



Faria Preserve

San Ramon City Council Workshop

July 27, 2016



Agenda

- Introductions
- Purpose of Meeting
- Background
- Plan Review and Approval Process
- Construction Status – Developer
- Questions & Answers

Purpose of this Meeting

- To provide project information and history
- To provide an update on project development
- To hear and address project-related questions and concerns

Approval Process

- In 2004, initial Faria Preserve Application Filed by Claremont Homes
- In 2006, Approval of Vesting Tentative Map (VTM) 8891
- Developer Lafferty Communities filed Project Application to amend the VTM on October 4, 2012
- 9 Planning Commission Meetings
- 5 Park Commission Meetings
- 7 Architectural Review Board Meetings
- 1 Housing Advisory Committee Meeting
- 1 Joint Planning Commission/City Council Meeting

Project Approval

- September 23, 2014 approval of VTM 9342 by Planning Commission and November 4, 2014 approval by the City Council
 - 740 residential units
 - 1.5-acre house of worship site
 - 2.6-acre educational facility site
 - 12.7-acre community park
 - 0.7-acre rose garden
 - Faria Preserve Parkway, which connects Purdue Road to Bollinger Canyon Road
 - Water quality ponds to provide water quality treatment per State stormwater requirements
 - Trails in dedicated open space areas, including two trailhead staging areas
 - 235 project Conditions of Approval

Areas of Review for Compliance/Approval prior to Construction

- Conditions of Approval
- Mitigation Measures
- Plan Review and Approval by City
- Regulatory and Local Agency Permits

VTM 9342 Conditions of Approval

➤ 235 Project Conditions including:

- Various Mitigation Measures
- Various outside agency approvals
- Compliance with Citywide Stormwater Permit for water quality control
- Final Geotechnical Investigations
 - Detailed recommendations for grading (slope repair/stabilization, keyways, etc.)
- Plans developed in compliance with Local, State, and Federal requirements
- Work Hours:
 - 7:30 AM to 6:00 PM, Monday through Friday
 - 9:00 AM to 5:00 PM, Saturdays
- Traffic Signal installation at Purdue and San Ramon Valley Blvd.
- Developer payment for various impact fees

Mitigation Measures

- 32 mitigation measures including specific measures for:
 - Air Quality
 - Dust Control
 - Watering, Palliatives, Hydroseeding
 - Geology/Soils
 - Slope stabilization
 - Hydrology and Water Quality
 - Best Management Practices/Stormwater Control Plan
 - Noise Control
 - Work Hours & Equipment

Plan Review and Approval by City

- **Staff ensures/confirms all plans in substantial compliance with VTM 9342**
- **Staff/Consultants review various technical reports (geotechnical, hydrology, stormwater, structural, etc.)**
- **Plans approved to Date**
 - Corrective and Rough Grading
 - Site Retaining Walls (on portion of project)
 - Dougherty Road Recycled Water Hydrants (transfer non-potable water to the site)
 - Central Channel Drainage Improvements
 - Purdue Road Storm Drain

Plan Review and Approval by City (continued)

➤ **Plans submitted by Developer for review**

- Faria Preserve Parkway/Storm Drainage
- Neighborhoods 1-4
- Purdue Road Extension/ Storm Drain
- New traffic signal at Purdue Road and San Ramon Valley Boulevard
- Bollinger Canyon Road improvements from Faria Preserve Parkway to Crow Canyon Road
- Left-turn lane modifications at the intersection of San Ramon Valley Blvd. and Deerwood Road
- Remaining Site Retaining Walls

Regulatory and Local Agency Permits

➤ **Regulatory Permits**

- US Fish and Wildlife Service
- California Department of Fish & Wildlife
- San Francisco Bay Regional Water Quality Control Board
- California Department of Fish & Wildlife
- US Army Corp of Engineers

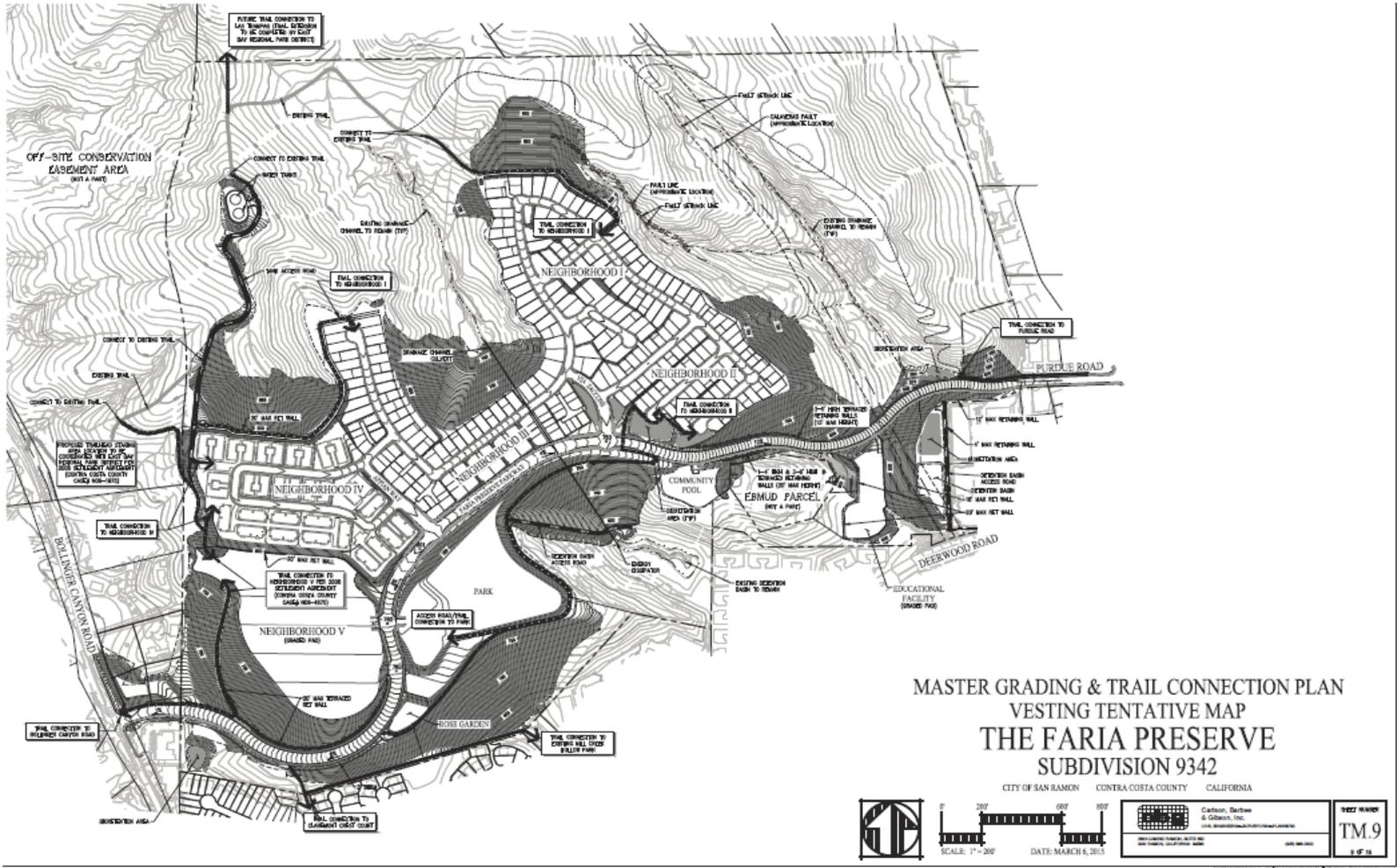
➤ **Local Agency Permits**

- San Ramon Valley Fire Protection District
- East Bay Municipal Utility District
- Central Contra Costa Sanitary District
- Dublin-San Ramon Services District
- East Bay Regional Parks

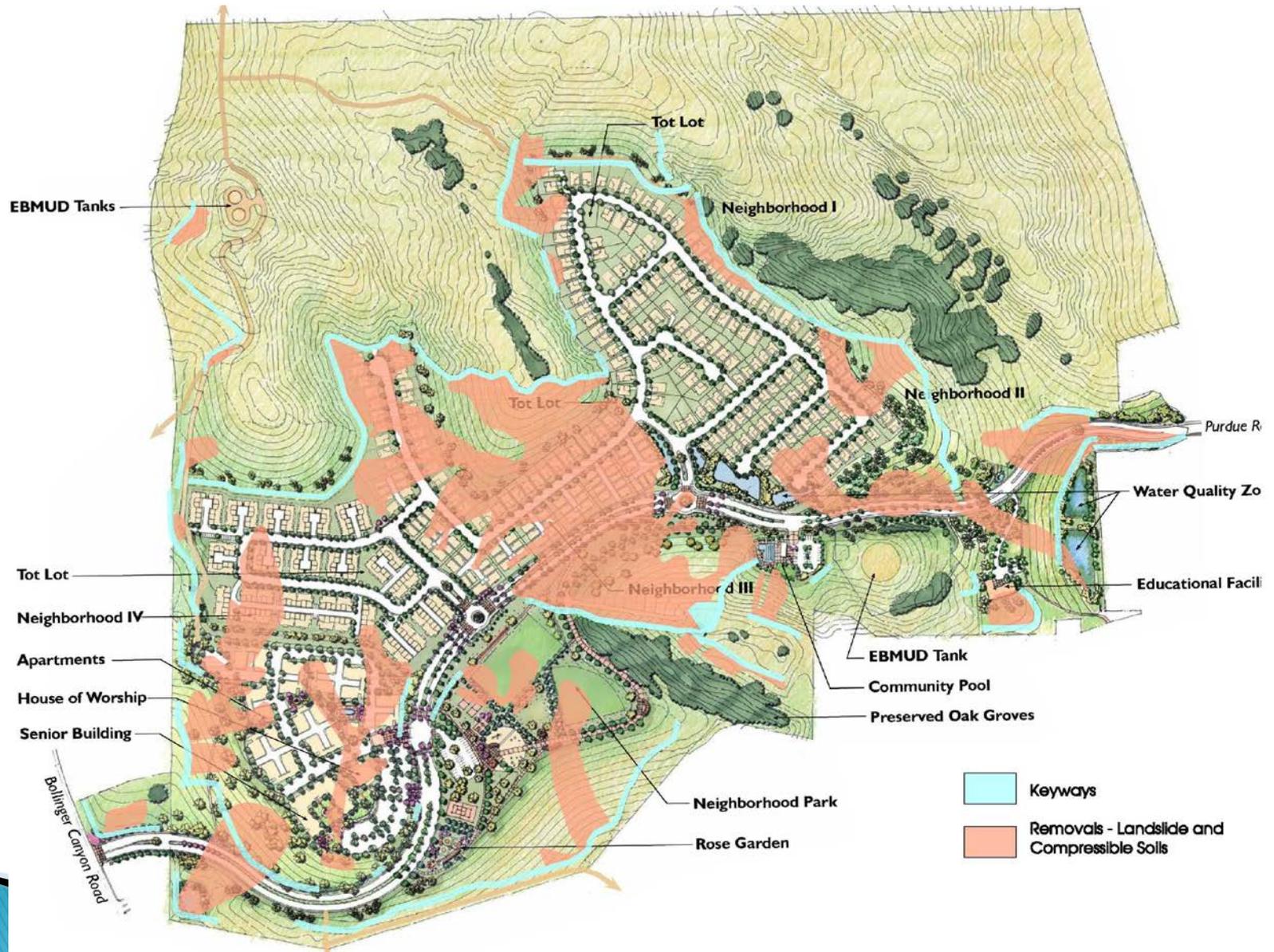
Construction Status (Developer)

- **Updates and details regarding current construction:**
 - Grading
 - Corrective Grading
 - Rough Grading
 - Site Improvements
 - Faria Preserve Parkway Layout
 - Retaining Walls – Location/Heights
 - Proposed Landscape
 - Dust Control
 - Water Use
 - Schedule
 - Outreach

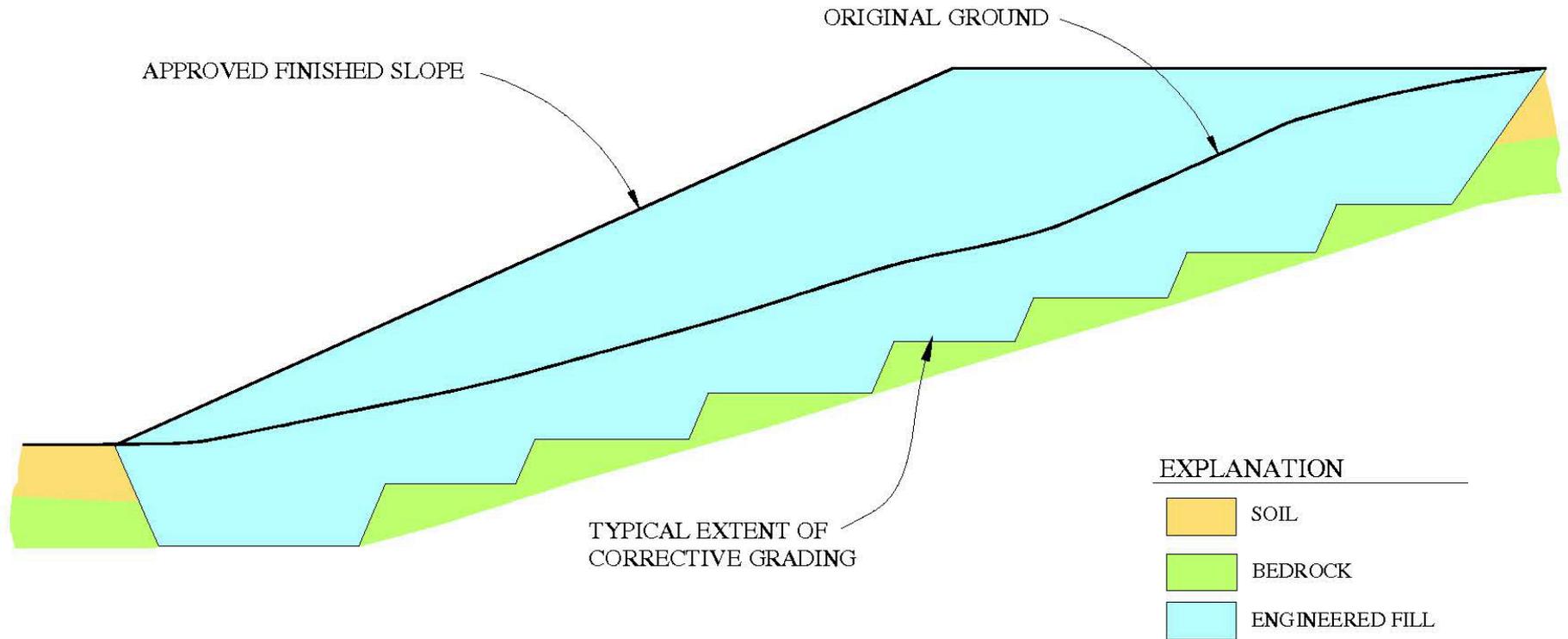
Site Grading: VTM 9342



Corrective Grading: VTM 9342



Corrective Grading (continued)



TYPICAL KEYWAY CROSS SECTION

Corrective Grading (continued)



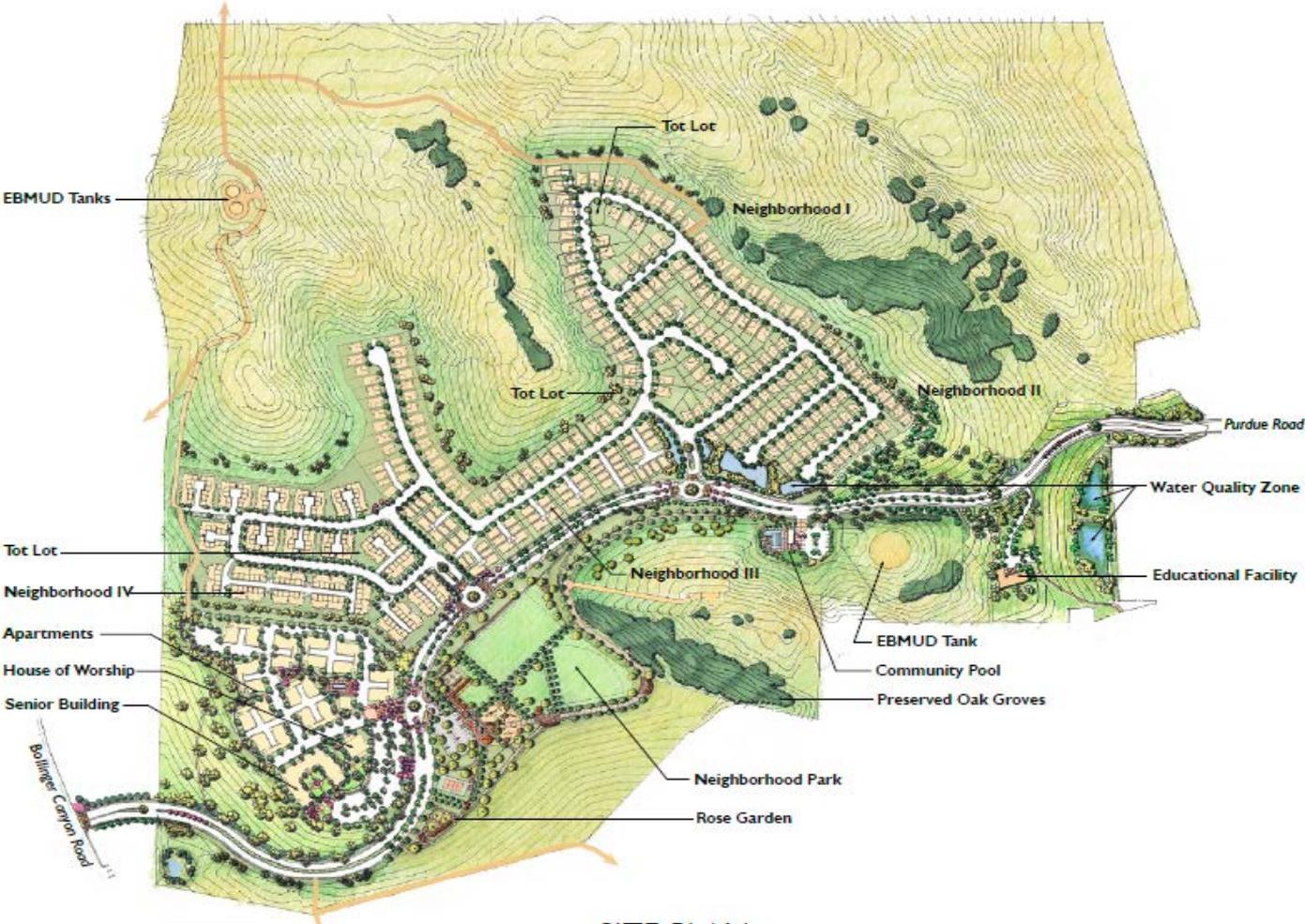
Corrective Grading (continued)

Completed Keyway

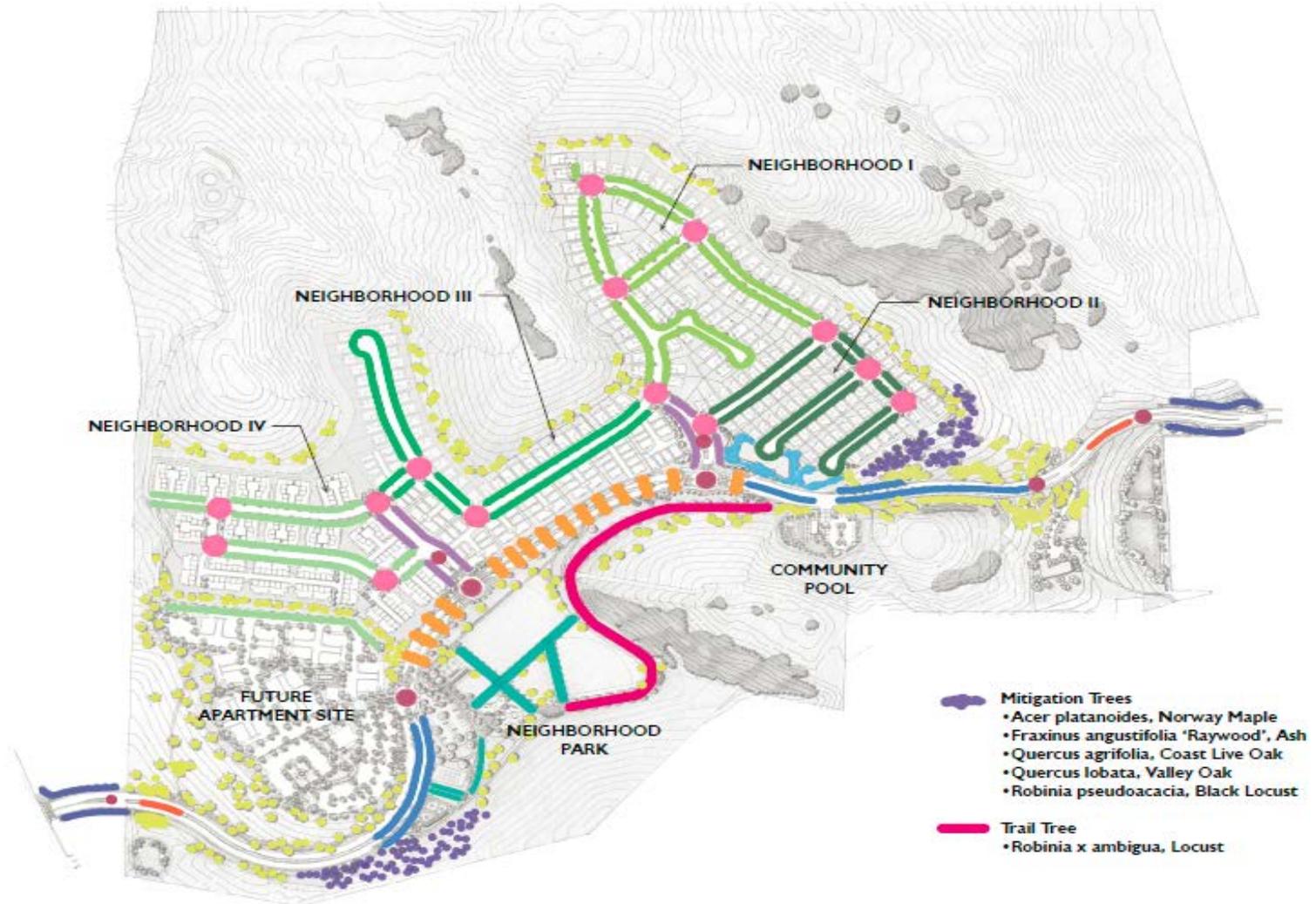
Fill Slope Construction



Approved Landscape Plan (April 2014)



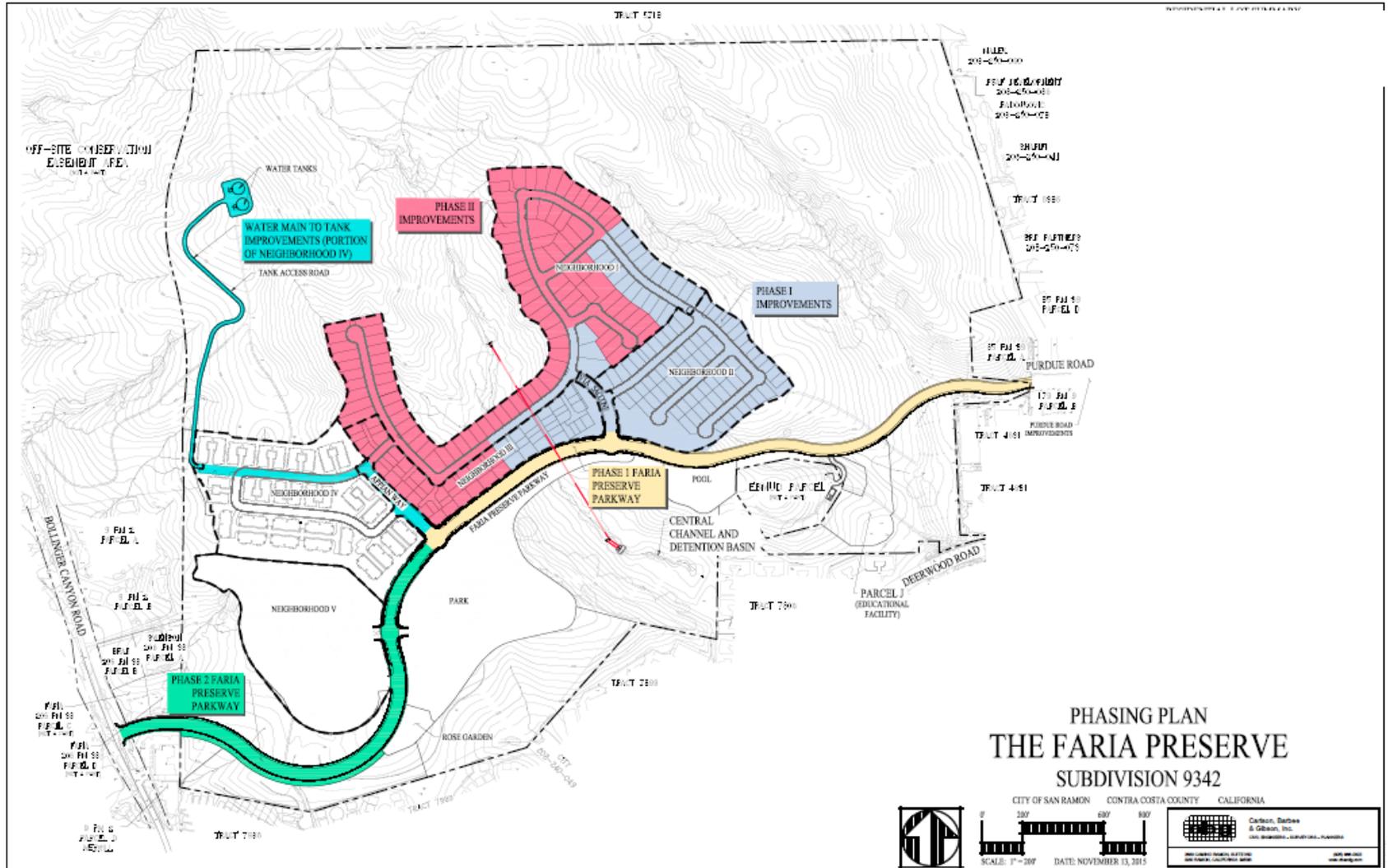
Approved Tree Planting Plan (April 2014)



Dust Control and Water Use



Schedule



Outreach

- Notices included CalAtlantic Homes field staff contact information:

Mark Hansen

925-989-7472 (cell)

Mark.Hansen@CalAtl.com

- Concerns related to dust, noise, working hours, vectors (critters)

Outreach

- Please do not hesitate to contact us directly:
- Kerri Watt 925-730-1340 (office)
 925-605-9304 (cell)
 Kerri.Watt@CalAtl.com
- Bridgit Koller 925-315-0366 (cell)
 Bridgit.Koller@CalAtl.com

Major Questions Asked To Date

➤ **How much grading is involved?**

- The Developer will be moving approximately six million cubic yards of dirt. All cut and fill will remain on-site with no anticipated off-hauling.

➤ **What is a keyway?**

- A keyway is a graded cut into an existing embankment to reach rock or firm material. The graded cut is then backfilled with compacted soil material to stabilize the slope.

➤ **What information is available on Faria Preserve Parkway?**

- Future public roadway
- Two – lanes (one in both directions, separated by a raised median)
- Two roundabouts
- Sidewalk (on one side), bike lanes, street lighting, landscape
- Layout in conformance with VTM 9342

➤ **FAQs on the City's Website to be updated regularly.**

Contact Information

- CalAtlantic Homes (Developer)
Mark Hansen
(925) 989-7472
Mark.Hansen@CalAtl.com

- City of San Ramon (Public Works – Engineering)
Chris Low
(925) 973-2682 or (925) 973-2670
clow@sanramon.ca.gov

Questions & Answers

**All Questions and Answers will be posted on-line.
Some questions that require a more comprehensive
response will not be addressed at this meeting but will be
posted on-line at the City's website at:**

www.sanramon.ca.gov