1st Person - eMail Address:
[redacted]

2nd Person - Name:
Brian Mague

2nd Person - eMail Address:
[redacted]

Message to City Officials:

Agree, no to Faria Preserve plans. Special amendments, loop hole approvals for this NEW builder is unacceptable and City Officials need to act accordingly.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@ix.netcom.co>
To <rr@3zx.org>
Date 07/09/2013 09:35



date:
2013-07-09

time:
16:35:29 UTC

1st Person - Name:
Monique Vegh

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

This will impact already impacted roads. Deerwood and Crow Canyon are already unsafe.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From clintonwai@gmail.com
To <rr@3zx.org>
Date 07/09/2013 08:35



date:
2013-07-09

time:
15:35:07 UTC

1st Person - Name:
Clinton Wai

1st Person - eMail Address:
clintonwai@gmail.com

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I have completed the review of the proposed Faria Preserve Development Project. I want city officials to know that I oppose this development project due to its negative impact on me, my family, my neighborhood and on the City of San Ramon.

I oppose the development project primarily because of its enormous size. In addition, the majority of housing in the development is listed as High Density and Very High Density. This concentrates family units into small areas that lack sufficient space for living and parking. This negatively impacts the property values in nearby neighborhoods. Overall, the development will have a terrible impact on the quality of life in our neighborhoods.

There is no confidence within the community that the problems caused by the development project can be successfully mitigated.

The problems that Faria Preserve Development Project cause include the following:

1. High Density & Very High Density neighborhoods lack sufficient space for living and parking.
2. Inadequate space for residential and soccer field parking will flood nearby neighborhoods with overflow parking.
3. The schools will be vastly overcrowded. Students will no longer be able to attend local neighborhood schools.
4. There will be severe traffic congestion on local neighborhood streets. Access time to/from Hwy 680 via Crow Canyon will increase by 1 hour.
5. Increased traffic will create unsafe conditions on Deerwood Drive and Deerwood Road.
6. The development adds 2600 additional vehicle trips to the congestion that already exists on Hwy 680. Commute times will greatly increase.
7. Parking conditions at nearby Costco, Safeway, Lucky, Target, Whole Foods and The Market Place Shopping Centers will be intolerable.
8. There is the potential for increased criminal activity throughout the neighborhoods.
9. There will be greater noise pollution. There will be poorer air quality.
10. There will be less habitat for endangered and! protect

ed wildlife species.

11. The destruction of the natural beauty of the hills and valleys surrounding our homes will be permanent.

12. Because of the massive grading involved, residents will need to endure increased seismic activity which could be catastrophic.

I want to preserve the quality of life in San Ramon for myself, my family and my children. For that reason, I support the Stop Faria Preserve petition.

I insist that city officials should Stop Faria Preserve Now!

Sincerely,

Clinton Wai

Owner of 1108 Radiant Lane, San Ramon, CA 94583

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~jsordini5677@stroglobal.net~~
To <rr@3zx.org>
Date 2013-07-08 21:19



date:
2013-07-09

time:
04:19:20 UTC

1st Person - Name:
JOE SORDINI

1st Person - eMail Address:
~~jsordini5677@stroglobal.net~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
STOP!! FARIA PRESERVE DEVELOPMENT PROJECT!

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From [redacted]
To <rr@3zx.org>
Date 2013-07-08 18:15



date:
2013-07-09

time:
01:15:19 UTC

1st Person - Name:
Maureen Senoff

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

PLEASE STOP already.....we don't need any more Developments to take away our hillsides,
wildlife, cows etc. Thats the reason I chose to live in the west side of San Ramon.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~richardhk@chgojobs.net~~
To <rr@3zx.org>
Date 2013-07-08 14:53



date:
2013-07-08

time:
21:53:05 UTC

1st Person - Name:
Richard H. Klein

1st Person - eMail Address:
~~richardhk@chgojobs.net~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I have lived in San Ramon since 1987. The growth is out of control. Keep the growth in the Tassajara Ranch area where the infrastructure is already in place.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]>
To <rr@3zx.org>
Date 2013-07-08 17:14



date:
2013-07-09

time:
00:14:59 UTC

1st Person - Name:
Mehdi Nikbakht

1st Person - eMail Address:
[redacted]

2nd Person - Name:
Lihua Li

2nd Person - eMail Address:
[redacted]

Message to City Officials:
Please deny application for building more homes on the hills north of Crow Canyon.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 2013-07-08 13:09



date:
2013-07-08

time:
20:09:17 UTC

1st Person - Name:
Teresa Wegesser

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

As a nearby resident, I am very concerned with the Faria Ranch Project. I have young children who will be greatly impacted by this project (school, health, and quality living).

I do not support Faria Ranch.

Best Rgegards, Teresa

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 2013-07-08 11:07



date:
2013-07-08

time:
18:07:31 UTC

1st Person - Name:
Romney

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
I have read this petition and agree with all points.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~laura.provost@gmail.com~~
To <rr@3zx.org>
Date 2013-07-08 09:28



date:
2013-07-08

time:
16:28:43 UTC

1st Person - Name:
Laura Provost

1st Person - eMail Address:
~~laura.provost@gmail.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I am against the construction scheduled to take place on the Faria Preserve

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <christopher6400@yahoo.com>
To <rr@3zx.org>
Date 2013-07-08 09:17



date:
2013-07-08

time:
16:17:26 UTC

1st Person - Name:
Christopher Rodriguez

1st Person - eMail Address:
~~christopher6400@yahoo.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

please do not proceed with the Faria Preserve Development Project. I am a resident of northwest San Ramon & do not want this project & the changes it will bring to my community.

Petition: Version 1. Dated June 30, 2013:
thank you

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From [REDACTED]
To <rr@3zx.org>
Date 2013-07-08 09:20



date:
2013-07-08

time:
16:20:07 UTC

1st Person - Name:
Richard Campbell

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
I support the petition.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~amal_khayat@hotmail.com~~
To <rr@3zx.org>
Date 2013-07-07 14:00



date:
2013-07-07

time:
21:00:41 UTC

1st Person - Name:
Amal Khayat

1st Person - eMail Address:
~~amal_khayat@hotmail.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

The size of the development is too large and will be very negative for traffic, our schools, and open space in San Ramon. The number of proposed houses need to be reduced.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <Lara_eisa@yahoo.com>
To <rr@3zx.org>
Date 2013-07-07 13:57



date:
2013-07-07

time:
20:57:58 UTC

1st Person - Name:
Lara Eisa

1st Person - eMail Address:
<Lara_eisa@yahoo.com>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

The proposed size of the development will negatively impacting traffic, noise and remaining open space left in the city. The number of proposed houses need to be reduced considerably.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[redacted]>
To <rr@3zx.org>
Date 2013-07-07 13:56



date:
2013-07-07

time:
20:56:17 UTC

1st Person - Name:
Husam Kal

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

The proposed development is still too large for San Ramon School districts as well as negatively impacting traffic, noise and remaining open space left in the city. The number of proposed houses need to be much less than proposed.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From [REDACTED]
To <rr@3zx.org>
Date 2013-07-07 13:03



date:
2013-07-07

time:
20:03:34 UTC

1st Person - Name:
Mike Tyrrel

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Kimberly Tyrrel

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

We dont want any more traffic in our neighborhood!!! The streets are already too crowded and much too narrow to support any more traffic. Please dont allow this!

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From [REDACTED]
To <rr@3zx.org>
Date 2013-07-07 12:47



date:
2013-07-07

time:
19:47:29 UTC

1st Person - Name:
Naveen Rao

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Shruthi MJ

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

Faria preserve development project will greatly reduce the quality of living in San Ramon area. The local roads, schools and infrastrucutre is not sufficient to handle this development.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[redacted]>
To <rr@3zx.org>
Date 2013-07-07 12:44



date:
2013-07-07

time:
19:44:56 UTC

1st Person - Name:
Ann C. Ryden

1st Person - eMail Address:
[redacted]

2nd Person - Name:
Evy M. Ryden

2nd Person - eMail Address:
[redacted]

Message to City Officials:

I live with my mom in a unit on Destiny Lane that will bare the brunt of all the construction dust, noise and pollution. Secondly, my mom has Chronic Obstructive Pulmonary disease. My mom is 85 and absolutely loves living here. There is no question that the construction will have an adverse effect on her quality of life. We enjoy the beautiful little valley outside our windows. On a daily basis we see hawks, racoon, skunks, deer, wild turkey and snakes. Where are they all going to go? How are you going to mitigate the impact to my mom's life? We are all told that San Ramon wants to be in charge of this development otherwise the county will come in and take over. Why are we operating from a position of fear? I whole heartly agree with this petition.

Ann C. Ryden

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <~~ekavros@bcglobal.net~~>
To <rrr@3zx.org>
Date 2013-07-07 12:41



date:
2013-07-07

time:
19:41:32 UTC

1st Person - Name:
Elli Kavros

1st Person - eMail Address:
~~ekavros@bcglobal.net~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Please do not proceed ahead with the development of the Faria Preserve Development Project. This will affect our local schools in negative ways and will produce unwanted congestion in the northwest San Ramon region. We cherish and appreciate our current northwest San Ramon area and live here because of the fabulous community, great (and sustainable) schools and having the feeling of still living in a small town. We do not need additional homes and apartments to be built in an area that is serene and beautiful and gives us natural beauty. If the city is concerned about generating additional sources of revenue, it should look to responsibly and productively build retail areas in selected areas of San Ramon that will maintain the high quality of living and community that we all share. We do not need more housing. We need to maintain our community that is safe, beautiful, easy to navigate, not too polluted or congested and serene.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 2013-07-07 15:25



date:
2013-07-07

time:
22:25:59 UTC

1st Person - Name:
Cissy Quan

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I object to the idea of the hills being flattened. The hills are the main reason I moved here in the first place!

Petition: Version 1. Dated June 30, 2013:
Cissy Quan
July 7, 2013

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <jsordini@comcast.net>
To <rr@3zx.org>
Date 07/14/2013 15:28



date:
2013-07-14

time:
22:28:03 UTC

1st Person - Name:
Jeannine Sordini

1st Person - eMail Address:
~~jsordini@comcast.net~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I live in the Twin Creek Area of San Ramon and opposed to this development due to the over crowding of the schools, road and shopping in my area.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~p.vanloon@shgglobal.net~~
To <rr@3zx.org>
Date 07/14/2013 13:46



date:
2013-07-14

time:
20:46:41 UTC

1st Person - Name:
peter van loon

1st Person - eMail Address:
~~p.vanloon@shgglobal.net~~

2nd Person - Name:
maria van loon

2nd Person - eMail Address:
~~p.vanloon@shgglobal.net~~

Message to City Officials:
Please vote against the high density development of Faria Preserve

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~kvxmeng@shoglobal.net~~
To <rr@3zx.org>
Date 07/13/2013 16:18



date:
2013-07-13

time:
23:18:36 UTC

1st Person - Name:
Kevin Meng

1st Person - eMail Address:
~~kvxmeng@shoglobal.net~~

2nd Person - Name:
Tina Zhu

2nd Person - eMail Address:
~~tinazhu@yahoo.com~~

Message to City Officials:

It will be a disaster for the schools and traffic in the neighborhood. We strongly oppose such development since the early days in the 2000's and continue to object the development of the open space and hills behind the communities.

Regards,
Kevin Meng
Tina Zhu

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <jott406@sbcglobal.net>
To <rr@3zx.org>
Date 07/13/2013 15:58



date:
2013-07-13

time:
22:58:13 UTC

1st Person - Name:
Judi Ott

1st Person - eMail Address:
<jott406@sbcglobal.net>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Please reconsider the Faira preserve development. It will cause too much congestion.

thanks!

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]>
To <rr@3zx.org>
Date 07/13/2013 14:22



date:
2013-07-13

time:
21:22:36 UTC

1st Person - Name:
Ed Noonen

1st Person - eMail Address:
[redacted]

2nd Person - Name:
Janet Noonen

2nd Person - eMail Address:
[redacted]

Message to City Officials:

I feel that this project needs more review. Its impact on our neighborhood has already been felt with regards to the proposed road which will run on top of our neighborhood, and possible problems with earth stability, and drainage. Please reveiw this project so that it is not just rammed down our throats! Ed Noonen A resident of California Sunridge Development.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <shauna.gilbert@ebglobal.net>
To <rr@3zx.org>
Date 07/10/2013 13:37



date:
2013-07-10

time:
20:37:21 UTC

1st Person - Name:
Shauna Gilbert

1st Person - eMail Address:
~~shauna.gilbert@ebglobal.net~~

2nd Person - Name:
Michael Gilbert

2nd Person - eMail Address:
~~mu.gilbert@gmail.com~~

Message to City Officials:

We significantly oppose this project. It will destroy the beautiful hillside that led us to buy in the community, increase traffic, noise, and pollution dramatically. In additio, drive out the wildlife in the area. Must we build on every square inch in this State?

Petition: Version 1. Dated June 30, 2013:

Please STOP the Faria Preserve Development Project in San Ramon!!

Robert Klingner

From: ~~Sung Lee - sunglee@gmail.com~~
Sent: Tuesday, July 16, 2013 8:52 PM
To: kmcnamara@sanramon.ca.gov
Cc: Robert Klingner
Subject: Faria Preserve Development Project

Ms. Karen McNamara, Director of Park and Community Services

My name is Sung Lee. My wife, Hee Joo Lee, and I have been living at 130 Claremont Crest Court, San Ramon, since 1997. We are not going to be able to attend the meeting on July 18, 2013 but we would appreciate it very much if our viewpoint in this e-mail is read at the meeting.

We think the idea of putting 786 housing units into the Faria Preserve is extremely ill-conceived and misguided. The roads around the proposed property simply cannot handle 2,600 additional people. Even without the added 2,600 people, it already takes close to 10 minutes to get on the 680 Freeway even though my house is less than a mile from the freeway entrance. Unless the city of San Ramon is going to widen the Crow Canyon and the Bollinger by making them twice as wide as the current size and also find ways to reduce the number of traffic signal lights, there will be unacceptable increase in traffic and traffic accidents. The Northwest corner of the city of the San Ramon will become extremely uncomfortable place to live. This, in our view, is very unfair to those who are currently living in San Ramon's Northwest corner. Thank you for your time to listen to our viewpoint.

Sincerlely,

Sung and Hee Joo Lee

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@comcast.net>
To <rr@3zx.org>
Date 10/18/2013 21:36



date:
2013-10-19

time:
04:36:38 UTC

1st Person - Name:
Donna Ryba

1st Person - eMail Address:
<[redacted]@comcast.net>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Please preserve our hills and stop this project

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~lcline@preferredfinancial.com~~
To <rr@3zx.org>
Date 09/30/2013 10:30



date:
2013-09-30

time:
17:30:53 UTC

1st Person - Name:
Louise Cline

1st Person - eMail Address:
~~lcline@preferredfinancial.com~~

2nd Person - Name:
Steve Cline

2nd Person - eMail Address:
~~sccline@preferredfinancial.com~~

RECEIVED

NOV 19 2013

**CITY OF SAN RAMON
PLANNING SERVICES**

Message to City Officials:

I would be very unhappy with San Ramon if they allow this travesty to happen. The leveling of our beautiful hills would be criminal. The reasons we live in this area and have for 30+ years is because of the natural beauty. We do not need 2,500 more homes in San Ramon. The roads and schools cannot handle this increase in population. Please do the right thing for San Ramon and stop this Faria Preserve Development Project.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@comcast.net>
To <rr@3zx.org>
Date 09/26/2013 19:12



date:
2013-09-27

time:
02:12:21 UTC

1st Person - Name:
Edward

1st Person - eMail Address:
<[redacted]@comcast.net>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
I do not want to see the Faria Ranch project approved.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[bruno.j@stglobal.net]>
To <rr@3zx.org>
Date 09/22/2013 07:02



date:
2013-09-22

time:
14:02:27 UTC

1st Person - Name:
bruno jahn

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
disapprove Faria development

Disapprove City Center

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@yahoo.com>
To <rrr@3zx.org>
Date 09/17/2013 06:45



date:
2013-09-17

time:
13:45:32 UTC

1st Person - Name:
Melissa Cohen

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:
Please re-consider this development. It does not belong in San Ramon

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~sharon.chen@yahoo.com~~
To <rr@3zx.org>
Date 09/15/2013 17:02



date:
2013-09-16

time:
00:02:24 UTC

1st Person - Name:
Sharon Chen

1st Person - eMail Address:
~~sharon.chen@yahoo.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I have completed the review of the proposed Faria Preserve Development Project. I want city officials to know that I oppose this development project due to its negative impact on me, my family, my neighborhood and on the City of San Ramon.

I oppose the development project primarily because of its enormous size. In addition, the majority of housing in the development is listed as High Density and Very High Density. This concentrates family units into small areas that lack sufficient space for living and parking. This negatively impacts the property values in nearby neighborhoods. Overall, the development will have a terrible impact on the quality of life in our neighborhoods.

There is no confidence within the community that the problems caused by the development project can be successfully mitigated.

The problems that Faria Preserve Development Project cause include the following:

1. High Density & Very High Density neighborhoods lack sufficient space for living and parking.
2. Inadequate space for residential and soccer field parking will flood nearby neighborhoods with overflow parking.
3. The schools will be vastly overcrowded. Students will no longer be able to attend local neighborhood schools.
4. There will be severe traffic congestion on local neighborhood streets. Access time to/from Hwy 680 via Crow Canyon will increase by 1 hour.
5. Increased traffic will create unsafe conditions on Deerwood Drive and Deerwood Road.
6. The development adds 2600 additional vehicle trips to the congestion that already exists on Hwy 680. Commute times will greatly increase.
7. Parking conditions at nearby Costco, Safeway, Lucky, Target, Whole Foods and The Market Place Shopping Centers will be intolerable.
8. There is the potential for increased criminal activity throughout the neighborhoods.
9. There will be greater noise pollution. There will be poorer air quality.
10. There will be less habitat for endangered and! protect

ed wildlife species.

11. The destruction of the natural beauty of the hills and valleys surrounding our homes will be permanent.

12. Because of the massive grading involved, residents will need to endure increased seismic activity which could be catastrophic.

I want to preserve the quality of life in San Ramon for myself, my family and my children. For that reason, I support the Stop Faria Preserve petition.

Petition: Version 1. Dated June 30, 2013:

Sharon Chen

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <joiazinski@beyondbelmet>
To <rr@3zx.org>
Date 11/18/2013 21:49



date:
2013-11-19

time:
05:49:47 UTC

1st Person - Name:
JoAnne Ciazinski

1st Person - eMail Address:
<joiazinski@beyondbelmet>

2nd Person - Name:
Kirk Smith

2nd Person - eMail Address:

Message to City Officials:
We do not need more hills chopped down and more housing units built.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <lisa.harrison@ml.com>
To <rr@3zx.org>
Date 11/18/2013 09:30



date:
2013-11-18

time:
17:30:53 UTC

1st Person - Name:
Lisa Harrison

1st Person - eMail Address:
~~lisa.harrison@ml.com~~

2nd Person - Name:
Joe Nagore

2nd Person - eMail Address:
~~Joe.Nagore50@gmail.com~~

Message to City Officials:
please do not build more houses in San Ramon

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From ~~scottdygert@sbccglobal.net~~
To <rr@3zx.org>
Date 11/17/2013 13:24



date:
2013-11-17

time:
21:24:22 UTC

1st Person - Name:
Scott Dygert

1st Person - eMail Address:
~~scottdygert@sbccglobal.net~~

2nd Person - Name:
Elizabeth Dygert

2nd Person - eMail Address:
~~elzdyg@sbccglobal.net~~

Message to City Officials:

San Ramon infrastructure is already overloaded, we cannot support further housing of this magnitude with our current infrastructure. We insist that you no longer consider this ill advised project.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <nancyvellowein67@yahoo.com>
To <rr@3zx.org>
Date 11/17/2013 12:55



date:
2013-11-17

time:
20:55:36 UTC

1st Person - Name:
Nancy McIntosh

1st Person - eMail Address:
~~XXXXXXXXXXXX@XXXXXX.COM~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

This plan as it stands would impact the entire San Ramon area negatively. Please stop this development.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <hamannk@comcast.net>
To <rr@3zx.org>
Date 11/17/2013 10:44



date:
2013-11-17

time:
18:44:00 UTC

1st Person - Name:
Kenn Hamann

1st Person - eMail Address:
<hamannk@comcast.net>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

Grading hills into flatlands is simply brain dead. The dust from the grading will blow down onto San Ramon, the high possibility of erosion from rains will wash into ditches and storm sewers. Furthermore, the added traffic to already clogged streets and highways will be disastrous. Additional water? Where will this come from?

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <nicah1@hotmail.com>
To <rr@3zx.org>
Date 11/16/2013 20:07



date:

2013-11-17

time:

04:07:32 UTC

1st Person - Name:

Micah Lubensky, PhD

1st Person - eMail Address:

<[REDACTED]>

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

The environmental impact of this project will be disasterous, especially with grading the hills, destroying the ecosystem, and increasing pollution from the construction project and new residents. Please do not continue with this project.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <ryturria@gmail.com>
To <rr@3zx.org>
Date 09/23/2013 15:15



date:
2013-09-23

time:
22:15:38 UTC

1st Person - Name:
Robert Yturria

1st Person - eMail Address:
<ryturria@gmail.com>

2nd Person - Name:
Shelley Zhang

2nd Person - eMail Address:
<ryturria@gmail.com>

Message to City Officials:

This prosed development will cause our family to leave San Ramon. We came here because of the town's quiet, low population density, and access to shopping. This proposal will cause both our property value and our quality of life to decline.

This is a known fact.

We, along with many of our neighbors, will be doing everything we can to stop this development.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[REDACTED]@yahoo.com>
To <rr@3zx.org>
Date 10/09/2013 08:10



date:
2013-10-09

time:
15:10:50 UTC

1st Person - Name:
Michael Wu

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I am concerned with all of the issues stated in the petition. Lafferty will make a lot of money and then move on to a new location to make more money. Lafferty could care less about our quiet community in San Ramon. San Ramon's infrastructure is not ready or able to accommodate a mass influx of 2000+ residents. Many people, like me, choose to live in San Ramon for the schools. I travel 2 hours a day to work in SF, so my kids can get a good education. Part of any plan for such a large development needs to have a plan for a school system and infrastructure (which I do not see) before the development is approved.

I hope you make the best decision for San Ramon and its residents.

Best regards,

Michael

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@comcast.net>
To <rr@3zx.org>
Date 2013-07-07 21:10



date:
2013-07-08

time:
04:10:58 UTC

1st Person - Name:
Penelope Polyzos

1st Person - eMail Address:
[redacted]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

This project is too huge and will create a continuous traffic jam on San Ramon Valley Blvd and surrounds.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[REDACTED]@gmail.com>
To <rr@3zx.org>
Date 2013-07-07 14:23



date:
2013-07-07

time:
21:23:12 UTC

1st Person - Name:
Eileen Mitchell

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

I vehemently oppose the Faria Preserve Development Project and the negative impact it will have on our community, especially since it will butt up against my home. San Ramon officials appear determined to destroy the very quality of life that originally drew us to San Ramon: scenic hills, occasional wildwife, moderate traffic in a pleasant, relaxed setting.

San Ramon is already compromised as is with the carving of beautiful hills now littered with KB homes crammed on postage-sized lots. Hills are being demolished, trees chopped, foliage shorn and wildlife displaced all for what? High-density living with more homes, more people, more traffic, more crowds. We only need to look at Hayward to see the direction that San Ramon is headed toward.

I'm a Pleasanton native and have lived in San Ramon since 1995. Please please please don't ruin my town any more than it already is. Please let's retain what semblance of quality life remains. Please STOP the Faria Preserve Development !
Project.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From ~~jannyzpeng@gmail.com~~
To <rr@3zx.org>
Date 08/17/2013 00:09



date:
2013-08-17

time:
07:09:18 UTC

1st Person - Name:
Janny Peng

1st Person - eMail Address:
~~jannyzpeng@gmail.com~~

2nd Person - Name:

2nd Person - eMail Address:

Message to City Officials:

We are against the proposed high density housing development in Faria Ranch. We moved to San Ramon in 2010 and in the past three years have come to value and love the great open space that the surrounding hills provide. We specifically chose to purchase a home in the Thomas Ranch community because of the open space and low density of houses. If we had wanted to live in a high density community, we would have purchased a home in Windemere. During our house search in San Ramon, when we visited Windemere, we noticed how narrow the streets were due to all the cars that were parked on the streets and how close the houses were to each other without much yard and privacy. Faria Preserve Development Project will be another Windemere.

STOP the north western part of San Ramon from becoming another Windemere! The citizens in this part of San Ramon deserve to maintain their quality of life in which they've worked hard and invested.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign Petition] - [Advanced Form 1]
From <[REDACTED]>
To <rr@3zx.org>
Date 2013-07-04 15:59



date:
2013-07-04

time:
22:59:36 UTC

1st Person - Name:
Artur Duko

1st Person - eMail Address:
[REDACTED]

2nd Person - Name:
Vida Biryukova

2nd Person - eMail Address:
[REDACTED]

Message to City Officials:

Dear Council members of City of San Ramon.

Please STOP Faria Development going forward!

We moved to this neighborhood several years ago from San Jose to escape noise, stress and be able to enjoy quiet environment, open hills, valleys, great schools.

We found it here, living in Deerwood development. Open hills, nature parks and walks, great planned neighborhoods near-by were a decisive factor purchasing our house here.

Now, we realize, we might loose it all.

Please STOP Faria Development going forward!

Period. Please STOP!

Re-developed and changed hills, run-away wildlife, crowds, noise, crowded schools and streets - this is not what we want.

We are ready to contribute with our taxes and voice to preserve open areas here, in North-West San Ramon.

Please STOP Faria Development going forward!

Duko family.

Petition: Version 1. Dated June 30, 2013:

Subject Form submission from [The 3ZX Organization] - [Sign
Petition] - [Advanced Form 1]
From <[redacted]@sbglobal.net>
To <rr@3zx.org>
Date 2013-07-06 14:04



date:
2013-07-06

time:
21:04:06 UTC

1st Person - Name:
Thomas Juarez

1st Person - eMail Address:
tjuarez@sbglobal.net

2nd Person - Name:
Regina Juarez

2nd Person - eMail Address:
[redacted]

Message to City Officials:

We are writing in opposition to the Faria Preserve Development Project. Not only will this project destroy the natural environment of the city, but it will also overwhelm the city's existing infrastructure and support programs. The quality of life for every San Ramon resident will decrease due to the congestion, traffic, pollution, and overwhelm to city resources. We have been homeowners in San Ramon for over 16 years and urge the San Ramon Planning Commission to reject this project. If growth in this region of San Ramon is inevitable, then we encourage the city to look at proposals that will benefit all community members. Thank you for your time.

Petition: Version 1. Dated June 30, 2013:

Yee, Cindy

From: McNamara, Karen
Sent: Wednesday, September 18, 2013 4:52 PM
To: Yee, Cindy
Subject: FW: Stadium lighting at Faria park

FYI

From: McNamara, Karen
Sent: Wednesday, September 18, 2013 4:52 PM
To: 'Andrew Weiss'
Subject: RE: Stadium lighting at Faria park

Hello Andrew – I will be passing on your email to the Parks Commission, but a few comments on your email. The city website has a lot of information on the Faria Preserve project. That link is <http://www.sanramon.ca.gov/faria/faria.htm> and there are a lot of reports and information there including a photometric study on the proposed field lighting. The park is a part of the overall project so the Parks Commission only reviewed the park design that would be built if the project moves forward to construction. The lighting would be used by local San Ramon youth sports leagues as a part of their need for practice and game play. The use of the fields and lights is regulated and permitted by the City through my Department, Parks and Community Services, and through the Director or Parks Commission, usage parameters can be imposed.

There are hearings in front of the Planning Commission on the overall project in the next month or so. I will also forward your email to the Planning staff so that they can include you in notifications of future meetings on the project.

Karen

Karen McNamara
Public Services Director
Interim Director Parks and Community Services

(925) 973-2801 Phone
5000 Crow Canyon Road
San Ramon, CA 94582

From: Andrew Weiss [<mailto:thermalstrategy@hotmail.com>]
Sent: Wednesday, September 18, 2013 8:01 AM
To: McNamara, Karen
Cc: killerdogface@hotmail.com; rksrca@hotmail.com; jpblick@comcast.net
Subject: Stadium lighting at Faria park

Hi Karen,

I heard that a proposal to put up stadium lighting for a proposed park in the Faria project was passed, and that a study of the effects of this lighting on the community would be done AFTER the lights are already in.

This makes no sense to me, why not study the effects of the lighting on the community before they go in? If the lights are there, it seems to me there will be a strong tendency to use them, regardless of the deleterious effects on the local residents. Further, this seems like a fairly straightforward analysis: model the community, where the lights are placed, what housing is affected, attenuation, etc. What is the advantage to the majority San Ramon residents of having stadium lighting in the middle of a residential area?

Further, the issue of whether there are enough playing fields in San Ramon was raised, as a justification for this lighting. As an aside, where is the data for this? My daughter practices soccer during the week, the fields around Iron Horse are empty after 7. If we do need more fields and stadium lighting, why not put them in an area where they would have less effect on the residents, by putting them near the commercial areas of San Ramon? What other options have been explored for increasing the utility of current fields, rather than focusing on the proposed field in Faria?

Andrew Weiss

Yee, Cindy

From: McNamara, Karen
Sent: Wednesday, September 18, 2013 4:46 PM
To: Yee, Cindy
Subject: FW: New park in San Ramon

fyi

-----Original Message-----

From: McNamara, Karen
Sent: Wednesday, September 18, 2013 4:45 PM
To: 'Kathi Samec'
Subject: RE: New park in San Ramon

Hello Kathi. I will forward your message to the Parks Commission. A couple of notes on your email. The city website has a lot of information on the Faria Preserve project. That link is <http://www.sanramon.ca.gov/faria/faria.htm> and there are a lot of reports and information there. The park is a part of the overall project so the Parks Commission only reviewed the park design that would be built if the project moves forward to construction. There are hearings in front of the Planning Commission on the overall project in the next month or so. **I will also forward your email to the Planning staff so that they can include you in notifications of future meetings on the project.**

Karen

Karen McNamara
Public Services Director
Interim Director Parks and Community Services

(925) 973-2801 Phone
5000 Crow Canyon Road
San Ramon, CA 94582

-----Original Message-----

From: kathi.samec@gmail.com [mailto:kathi.samec@gmail.com] On Behalf Of Kathi Samec
Sent: Tuesday, September 17, 2013 3:56 PM
To: McNamara, Karen
Subject: New park in San Ramon

I hear that the parks commission has OK'd a new park in San Ramon where there may be a lot of new housing. The housing isn't a done deal yet and I'm guessing most of the people don't want it. How can you just approve something that will effect the people that have already been living in the area. It's one thing to move in next to an airport(for example) and then complain but for a government entity(unelected) to change the geography for an area without the consent of the residents that it effects is just not right. Don't say that we need more soccer fields because we don't. The ones we have now in the area are under utilized as it is. This is wrong and I don't like that you are helping to ruin our community on the west side of the freeway.

Kathi Samec

Yee, Cindy

From: Janis Silva [janissilva2004@yahoo.com]
Sent: Friday, April 26, 2013 4:59 PM
To: Yee, Cindy
Subject: Deerwood Road

**Cindy Yee
Associate Planner**

Dear Ms. Yee,

I am a homeowner in the California Sunridge community.

I am protesting the planning proposal of the new development planned with an entrance on Deerwood Road.

This proposal would cause immense amount of traffic for the community. It will also have affect on property values as well as diminish the quiet enjoyment we have of our community currently.

Respectfully,

Janis Silva

JANIS SILVA

804 DESTINY LANE

SAN RAMON, CA 94582

Yee, Cindy

From: Wong, Phil
Sent: Tuesday, March 26, 2013 10:13 AM
To: Kristie Clark
Cc: Yee, Cindy; Chamberlain, Debbie; Amerigo, Luisa
Subject: RE: Faria Reserve Subdivision for Clairmont Homes

Kristie, the Planning Commission is the decision making body for this project. Your comments below will be forwarded to the Planning Commission for their information.

From: Kristie Clark [<mailto:kristie.clark@gmail.com>]
Sent: Monday, March 25, 2013 3:48 PM
To: Wong, Phil
Subject: Faria Reserve Subdivision for Clairmont Homes

Phil,

I'm sad to hear that there is going to be such a large development located in the hills surrounding San Ramon. We own a townhouse off of Deerwood and the surrounding open space is part of the charm of this area of San Ramon, and was one of the reasons we chose to be there.

I've also heard that there are considerations to actually build access to this development from Deerwood Road in order to get the approvals through. As if the ridiculously large development isn't bad enough... I think that Deerwood (and access to Deerwood from San Ramon Valley Blvd) is crowded enough already. I do not want our quality of life diminished by a huge influx of unnecessary traffic and noise that does not have to happen in order to complete this development project.

So my requests are twofold:

- 1) Is there anything we can do to stop the development and avoid this destruction of the surrounding hillsides and green belts?
- 2) If the answer to #1 is "no", is there any way we can at least stop them from turning Deerwood road into the access point into said monstrosity?

It's really too bad that San Ramon is going to be a contributor to the ugly urban sprawl seen in places like Dublin.

Thank you,
Kristie

--

Kristie Clark
415.298.5208
kristie.clark@gmail.com

Yee, Cindy

From: Wong, Phil
Sent: Thursday, March 14, 2013 1:57 PM
To: Chamberlain, Debbie; Yee, Cindy
Subject: FW: Opposition to Faria Reserve subdivision

Fyi.

From: E. Mitchell [<mailto:mitchei@msn.com>]
Sent: Thursday, March 14, 2013 11:15 AM
To: Wong, Phil
Subject: RE: Opposition to Faria Reserve subdivision

Thank you. If there's anyone else I can voice my concerns to, please let me know.

Subject: RE: Opposition to Faria Reserve subdivision
Date: Thu, 14 Mar 2013 10:16:31 -0700
From: pwong@sanramon.ca.gov
To: mitchei@msn.com
CC: dchamberlain@sanramon.ca.gov; cye@sanramon.ca.gov; lamerigo@sanramon.ca.gov

Ms. Mitchell, we will forward your comments to the planning commission.

From: E. Mitchell [<mailto:mitchei@msn.com>]
Sent: Wednesday, March 13, 2013 6:47 PM
To: Wong, Phil
Subject: Opposition to Faria Reserve subdivision

Dear Mr. Wong~

As a longtime homeowner in the California Sunridge development (off Deerwood Road), I'm writing to voice my strong objections to the Faria Reserve Subdivision for Clairmont Homes. This is the subdivision that is planned for the land that sits directly behind our development.

Over the years, I've been increasingly dismayed at the non-stop development taking place in San Ramon. In just 17 years, the charming town of 13,500 that I moved to in 1995 has increased to a population of 73,000, exploding into a concrete jungle of endless traffic, cookie-cutter homes, and crowded strip malls. What little charm remains is being grazed, bulldozed and replaced with yet another housing development. The monstrous KB development off the once pleasant drive on San Ramon Valley Blvd (between San Ramon and Danville) is a perfect example.

Now, this building fever is moving, literally, into my own back yard, thanks to the outrageous proposal that the entrance to the newest cookie-cutter development include an entrance on Deerwood Road, directly below the California Sunridge property line.

The endless traffic jams and crowds are already bad enough as is; now, the residents living off of Deerwood Road will be subject to an additional increase of traffic resulting from the proposed 750 new homes right outside our own front doors. It's bad enough that greedy builders are carving up our scenic green hills and driving away the bucolic wildlife once enjoyed by residents; I didn't think developers could make it worse, but they've managed to think of a way to do so. This proposal will not only affect our quality of living, but will have a direct impact on our property values.

Not everyone might take the time to write, but trust me when I tell you that residents of California Sunridge are EXTREMELY opposed to this proposal. Please do all possible to help stop this poorly-conceived proposal.

Thank you.
Eileen Mitchell
Radiant Lane, San Ramon
California Sunridge

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Yee, Cindy

From: Wong, Phil
Sent: Thursday, March 14, 2013 10:15 AM
To: Sean; Yee, Cindy
Cc: Amerigo, Luisa; Chamberlain, Debbie
Subject: RE: Proposed development off of Deerwood

Sean, we'll forward your comments to the planning commission.

-----Original Message-----

From: Sean [<mailto:qcommander@me.com>]
Sent: Wednesday, March 13, 2013 1:28 PM
To: Wong, Phil; Yee, Cindy
Subject: Proposed development off of Deerwood

Hello,

I have a condo in the California Sunridge development on Deerwood Rd in San Ramon. I am very concerned with entrance to the new development that is being built behind my community. I understand that the entrance to this new development has been moved to Deerwood. I believe this will greatly increase the traffic and noise in my area. This increase in traffic and noise would cause my property value to decrease. This decrease would not be fair to the current residents of my community as well as the surrounding communities. I would like to urge the city to reevaluate this project. I have been a resident of San Ramon for over 20 years. I have watched the city grow and I also understand the need for more housing but this expansion should not have a negative effect on the current residents.

Thank you,

Sean Evans
405 Daybreak Ct
San Ramon, CA 94583

Yee, Cindy

From: Wong, Phil
Sent: Tuesday, March 05, 2013 1:32 PM
To: Ed Noonan
Cc: Chamberlain, Debbie; Yee, Cindy; Amerigo, Luisa
Subject: RE: Faria tract road change

Mr. Noonan, thank you for your comments. They will be forwarded to the planning commission.

From: Ed Noonan [<mailto:enoonen@comcast.net>]
Sent: Tuesday, March 05, 2013 12:19 PM
To: Wong, Phil
Subject: Faria tract road change

Mr. Wong,

I am an owner /occupant in the California Sunridge development on Deerwood Road in San Ramon. I am writing this letter in response to the proposed road rerouting changes to the subdivision called Faria Reserve Subdivision which are being proposed by the Lafferty Development Company. This rerouting of the exit road from Purdue to Deerwood will have serious economic and quality of living effects on the residents of California Sunridge.

This rerouted road will have to carry into the valley, the traffic of more than 700 residencies. Most will use this exit road, causing increased noise and pollution. This burden of traffic into the established residential area of California Sunridge and the surrounding apartment complexes, will diminish the quality of life for the residents, to say nothing of the economic effect to the property values in our area.

The original proposed road, Purdue, is a much better choice, since it would mitigate much of the deleterious effects caused by the rerouting to Deerwood Rd. Purdue empties into San Ramon Valley, a main road in the valley. Purdue traverses commercial areas, and these areas would suffer no effect on quality of life by the placement of the road in that area. As a matter of fact, the

commercial establishments would benefit from the increased business traffic. Also, the Purdue Road would provide easier and faster access to the other roads that move traffic around the valley.

My understanding that the rerouting of this road from Purdue to Deerwood was done because approval from a state agency was not required. If in fact this is true, then perhaps the planning agency could help facilitate a timely approval of Purdue Rd. instead of this destructive change in the road placement to Deerwood.

My family has lived in this area for over 20 years, and we chose the area because of its beauty and the overriding concern residents share for an environment that is safe and healthy. As a planning commission head, you have a responsibility to the existing community members to honor these goals. Thank you for your time.

Ed Noonan
925-820-3658

Yee, Cindy

From: Yee, Cindy
Sent: Monday, March 04, 2013 11:52 AM
To: lt2384@att.com
Subject: RE: Faria Development - concerned homeowner

Hello Ms. Tarman,

Thank you for your email to Phil Wong, the Planning Director with the City of San Ramon. Phil asked me to respond to your email as I am the Project Planner for the Faria Preserve project. As you noted, the project applicant has revised their project proposal to use Deerwood Road instead of Purdue Road as their primary entry point for their project. The proposed location along Deerwood Road is east of the California Sunridge development. Travelling west of Deerwood Road, the entrance is proposed to be located before you reach Dawn Court. Your concerns regarding traffic and noise is currently being studied as part of the project review process. It is anticipated that public hearings before the Planning Commission, the decision-making body, will occur late summer/early fall. Your comments will be forwarded to the Planning Commission for their consideration.

Thank you again for taking the time to voice your concerns. If I can be of further assistance, feel free to contact me. Thank you.

Cindy M. Yee, AICP | Associate Planner | City of San Ramon | Planning Services Division
925.973.2562 direct · 925.838-3231 fax · 2401 Crow Canyon Road · San Ramon, CA 94583 · www.ci.san-ramon.ca.us

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From: TARMAN, LISA [<mailto:lt2384@att.com>]
Sent: Friday, March 01, 2013 1:57 PM
To: Wong, Phil
Subject: Faria Development - concerned homeowner

Hello, where on Deerwood Rd is the proposed entrance to the Faria Development. Travelling West on Deerwood Road is it before reaching the right hand entrance to Dawn Court in the CA Sunridge development?

There is already far too much traffic, high speeds and noise on Deerwood Road.

The entrance needs to be relocated to Pursue Road where it was originally planned. Thank you

Yee, Cindy

From: Yee, Cindy
Sent: Monday, March 04, 2013 11:46 AM
To: pamfenenbockmft@aol.com
Subject: RE: Concern regarding a proposed new entrance to Lafferty Development

Hello Ms. Fenenbock,

Thank you for your email to Phil Wong, the Planning Director with the City of San Ramon. Phil asked me to respond to your email as I am the Project Planner for the Faria Preserve project. As you noted, the project applicant has revised their project proposal to use Deerwood Road instead of Purdue Road as their primary entry point for their project. Your concerns regarding traffic and noise is currently being studied as part of the project review process. It is anticipated that public hearings before the Planning Commission, the decision-making body, will occur late summer/early fall. Your comments will be forwarded to the Planning Commission for their consideration.

Thank you again for taking the time to voice your concerns. If I can be of further assistance, feel free to contact me. Thank you.

Cindy M. Yee, AICP | Associate Planner | City of San Ramon | Planning Services Division
925.973.2562 direct · 925.838-3231 fax · 2401 Crow Canyon Road · San Ramon, CA 94583 · www.ci.san-ramon.ca.us

-----Original Message-----

From: Pamfenenbockmft [<mailto:pamfenenbockmft@aol.com>]
Sent: Friday, March 01, 2013 2:39 PM
To: Wong, Phil
Subject: Concern regarding a proposed new entrance to Lafferty Development

Dear Mr. Wong,

I live off of Deerwood Road in San Ramon in the California Sunridge development and I am very concerned regarding a proposal that is coming up.

I am concerned regarding the proposed new entrance to the Lafferty development. The new plans have eliminated the Purdue Road entrance and have replaced it with an entrance on Deerwood Road, directly below our property line which will diminish our quality of life by a huge influx of unnecessary traffic and noise. I have been a resident of San Ramon for 10 years, and have lived in my particular condo for 9. One of the reasons I stay is because of the peace, quiet and quality of life. I hope you will not approve the newly proposed entrance off of Deerwood Road.
Thank you,
Pam Fenenbock

Pam Fenenbock M.Ed., M.F.T.(46644)1415 Oakland Boulevard, #100,Walnut
Creek, CA 94596 925-984-9793
"Using Guided Imagery and Hypnosis in Healing
"http://therapists.psychologytoday.com/rms/prof_detail.php?profid=78256&sid=12954

Yee, Cindy

From: Wong, Phil
Sent: Monday, March 04, 2013 10:03 AM
To: Stephen Tange
Cc: Yee, Cindy; Chamberlain, Debbie; Amerigo, Luisa
Subject: RE: Lafferty Development

Mr. Tange, thank you for your comments. They will be forwarded to the planning commission. Should you have any further questions pertaining to the project, please contact Cindy Yee, project planner.

From: Stephen Tange [<mailto:stephentange@sbcglobal.net>]
Sent: Monday, March 04, 2013 9:30 AM
To: Wong, Phil
Subject: Lafferty Development

Mr. Wong,

It's come to the our attention that Lafferty has submitted revised subdivision plans to **The Planning Commission** which have not yet been approved. Reportedly, the new plans have eliminated the Perdue Road entrance and have replaced it with an entrance on Deerwood Road.

As a ten+ year resident & owner of California Sunridge & Thomas Ranch properties, I was stunned by this new turn of events as many of our neighbors attended both the San Ramon City Council meeting and the Planning Commission meeting

that addressed this issue.

From the discussion at these meetings, it appears that the only reason Lafferty changed the entrance location was to

make it easier to receive approval from the Regional Water Quality Control Board.

We believe it to be outrageous the residents living off Deerwood Road (most of us having lived there 10-15 years) would be subject to the traffic increase from 751 new homes just to expedite the approval process when the Perdue Road entrance has so much less negative impact.

We feel that San Ramon Planning Commission wouldn't want the quality of life diminished by a huge influx of unnecessary traffic and noise that does not have to happen in order to complete this development project.

We look forward to your input to continue the intelligent continuity the Planning Commission has maintained in developing San Ramon...

Respectfully,

Stephen Tange
(925) 362-9498

Yee, Cindy

From: Wong, Phil
Sent: Monday, March 04, 2013 9:37 AM
To: Linda Mannina
Cc: Chamberlain, Debbie; Bobadilla, Lisa; Yee, Cindy
Subject: RE: Faria Development

Linda, thank for your comments relative to the above-referenced project referred to as the Faria Ranch Project. Your participation in serving on the Citizen's Advisory Committee (CAC) of the Contra Costa Transportation Authority is commendable. You are correct that jurisdictions like ourselves are required to meet greenhouse reduction goals for which the city has adopted a Climate Action Plan with numerous implementation policies. The Faria Ranch project is going through the planning process and because of environmental constraints related to the property, I'm sure the number of housing units will be reduced. At this juncture, I cannot quantify the reduction in housing units until the project runs its course through the planning process.

Projects like this have many competing interests. Not only are projects reviewed to conform with our climate action plan policies, but as a member of the CAC, I'm sure you are fully aware that to also qualify in getting our return to source funds, an important component is the city's implementation of our housing element. The Faria Ranch Project site was included in the housing element as a housing site. The objective will be to fashion the project in a manner that will conform to the goals of our General Plan.

Should you have any further questions related to the project, please contact the project planner, Cindy Yee. Again thank you for your comments/concerns.

From: Linda Mannina [<mailto:linda.mannina@comcast.net>]
Sent: Monday, March 04, 2013 8:04 AM
To: Wong, Phil
Subject: Faria Development

Mr. Wong,

I am an owner who lives in the California Sunridge development located off of Deerwood. I attended both of the open discussions that were held in San Ramon regarding the Faria development. Let's just say that I am quite concerned about the amount of traffic this development would not only dump on Deerwood but the strain it will put on our already overworked arteries to 680. I realize that this development has already been approved for some kind of development but I'd really like to express my extreme concern over the traffic that this development will create.

In addition, I am a member of the Citizen's Advisory Committee to the Contra Costa Transportation Committee. I represent the City of San Ramon and was appointed by Mayor Wilson. Our major job is to review the Growth Management Program Compliance of all of the cities within Contra Costa County. We ensure that each City is meeting the requirements of Measure J prior to receiving their allotment of taxes collected. Since being a part of this committee, one of the major issues I've seen is the reduction of green house gases. All counties have been mandated by the State of California to reduce our green house gas (GHG) emission by 2020. At this point, that is just 7 years away and I can't see how we could meet those requirements by adding an additional potential for 700 more cars.

I feel that the number of homes should be reduced considerably and the entrance onto Deerwood not happen since it would create a major traffic problem and negatively affect our way of life.

Linda Mannina
802 Destiny Lane

San Ramon CA 94583
925-808-9063

Yee, Cindy

From: RJA [rjaiello13@gmail.com]
Sent: Saturday, November 03, 2012 11:56 AM
To: Yee, Cindy
Subject: Re: Settlement Agreement
Attachments: image001.png

Cindy

Thanks for taking the time to speak with me about the revision to this develop and for providing the attached material.

As discussed I live in the Deerwood Highlands development which will is next to the planned NWSP project area and have some concerns related to changes in the development. Some of my specific concerns relate to noise created by the access road, traffic increases down Deerwood Road and Crow Canyon Road as well as concern about negative impact to water pressure in both the Deerwood Highlands development a(each house in Deerwood Highlands was built with a pressure booster due to elevation and resulting low water pressure).

Further to our discussion I am on the HOA board for the Deerwood Highlands and would be glad to coordinate the Developers attendance at one of our upcoming meetings.

Again I do appreciate the time you spent talking with me and the efforts the City and Developer are putting into making sure this development has positive impacts for the community, both the potential new residents as well as the existing residents.

Thanks
RJ

From: "Yee, Cindy" <cjee@sanramon.ca.gov>
Date: Wed, 31 Oct 2012 17:09:51 -0700
To: RJA <rjaiello@earthlink.net>
Subject: Settlement Agreement

Cindy M. Yee, AICP | Associate Planner | City of San Ramon | Planning Services Division
925.973.2562 direct · 925.838-3231 fax · 2401 Crow Canyon Road · San Ramon, CA 94583 · www.ci.san-ramon.ca.us

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November 19, 2013

Also sent via email

San Ramon Planning Commission
C/O Debbie Chamberlain, Planning Services Manager
2401 Crow Canyon Road
San Ramon, CA 94583

Re: Revised Faria Preserve Project (VTM 9342)

Dear Planning Commissioners:

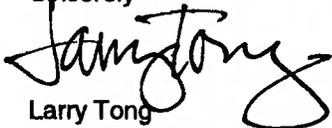
The East Bay Regional Park District (the Park District) appreciates the opportunity to provide comments on the Revised Faria Preserve Project (VTM 9342) that is scheduled on the Planning Commission agenda for public hearing this evening. As indicated in the staff report, the Park District has been working cooperatively with the City staff and the developer to implement each objective set forth in the 2008 settlement agreement. This includes, but is not limited to:

- 1) developer donation of 144-acres of open space to the Park District;
- 2) developer construction of trail connections to the Calaveras Ridge regional trail and associated staging areas;
- 3) developer funding for open space and trails maintenance through a combination of an endowment as well as applicable assessments, fees, or charger; and
- 4) joint participation in obtaining permits from resource agencies.

Additional details of the various objectives are contained in the settlement agreement.

The Park District understands that the staff recommendation is for the Planning Commission to continue the public hearing to allow for additional public comments. The Park District looks forward to continuing to participate and providing additional public comments on the proposed project at the appropriate time.

Sincerely



Larry Tong
Interagency Planning Manager

CC: Beverly Lane, EBRPD Board of Directors
Robert E. Doyle, EBRPD General Manager
Bob Nisbet, EBRPD Assistant General Manager
Pat Toohey, Lafferty Communities

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