

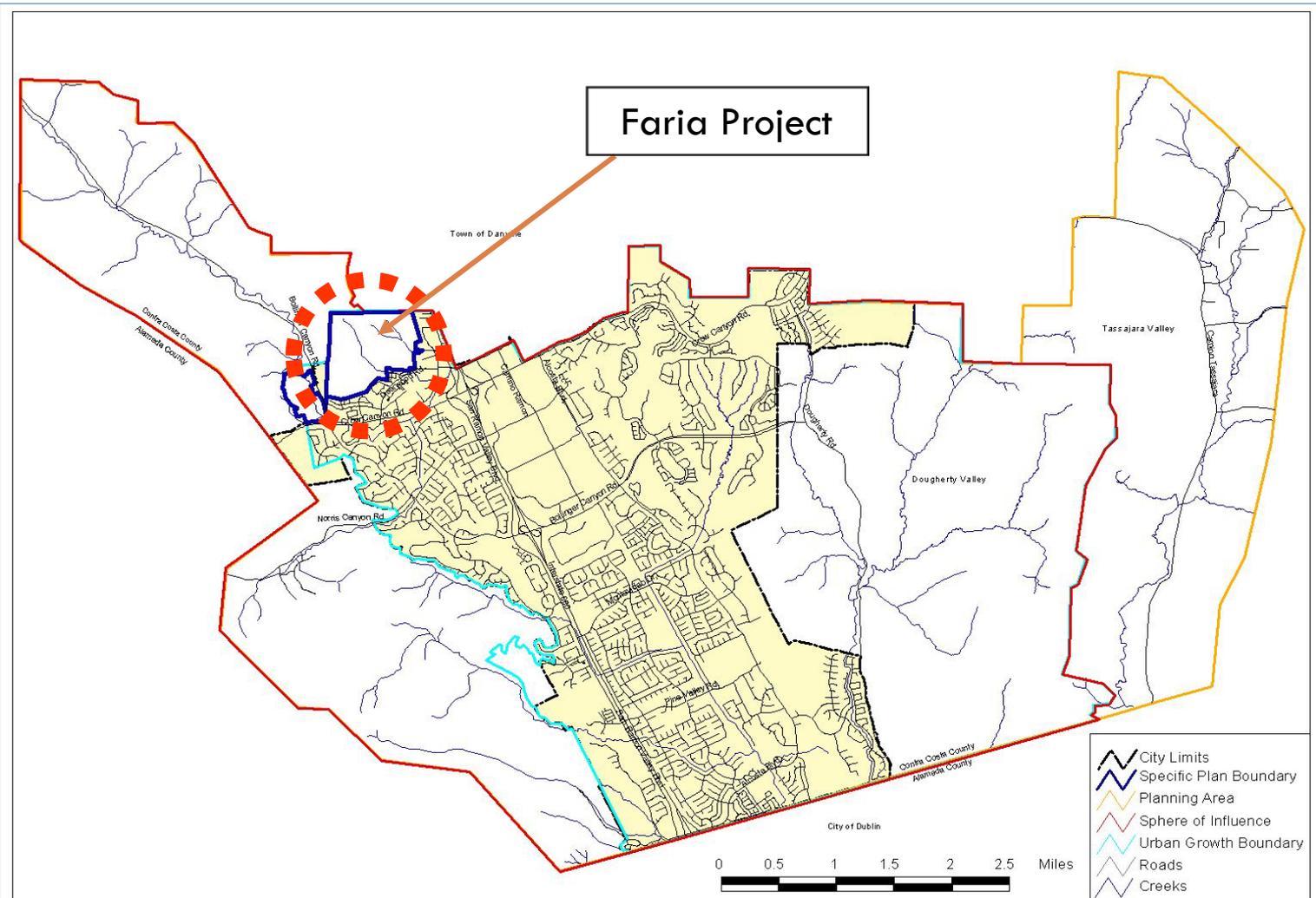


2012

# FARIA PRESERVE PROJECT

Joint City Council/Planning Commission Workshop  
October 16, 2012

# Project Site





# Workshop Format



# Workshop Format

- Provide brief background information and history of Faria Preserve Project
- Provide forum for Applicant to introduce proposed project revisions to the public, City Council, and Planning Commission and receive input on conceptual site plan
- Outline next steps for review of revised Project

# Background and History

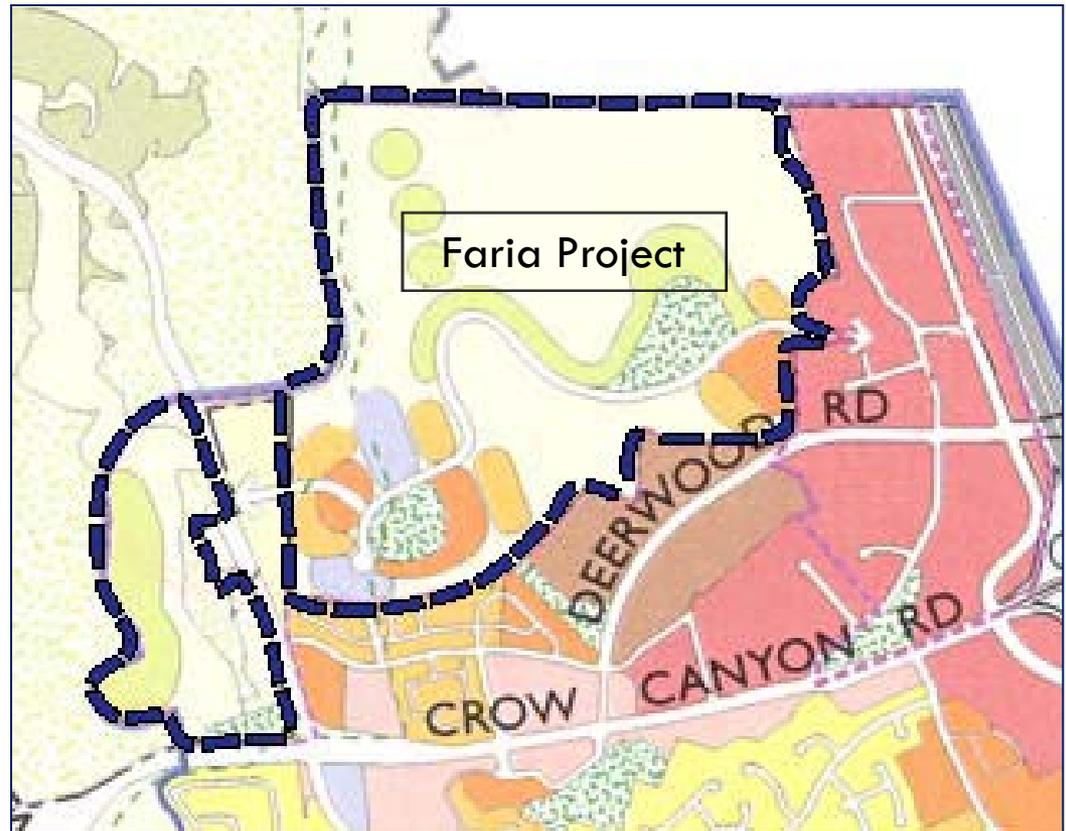
- \*General Plan 2020 (GP 2020)
- \*Northwest Specific Plan (NWSP)
- \*2006 Project Approval
- \*2008 Project Refinements

# Background and History

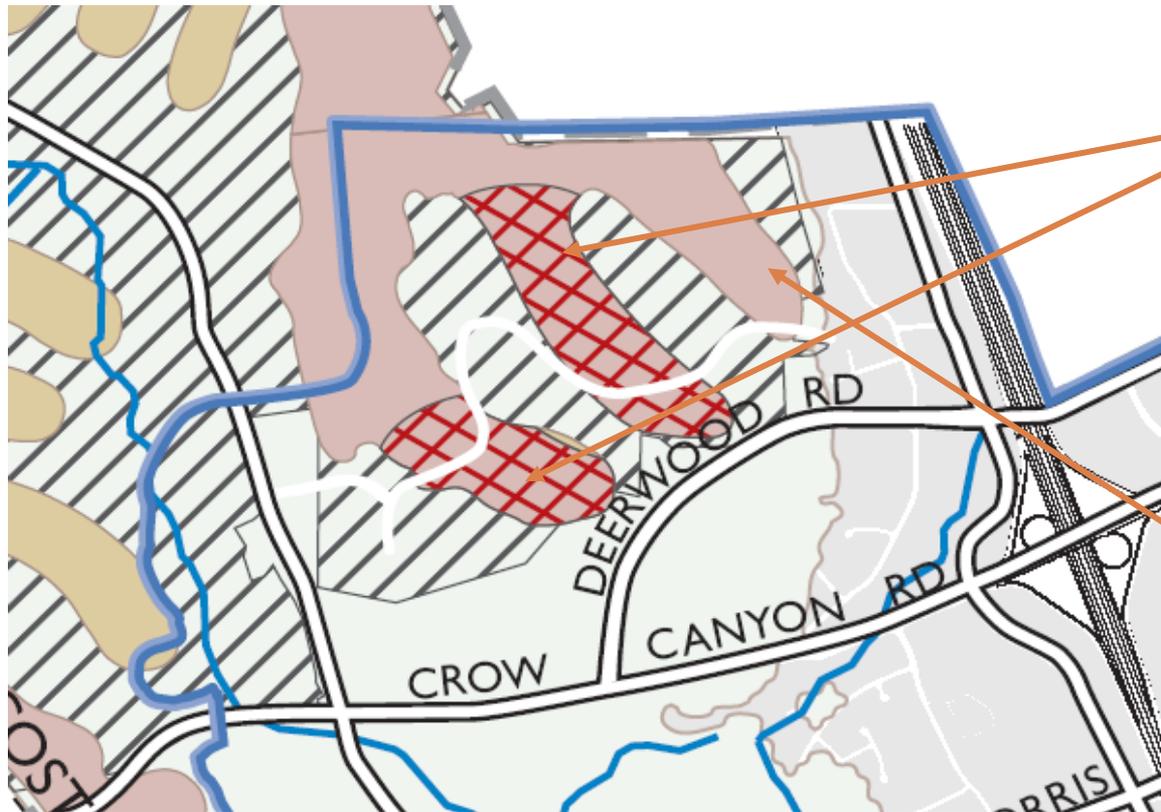
- Early 2000s: GP 2020 General Plan Review Commission (GPRC) studies and recommends inclusion of NWSP area into GP 2020.
- GP 2020, voter-approved in March 2002.
  - ▣ Established the 354-acre NWSP area
  - ▣ Established land use framework for NWSP
  - ▣ Established an Urban Growth Boundary (UGB)

# Background: Faria and GP 2020 Policy

- 786-housing unit cap
- Education Site
- Community Park
- House of Worship
- Min. 25% of units built as affordable
- Min. 75% of area maintained for public amenities and open space
- Allows grading of two ridgelines



# Background: Faria and GP 2020 Policy



**Two major  
ridgelines may  
be altered by  
grading**

**Ridgeline  
Protection Zone**

Major Ridgeline  
Protection Zone 100 feet

Minor Ridgeline  
Protection Zone 50 feet<sup>1</sup>



Ridgelines that may be Altered by Grading  
within the Northwest Specific Plan Area or  
on the Westside

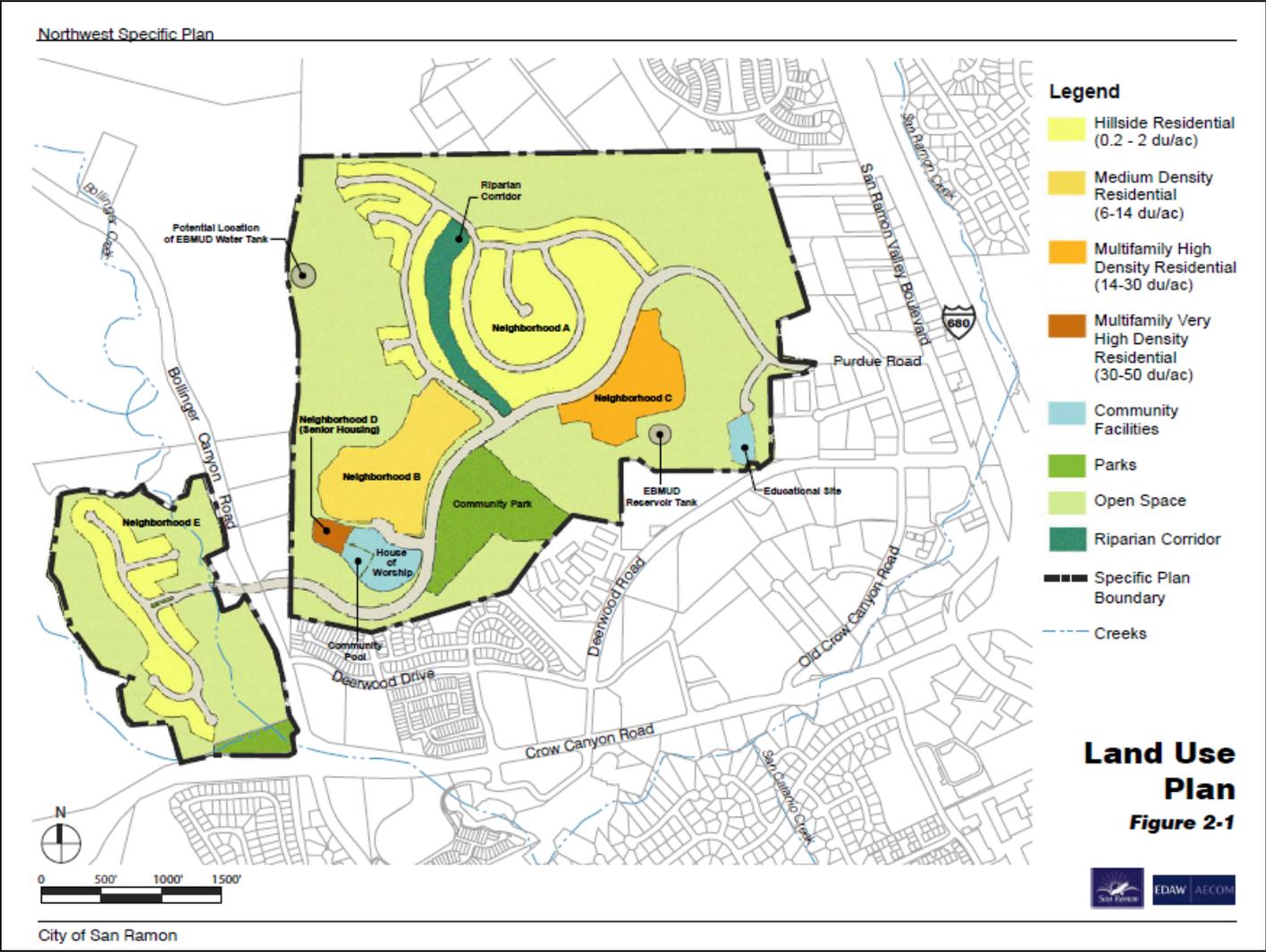
# Background and History (cont.)

- 2004: Claremont Homes files Major Subdivision, Development Plan, and Architectural Review applications for Faria Preserve Project.
- 2004 through 2006: Preparation and public review of NWSP, Project EIR, and Faria Project.
- November 2006: City Council adopts NWSP and certifies NWSP/Faria Preserve Community Environmental Impact Report (“NWSP/Faria EIR”).

# Background: Adopted 2006 NWSP

- Using GP 2020 framework, NWSP guides the preservation and development of the 354-acre plan area
- Consistency with Ordinance No. 197 (*expired*); allows two major ridgelines to be graded
- Public facilities—community park, rose garden, education site, house of worship
- Achieve a total open space to development ratio of 80/20, including dedication of 144-acres off-site open space contiguous to NWSP into conservation easement

# Background: Adopted 2006 NWSP



# Background: 2006 Approved Faria Project

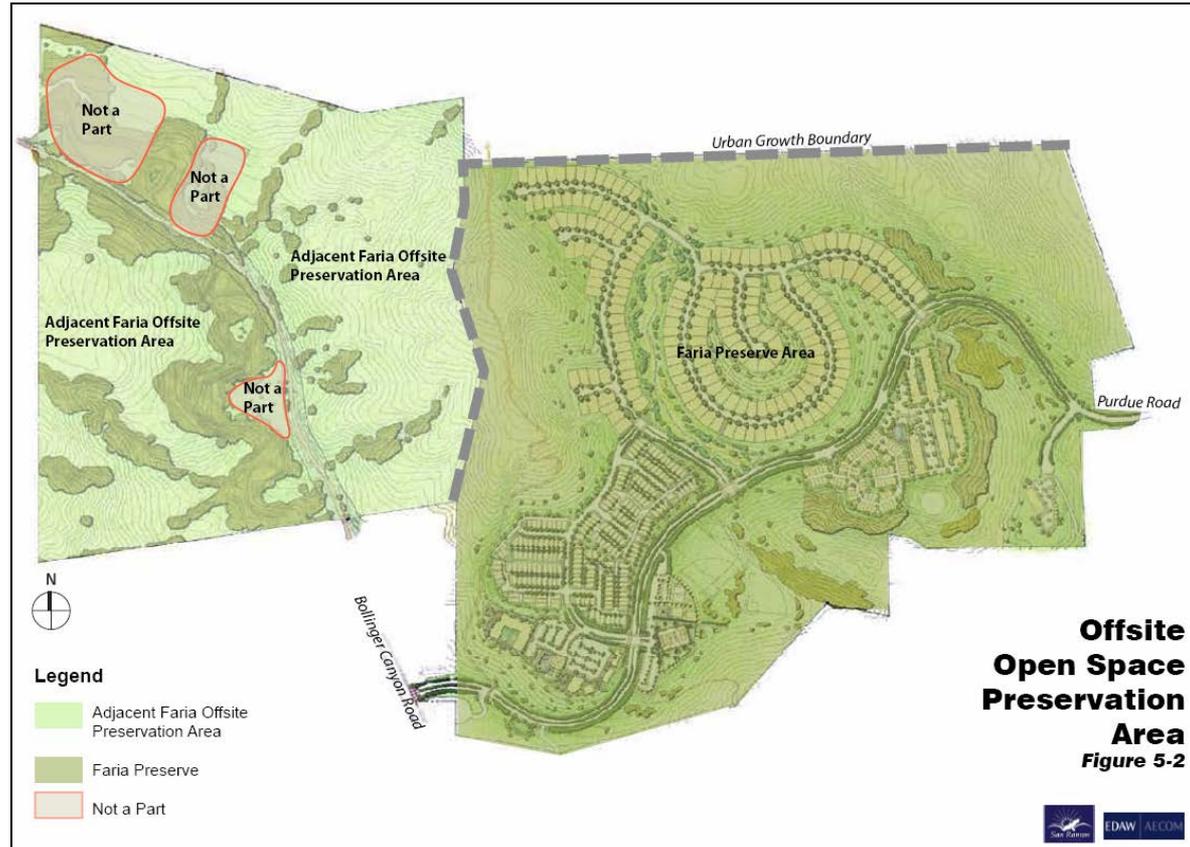
- December 2006: Planning Commission approves 786-unit Faria project on 290-acre site.
- 226 of 786-units built as affordable units
- Approx. 218-acres of non-residential public facilities and open space
  - 12.7-acre community park
  - 0.5-acre rose garden
  - 1.6-acre education site
  - Up to 6-acre house of worship
- Four residential neighborhoods, approx. 72-acres

# Background: 2006 Approved Faria Project



# Background: 2006 Approved Faria Project

- Includes dedication of 144-acres of off-site open space contiguous to Project area.



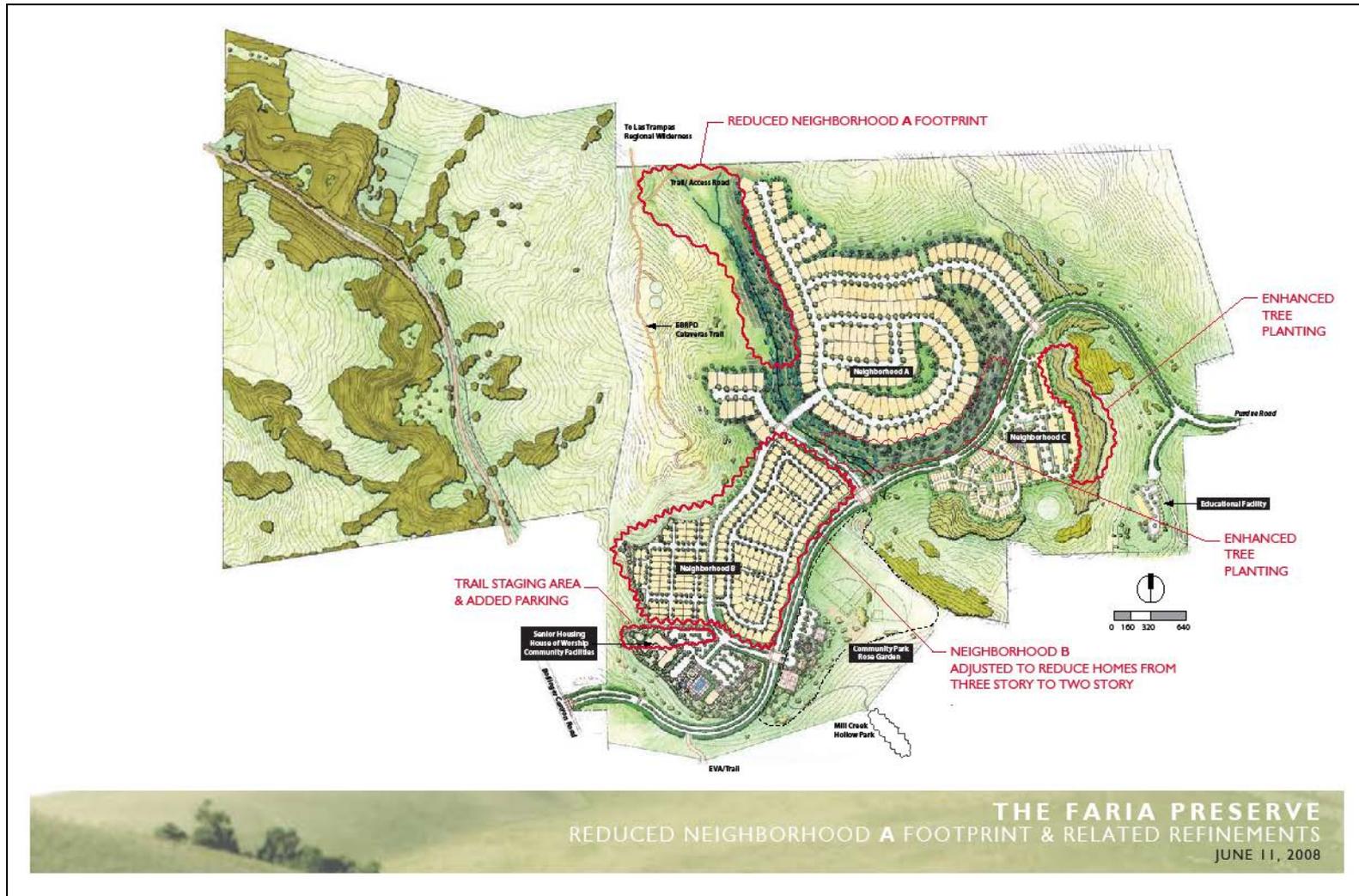
# Background and History (cont.)

- In December 2006, East Bay Regional Park District and Sierra Club filed two lawsuits challenging certain approvals of the Project.
- April 2008, both lawsuits settled (“Settlement Agreements”).
- June 2008, City Council approved modifications and refinements to the Project to implement the Settlement Agreements.

# Background: 2008 Faria Project Refinements

- Reduced footprint of residential Neigh. A
- Expansion of the permanent open space area in the northwest corner of the Project
- Shifting of the recreated creek and riparian corridor
- Adjustment to the boundaries of Neigh. B and D
- New EBRPD trail staging area
- Increase landscaping to enhance visual shielding of the project

# Background: 2008 Faria Project Refinements



# Background: Faria and GP 2030 Policy

- GP 2030 *Policy No. 4-7-1-1*: Ensure new development within the Plan Area is consistent with the adopted Northwest Specific Plan.
- GP 2030 *Policy No. 8.3-1-17*: Retain ridgelines as open space, except for ridgelines that may be altered, as shown in Figure 8-3.
- Carries forward GP 2020's voter-approved ridgeline grading exception within the NWSP

# 2012 Proposal

- In 2012, Lafferty Communities acquires the Faria project from Claremont Homes and prepares conceptual site plan.
- Concurrently working with resource agencies to address their Project comments.
- Requires Vesting Tentative Map, Development Plan Amendment, and Architectural Review applications.
- Joint workshop to introduce revised Project.
- Notice of October workshop sent to 600+ property owners.

# 2012 Project Review Requirements

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

# Review: Workshop Format

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

# Project's Next Steps

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



2012

# FARIA PRESERVE PROJECT

(END)

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