



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF A PUBLIC HEARING ON DECEMBER 17, 2013 TO CONSIDER THE PROPOSED PROJECT APPLICATIONS:

PROJECT: Revised Faria Preserve Project (VTM 9342)
Development Plan Amendment (DPA 12-310-003), Major Subdivision (MJ 12-900-002), Architectural Review (AR 12-200-046) and Initial Study/Mitigated Negative Declaration (IS 12-250-004) applications filed on October 4, 2012

LOCATION: The project site is located on approximately 286.5-acres east of Bollinger Canyon Rd., north of Deerwood Dr., 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).

APPLICANT: Patrick Toohey for Lafferty Communities

PROPERTY OWNER: Lafferty Communities

DESCRIPTION OF PROJECT: The proposed project includes a 740-unit residential subdivision, a turn-key 12.7-acre park, a 0.5-acre rose garden, a parcel for religious assembly, a parcel for an educational facility, and a community pool. The Project area is approximately 286.5-acres and maintains a ratio of approximately 78% of the total Project area as public amenities/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 which would be located adjacent to the Project area.

ENVIRONMENTAL SETTING: The City of San Ramon is located in southern Contra Costa County, surrounded by the communities of Danville, Blackhawk and Dublin, as well as the unincorporated lands in both Alameda and Contra Costa Counties. The Faria Preserve project site is currently undeveloped, with sporadic clusters of native trees (oak woodlands) located on the site. A prominent characteristic is the rugged topography, with a variety of slopes forming ridges and valleys.

DECLARATION

Based on the Initial Study dated December 5, 2013 and identified Mitigation Measures, the Planning Services staff has determined:

- This project does not have the potential to degrade the quality of the environment, nor to substantially reduce, threaten or eliminate plant, fish or animal communities, or important examples of the major periods of California history or prehistory.
- This project will not have a detrimental effect upon either short-term or long-term environmental goals.
- This project will not have impacts which are individually limited, nor cumulatively considerable.
- This project will not have environmental impacts which will cause substantial adverse effect upon human beings, either directly or indirectly.
- This project will not adversely impact wildlife resources.

The Initial Study/Mitigated Negative Declaration is available for public review on the City of San Ramon Website at www.ci.san-ramon.ca.us. Public copies are also available for review at the City of San Ramon Planning Services Division, the San Ramon Senior Center, San Ramon Community Center, Dougherty Station Community Center, San Ramon Library, Dougherty Station Library, and the City Clerk, during regular business hours.

The public is hereby invited to submit written comments regarding the environmental findings and Mitigated Negative Declaration determination during the posting period. Such comments must be submitted prior to the close of the posting period at 5:00 p.m. on January 6, 2014.

Posting Period: December 6, 2013 to January 6, 2014

A public hearing before the City of San Ramon Planning Commission to consider the Project and Mitigated Negative Declaration is scheduled for Tuesday, December 17, 2013 at 7:00 p.m., in the Council Chamber, located at 2222 Camino Ramon, San Ramon, California, 94583.

Contact Person: Cindy Yee, Associate Planner (925) 973-2560, Email: cye@sanramon.ca.gov
City of San Ramon, Planning Services Division, 2401 Crow Canyon Road, San Ramon, CA 94583

<< see reverse for project site map >>