

**A P P E N D I X A**

NOTICE OF PREPARATION AND  
INITIAL STUDY





APPENDIX A1:  
NOTICE OF PREPARATION







STATE OF CALIFORNIA  
 Governor's Office of Planning and Research  
 State Clearinghouse and Planning Unit

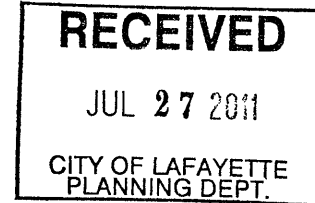


Edmund G. Brown Jr.  
 Governor

Ken Alex  
 Director

Notice of Preparation

July 25, 2011



To: Reviewing Agencies

Re: The Terraces of Lafayette  
 SCH# 2011072055

Attached for your review and comment is the Notice of Preparation (NOP) for the The Terraces of Lafayette draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Ann Merideth**  
**City of Lafayette**  
**3675 Mt. Diablo Boulevard, Suite 210**  
**Lafayette, CA 94549**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
 Director, State Clearinghouse

Attachments  
 cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2011072055  
**Project Title** The Terraces of Lafayette  
**Lead Agency** Lafayette, City of

**Type** NOP Notice of Preparation  
**Description** The Project is a 315-unit apartment development on a currently vacant site. There will be 14 residential buildings with an area of 332,000 s.f. Seven of the buildings will be three stories and seven will be two stories. There are 569 parking spaces in garages and carports and on internal streets. Frontage improvements and three access driveways will be installed along Pleasant Hill and Deer Hill Roads. The Project will require 400,000 cy of grading cut and 100,000 cy of grading fill. The Project site currently has riparian, seep, oak woodland, and grassland habitats. Project will require Hillside Development Permit, Ridgeline Exception, Land Use Permit, Design Review, Tree Removal Permit, and Public Art.

**Lead Agency Contact**

**Name** Ann Merideth  
**Agency** City of Lafayette  
**Phone** 925 299 3218 **Fax**  
**email**  
**Address** 3675 Mt. Diablo Boulevard, Suite 210  
**City** Lafayette **State** CA **Zip** 94549

**Project Location**

**County** Contra Costa  
**City** Lafayette  
**Region**  
**Cross Streets** Pleasant Hill Road / Deer Hill Road  
**Lat / Long**  
**Parcel No.** 232-150-027  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways** Hwy 24  
**Airports**  
**Railways**  
**Waterways**  
**Schools** Acaianes, Springhill  
**Land Use** Administrative / Professional Office/ Multifamily Residential; Hillside Overlay District

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 3; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2

**Date Received** 07/25/2011 **Start of Review** 07/25/2011 **End of Review** 08/23/2011

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2011072055**

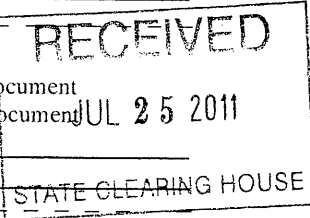
**Project Title:** The Terraces of Lafayette

Lead Agency: City of Lafayette Contact Person: Ann Merideth  
 Mailing Address: 3675 Mount Diablo Boulevard, Suite 210 Phone: 925.299.3218  
 City: Lafayette Zip: 94549 County: Contra Costa

**Project Location:** County: Contra Costa City/Nearest Community: Lafayette  
 Cross Streets: Pleasant Hill Road / Deer Hill Road Zip Code: 94549  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 22.27  
 Assessor's Parcel No.: 232-150-027 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 24 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Acalanes, Springhill

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI



**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Rezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 315 Acres 22.27  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Administrative / Professional Office / Multifamily Residential; Hillside Overlay District

**Project Description:** (please use a separate page if necessary)

The Project is a 315-unit apartment development on a currently vacant site. There will be 14 residential buildings with an area of 332,000 sf. Seven of the buildings will be three stories and seven will be two stories. There area 569 parking spaces in garages and carports and on internal streets. Frontage improvements and three access driveways will be installed along Pleasant Hill and Deer Hill Roads. The Project will require 400,000 cy of grading cut and 100,000 cy of grading fill. The Project site currently has riparian, seep, oak woodland, and grassland habitats. Project will require Hillside Development Permit, Ridgeline Exception, Land Use Permit, Design Review, Tree Removal Permit, and Public Art.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

<u>Sources Agency</u>	<input type="checkbox"/> Fish & Game Region 1E Laurie Hamsberger	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<u>Resources Agency</u>	<input type="checkbox"/> Fish & Game Region 2 Jeff Drongesen	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<u>Dept. of Boating &amp; Waterways</u>	<input checked="" type="checkbox"/> Fish & Game Region 3 Charles Armor	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<u>California Coastal Commission</u>	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Cy R. Oggins	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<u>Elizabeth A. Fuchs</u>	<input type="checkbox"/> Fish & Game Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Marion Regisford	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<u>Colorado River Board</u>	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans &amp; Housing</u>	<input type="checkbox"/> Caltrans, District 13 Marion Regisford	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<u>Gerald R. Zimmerman</u>	<input type="checkbox"/> Fish & Game Region 6 I/M Brad Henderson Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Division of Aeronautics Philip Crimmins	<input type="checkbox"/> Caltrans, District 14 Marion Regisford	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<u>Dept. of Conservation</u>	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> Caltrans, District 15 Marion Regisford	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<u>Jonathan Maritz</u>	<u>Other Departments</u>	<input type="checkbox"/> California Highway Patrol Scott Loetscher Office of Special Projects	<input type="checkbox"/> Caltrans, District 16 Marion Regisford	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<u>California Energy Commission</u>	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Housing & Community Development CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Caltrans, District 17 Marion Regisford	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<u>Eric Knight</u>	<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Caltrans, District 18 Marion Regisford	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<u>Cal Fire</u>	<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> Caltrans, District 19 Marion Regisford	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<u>Allen Robertson</u>	<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 20 Marion Regisford	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<u>Central Valley Flood Protection Board</u>	<u>Independent Commissions, Boards</u>	<input type="checkbox"/> Dept. of Public Health Bridgette Binning Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 21 Marion Regisford	<input type="checkbox"/> Other
<u>James Herola</u>	<input type="checkbox"/> Delta Protection Commission Linda Flack	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> Caltrans, District 22 Marion Regisford	
<u>Office of Historic Preservation</u>	<input type="checkbox"/> Cal EMA (Emergency Management Agency) Dennis Castrillo	<input type="checkbox"/> State Water Resources Control Board Phil Crader Division of Water Rights	<input type="checkbox"/> Caltrans, District 23 Marion Regisford	
<u>Ron Parsons</u>	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> Caltrans, District 24 Marion Regisford	
<u>Dept. of Parks &amp; Recreation</u>	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator		<input type="checkbox"/> Caltrans, District 25 Marion Regisford	
<u>Environmental Stewardship Section</u>			<input type="checkbox"/> Caltrans, District 26 Marion Regisford	
<u>California Department of Resources, Recycling &amp; Recovery</u>			<input type="checkbox"/> Caltrans, District 27 Marion Regisford	
<u>Sue O'Leary</u>			<input type="checkbox"/> Caltrans, District 28 Marion Regisford	
<u>S.F. Bay Conservation &amp; Dev't. Comm.</u>			<input type="checkbox"/> Caltrans, District 29 Marion Regisford	
<u>Steve McAdam</u>			<input type="checkbox"/> Caltrans, District 30 Marion Regisford	
<u>Dept. of Water Resources</u>			<input type="checkbox"/> Caltrans, District 31 Marion Regisford	
<u>Nadell Gayou</u>			<input type="checkbox"/> Caltrans, District 32 Marion Regisford	
<u>Conservancy</u>			<input type="checkbox"/> Caltrans, District 33 Marion Regisford	
<u>Land Game</u>			<input type="checkbox"/> Caltrans, District 34 Marion Regisford	
<u>Dept. of Fish &amp; Game</u>			<input type="checkbox"/> Caltrans, District 35 Marion Regisford	
<u>Scott Flint</u>			<input type="checkbox"/> Caltrans, District 36 Marion Regisford	
<u>Environmental Services Division</u>			<input type="checkbox"/> Caltrans, District 37 Marion Regisford	
<u>Fish &amp; Game Region 1</u>			<input type="checkbox"/> Caltrans, District 38 Marion Regisford	
<u>Donald Koch</u>			<input type="checkbox"/> Caltrans, District 39 Marion Regisford	



APPENDIX A2:  
INITIAL STUDY





**CITY OF LAFAYETTE  
ENVIRONMENTAL CHECKLIST / INITIAL STUDY**

<b>Project Title</b>	The Terraces of Lafayette
<b>Lead Agency Name, Address</b>	City of Lafayette 3675 Mount Diablo Boulevard, Suite 210 Lafayette, CA 94549
<b>Contact Person, Phone Number, Email</b>	Ann Merideth, Special Projects Manager 925.299.3218 amerideth@ci.lafayette.ca.us
<b>Project Location</b>	Southwest corner of Pleasant Hill Road and Deer Hill Road APN: 232-150-027
<b>Project Sponsor's Name, Address</b>	O'Brien Land Company, LLC 3031 Stanford Ranch Road, #2-310 Rocklin, CA 95765
<b>General Plan Designation</b>	Administrative / Professional Office / Multi-Family Residential
<b>Zoning</b>	Administrative / Professional Office
<b>Project Description</b>	<p>The Project is a 315-unit multi-family apartment development on a 22.27-acre site. There are 14 residential buildings with a building area of 332,395 square feet. Seven of the residential buildings will be three stories and seven will be two stories. Accessory buildings include a two-story clubhouse (13,300 square feet) and one-story leasing office (950 square feet). There are 569 parking spaces in garages and carports (63,902 square feet) and on internal streets. The main access point is on Pleasant Hill Road and two secondary access points are on Deer Hill Road.</p> <p>The Project site's existing trees will be preserved (16), relocated onsite (9), and removed (92). Additional landscaping will be installed on the entire site, including 700 new trees. Roadway frontage improvements (curb, gutter, and sidewalk) will be installed along Pleasant Hill Road and Deer Hill Road. Development of the Project will require approximately 400,000 cubic yards of grading cut and 100,000 cubic yards of grading fill. The amount of impervious surface will be approximately 395,000 square feet.</p> <p>The Project requires the following City approvals: Hillside Development Permit and Class I Ridgeline Exception; Land Use Permit; Design Review; Tree Removal Permit; Public Art</p>
<b>Surrounding Land Uses, Setting</b>	<p>North: Deer Hill Road, Briones Regional Park, ranch East: Pleasant Hill Road, Acalanes Union High School, gas station, residential South: State Route 24, Pleasant Hill Road westbound onramp to State Route 24, vacant land West: Vacant land</p> <p>A portion of the Project site was a former quarry. The site is currently developed with approximately 5,000 square feet in various structures and approximately 27,000 square feet in paved surfaces. A portion of the site has been used annually for a Christmas tree lot. The remainder of the site is vacant land. The existing vegetation communities are: Riparian; Seep; Coast Live Oak Woodland; Disturbed/Ruderal; and Non-Native Grassland.</p>
<b>Other Agencies Requiring Approvals</b>	US Army Corps of Engineers; Regional Water Quality Control Board, California Department of Fish & Game

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

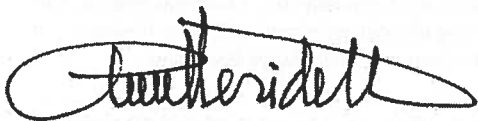
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	Agriculture and Forest Resources	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	Cultural Resources	Geology / Soils
	Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology / Water Quality
<input checked="" type="checkbox"/>	Land Use / Planning	Mineral Resources	Noise
<input checked="" type="checkbox"/>	Population / Housing	Public Services	Recreation
<input checked="" type="checkbox"/>	Transportation / Traffic	Utilities / Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

July 15, 2011

Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?  <i>The project site is within the Hillside Overlay District and the project is subject to the provisions of Chapter 6-20, Hillside Development, Lafayette Municipal Code (LMC). The purpose of this Chapter is to preserve topographical features in their natural state, prohibit development on ridgelines, minimize grading to retain the natural hillside character, and preserve views of the hillsides. The project will be required to be substantially concealed from certain viewing areas described in the Viewing Evaluation map in the LMC. Sources: 5, 8, 13, 15, 16, 26, 31</i>	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?  <i>A portion of the project site is within the viewshed of State Route 24, a designated Scenic Highway. The site has trees that are subject to Chapter 6-17, Tree Protection, LMC. Initial analysis did not reveal any historic buildings or sites. Sources: 5, 8, 13, 15, 16, 26, 31</i>	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?  <i>See I.a. above.</i>	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  <i>The project would introduce additional light sources to the site. The addition of 315 units dispersed citywide does not represent a significant addition to the overall light or glare in Lafayette. Individual lighting plans are required for all Design Review and Hillside Development applications. Sources: 8, 15, 16, 17, 21, 31</i>		X		
<b>II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department</b>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
of Forestry and Fire protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  <i>There are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in Lafayette. Sources: 3, 4, 5</i>				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  <i>There is no agricultural zoning in Lafayette nor are there any Williamson Act contracts. Sources: 8, 15</i>				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?  <i>There is no forest land or timberland zoning in Lafayette. Sources: 8, 15</i>				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?  <i>The project site is not forest land. Sources: 3, 4, 5, 15</i>				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?  <i>See II.a. above.</i>				X
<b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?  <i>The California Clean Air Act requires local air pollution control districts to prepare air quality attainment plans providing for the district-wide emission reductions. The project site is</i>		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>located in the San Francisco Air Basin and the local air quality agency is the Bay Area Air Quality Management District (BAAQMD). Given the small size of the project in relationship to the entire San Francisco Air Basin, the project would not be expected to result in significant air quality impacts or conflict or obstruct implementation of the BAAQMD air quality plan. Mitigation measures, particularly during construction, would be required. Sources: 12, 16, 25, 34, 42</i>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  <i>See III.a. above.</i>		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  <i>See III.a. above.</i>		X		
d) Expose sensitive receptors to substantial pollutant concentrations?  <i>Project construction could result in mass emissions of criteria pollutants. Source: 25</i>		X		
e) Create objectionable odors affecting a substantial number of people?  <i>Activities related to construction could produce objectionable odors, such as diesel exhaust. No-post construction odors are anticipated for residential development. Source: 16</i>		X		
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or USFWS?  <i>No state- or federally-listed endangered, threatened, rare or candidate species have been detected on the project site. Pre-construction surveys would be undertaken to incorporate mitigation, if required. Sources: 18, 30</i>		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or USFWS?		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>See IV.a. above.</i>				
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?</p> <p><i>The project site contains riparian habitat that would be impacted. A wetland determination would be required for compliance with Section 404. Sources: 13, 18, 30</i></p>	X			
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p><i>Given the location of the project site and its adjacency to Deer Hill Road, Pleasant Hill Road, and SR 24, it is unlikely the project would interfere substantially with the movement and/or nurseries of native species. Sources: 18, 30</i></p>			X	
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p><i>The project proposes the removal of 92 trees, some of which are protected under Chapter 6-17, Tree Protection, LMC. To mitigate this loss, the project proposes the planting of 700 new trees, and additional mitigation could be required. Sources: 8, 18, 21, 29, 30</i></p>		X		
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p> <p><i>There are no applicable habitat conservation plans. Sources: 3, 4, 5, 12, 18, 30</i></p>				X
<b>V. CULTURAL RESOURCES – Would the project:</b>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p> <p><i>Preliminary assessment of the site has not revealed any historical resources as defined by §15064.5. Sources: 3, 4, 5, 15, 22</i></p>			X	
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p>			X	



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Previous record searches for other projects indicted the presence of archaeological resources in Lafayette and the Lamorinda area. However, no archaeological resources are known to exist on the project site. The General Plan EIR outlines mitigation measures from the General Plan in the event resources are found. Sources: 3, 4, 5, 15, 22</i>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  <i>There are no known paleontological resources on the project site. The General Plan EIR outlines mitigation measures from the General Plan. Sources: 3, 4, 5, 15, 22</i>			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?  <i>There are no known human remains on the project site. The General Plan EIR outlines mitigation measures from the General Plan. Sources: 3, 4, 5, 15, 22</i>			X	
<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.  <i>The City of Lafayette is not within an Alquist-Priolo Earthquake Fault Zone. However, the project site is 200 feet west of the Lafayette fault, and there is evidence that this fault may accommodate slip on the Calaveras fault. Sources: 3, 12, 23</i>		X		
ii. Strong seismic ground shaking?  <i>The nearest known active faults are the Hayward, Calaveras, and Concord Faults. The project site is likely to be subjected to strong ground shaking due to an earthquake on one of these active faults. This is a hazard shared, to a greater or lesser degree, by all sites within the Bay Area. Any potential damage to structures due to ground shaking can be reduced to a less than significant level by proper seismic design as required by applicable building codes. Sources: 8, 23, 42</i>		X		
iii. Seismic-related ground failure, including liquefaction?		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p><i>Map VI-1 of the Lafayette General Plan labels the liquefaction potential of the city with three categories – virtually none, probably absent, possibly present. The project site is labeled “virtually none.” Construction compliance with building codes will render potential impacts from liquefaction to a less than significant level. Sources: 5, 8, 23, 42</i></p>				
<p>iv. Landslides?</p> <p><i>The project site is labeled “areas of known slides and ground highly susceptible to sliding” according to Map VI-2 of the Lafayette General Plan. Landslide activity on the site has been documented. Construction compliance with grading and building codes will render potential impacts from landslides to a less than significant level. Sources: 5, 8, 23, 42</i></p>		X		
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p><i>The project site is a hillside site, and it would be susceptible to soil erosion if mitigation measures were not taken. The LMC includes provisions for mitigating soil erosion through the Chapter 3-7, Grading, and Chapter 6-20, Hillside Development. Sources: 8, 23</i></p>		X		
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p><i>See VI.a. above.</i></p>		X		
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?</p> <p><i>Expansive soils occur on the project site and have the potential to damage foundations, slabs, and pavement. The significant effect of expansive soils and/or bedrock can be mitigated by recognition of the condition and appropriate design such as drilled pier foundations. Appropriate construction and engineering methods as required by construction and building codes would reduce this impact to a less than significant level. Sources: 8, 23, 42</i></p>		X		
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>The project would connect to the existing sewer system. Sources: 8, 35</i>				
<b>VII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  <i>Project construction could result in mass emissions of greenhouse gas emissions. Sources: 25, 34</i>		X		
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?  <i>See VII.a above.</i>		X		
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  <i>The project would not include the routine transportation, use, or disposal of hazardous materials. Sources: 15, 16, 22</i>				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  <i>Given the project would be residential, it can be reasonably foreseen that there would not be a release of hazardous materials. Sources: 15, 16, 22</i>				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  <i>Although the project site is within one-quarter mile of two schools, the project does not include any elements that would emit or handle hazardous materials that would impact the schools. Sources: 15, 16, 22</i>				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>The Phase I and II Environmental Site Analysis prepared for the project did not identify the site as being on the list of hazardous materials site. Therefore, the project would not create a significant hazard. Sources: 15, 16, 22</i>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?  <i>The project site is not within two miles of a public airport. Sources: 15, 16</i>				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  <i>The project site is not within the vicinity of a private airstrip. Sources: 15, 16</i>				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  <i>The Lafayette Emergency Operations Plan (EOP) identifies the city's emergency planning, organizational, and response policies and procedures. Potential natural hazards in Lafayette include dam failure, earthquake, wildland fire, and landslides. The proposed project would not be expected to substantially impair implementation of or physically interfere with the EOP. Source: 2, 15</i>			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?  <i>The hillsides of Lafayette are susceptible to wildland fire. The project would not be more susceptible than other locations in Lafayette. All development plans would be reviewed by the Contra Costa County Fire Protection District (CCCFFPD), which would require fire retardant materials, sprinkler systems, and vegetative clearing if developed. Sources: 8, 38, 42</i>		X		
<b>IX. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?  <i>The project could result in the long-term and short-term degradation of runoff water quality. The project would</i>		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p><i>increase the amount of impervious surface areas and may result in an increase in stormwater runoff. Runoff from the development could contain pollutants with the potential to impact water quality, such as fuel and lubricant leaks from vehicles and landscape fertilizers, pesticides and herbicides. Temporary effects of construction activities would result in soil disturbance that could lead to an increase in soil erosion and sedimentation of streams and drainage channels. Operation and maintenance of construction equipment could also result in fuel and lubricant spillage. The project would be required to comply with the LMC and the City's Storm Water Management Plan. Sources: 8, 10, 20, 24, 42</i></p>				
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> <p><i>The City of Lafayette is not located over any significant groundwater basin as identified by the San Francisco Regional Water Quality Control Board. Sources: 3, 4, 5</i></p>				X
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p> <p><i>The project would impact a riparian corridor. Chapter 3-7, grading, of the LMC requires the evaluation of such changes. Any changes that fall under the jurisdiction of the RWQCB, US Fish &amp; Game, or US Army Corps of Engineers would be forwarded to the appropriate agency for evaluation. Sources: 8, 18, 20, 24</i></p>		X		
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> <p><i>The project would alter the drainage on the site and increase the amount of surface runoff. Chapter 3-7, Grading, of the LMC requires the evaluation of such changes. Any changes that fall under the jurisdiction of the RWQCB, US Fish &amp; Game, or US Army Corps of Engineers would be forwarded to the appropriate agency for evaluation. Sources: 8, 18, 20, 24</i></p>		X		
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>The project would increase the amount of impervious surface in a natural hillside area and could result in an increase in stormwater runoff and additional sources of pollution if not properly mitigated. Sources: 8, 18, 20, 24</i>				
f) Otherwise substantially degrade water quality?  <i>The project would not otherwise substantially degrade water quality. Sources: 8, 18, 20, 24</i>			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  <i>According to the National Flood Insurance Program map, the project site is not within a flood hazard area. Source: 41</i>				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  <i>See IX.g. above.</i>				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  <i>See IX.g. above. The project site is not within the vicinity of a levee. The closest dam is at Lafayette Reservoir, over two miles downhill and to the west of the site. Source: 15</i>				X
j) Inundation by seiche, tsunami, or mudflow?  <i>The project site is a hillside site which could have the potential for the conditions required for mudflow. Chapter 3.7, Grading, and Chapter 6-20, Hillside Development, would mitigate this potential. Seiches or tsunamis are not threats to the project site. Sources: 8, 15</i>			X	
<b>X. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?  <i>The project site is within the incorporated boundaries of the City of Lafayette, and it is designated on the General Plan and zoned for the proposed use. Sources: 5, 8</i>			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>The multifamily project is consistent with the General Plan designation of Administrative / Professional Office / Multi-Family Residential and is allowed with a land use permit under the zoning classification of Administrative / Professional Office. However, the project is also subject to Chapter 6-20, Hillside Development, and it would have to comply with these regulations to avoid or mitigate impacts to the hillsides. Sources: 5, 8</i>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  <i>The project site is not subject to a habitat conservation plan or natural community conservation plan. Sources: 3, 4, 5, 18</i>				X
<b>XI. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?  <i>There are no known mineral resources in Lafayette. Sources: 5, 15</i>				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?  <i>There are no known mineral resources in Lafayette. Sources: 5, 15</i>				X
<b>XII. NOISE – Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?  <i>The project site is subject to outdoor noise levels in excess of the General Plan and zoning standards. Mitigation measures would be required to reduce the impact on project residents. Potential noise impacts include short duration increases in noise levels during the construction phases of the project and on-site stationary noise sources. The closest residences to the project site are approximately 200 feet to the east. The City has a set of standard conditions of approval to mitigate construction phase noise, such as limitations on days and hours for construction and equipment, and for ongoing operations. Sources: 5, 8, 19</i>		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p><i>The potential for groundborne vibration or noise would be related to construction. Since the project site is approximately 200 feet from existing residences, noise impacts associated with the project should not be significant. The Planning &amp; Building Services Division has a set of standard conditions of approval to help mitigate construction phase noise, such as limitations on days and hours for construction and equipment. Sources: 5, 8, 19</i></p>				
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p><i>The project would increase the ambient noise levels approximately 1 Ldn over 10 years. This would not be a significant increase over the existing ambient noise levels. Sources: 5, 8, 19</i></p>			X	
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p><i>There would be some unavoidable increase in noise levels during construction. See XI.a.through c. above.</i></p>		X		
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> <p><i>See VIII.e. and f. above.</i></p>				X
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p><i>See VIII.e. and f. above.</i></p>				X
<b>XIII. POPULATION AND HOUSING – Would the project:</b>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p><i>The project could result in 658 new residents in this area of Lafayette. This is based on 2.09 persons/unit, the 2010 Census average household size in renter-occupied units in Lafayette. While the project meets the General Plan's residential density of 35 units per acre, this would be a significant increase in this area of undeveloped hillsides,</i></p>	X			



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>regional park, single-family residences, and schools. Sources: 5, 32</i>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?  <i>There is only one existing residential unit on the project site. Sources: 15, 22</i>				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?  <i>There is only one existing residential unit on the project site. Sources: 15, 22</i>				X
<b>XIV. PUBLIC SERVICES</b> – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
• Fire protection?  <i>The CCCFPD would provide fire service to the project. The General Plan sets standards for the delivery of fire protection services. The target response time is five minutes. In 2007, CCCFPD responded to only 50 percent of its priority calls within less than seven minutes. Mitigation could be required to offset potential response delays to the project site. Sources: 5, 12, 38</i>		X		
• Police protection?  <i>The project could potentially result in 658 new Lafayette residents and an additional 500 calls for service per year. The General Plan requires mitigation, if necessary, to maintain the City's standard for police services. Sources: 5, 12</i>		X		
• Schools?  <i>The project would generate additional students for the Lafayette Unified School District at Springhill Elementary and Stanley Middle Schools and Acalanes Union High School District at Acalanes High School. While school enrollments have been trending downwards over the last ten years, mitigation could be required to offset impacts on school facilities. Sources: 5, 12, 33, 40</i>		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> <li>Parks?  <i>The City adopted a park standard of five acres of parkland per 1,000 persons. The project could generate 658 residents. At the standard level of service for parks, that would require 1.5 additional acres of parkland. The project would be required to pay Parkland Dedication and Park Facilities impact fees to satisfy this requirement. Sources: 5,9</i></li> </ul>		X		
<ul style="list-style-type: none"> <li>Other public facilities?  <i>No other public facilities have been identified that could be significantly affected by the project. Sources: 12, 16</i></li> </ul>				X
<b>XV. RECREATION –</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?  <i>The project would be required to pay Parkland Dedication and Park Facilities impact fees to mitigate project-related impacts on parks and facilities. Sources: 5, 9</i>		X		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?  <i>The project includes a swimming pool, clubhouse, and lawn areas for play. No significant impacts would be anticipated from these facilities. Sources: 8, 15, 16, 42</i>			X	
<b>XVI. TRANSPORTATION / TRAFFIC – Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?  <i>The General Plan establishes a Level of Service standard of "good" D for all signalized intersections outside the downtown. The Final EIR for the Downtown Specific Plan analyzed cumulative traffic under the General Plan buildout, and found that Mount Diablo / Pleasant Hill Road and Pleasant Hill Road / EB SR 24 onramp intersections would remain at LOS B. Sources: 5, 12, 28</i>		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> <p><i>The Contra Costa Transportation Authority has designated Pleasant Hill Road north of SR 24 as a Route of Regional Significance. The Final EIR for the Downtown Specific Plan analyzed cumulative traffic under the General Plan and found that Pleasant Hill Road north of SR 24 would be a significant impact. The Delay Index would exceed 2.0. Individual projects that generate more than 50 or more net new peak hour trips could contribute to this impact. The project would generate more than this number of net new trips. Sources: 5, 12, 28</i></p>	X			
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p><i>The project would not affect air traffic patterns. Source: 15</i></p>				X
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p><i>The project would have two access driveways on Deer Hill Road. Given the topography and alignment of this arterial and its use as a route to Acalanes High School, these two new access points could substantially increase hazards on this street. Sources: 15, 16, 26, 28</i></p>	X			
<p>e) Result in inadequate emergency access?</p> <p><i>The project's emergency access would be subject to the LMC and CCCFPD standards for emergency access. Sources: 8, 38</i></p>		X		
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> <p><i>The project's improvements include sidewalks and bicycle facilities. Sources: 1, 7, 11, 26, 27, 28</i></p>			X	
<b>XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p><i>The project would be required to comply with RWQCB treatment standards for wastewater. The project would increase the volume of wastewater for treatment at the</i></p>			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Central Contra Costa Sanitary District facility, but the increase would be negligible. Sources: 12, 35</i>				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  <i>See XVII.a. above.</i>			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  <i>The City of Lafayette and 20 other Contra Costa County permittees are subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) permit issued by RWQCB. The permit requires permittees to reduce pollutants to the maximum extent practicable. The City's stormwater management plan contains specific best practices required for all new development. The project would be required to limit the amount of stormwater leaving each site. Sources: 8, 10, 20, 36</i>		X		
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  <i>Future water demand for the City of Lafayette through 2040 was discussed with the City by EBMUD during the preparation of its Water Treatment and Transmission Improvements Program in 2006. The Program considered growth in Lafayette under the General Plan; the project would be consistent with the buildout projected by the General Plan. Sources: 5, 39</i>			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?  <i>See VII.a. above.</i>			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  <i>Solid waste from the project would be transferred to the Keller Canyon Landfill in Contra Costa County. The Landfill receives about 2,500 tons of waste per day; remaining capacity is about 63 million cubic yards. The project could generate 0.75 tons of waste per day. Therefore, the Landfill has sufficient capacity to accommodate the project's solid</i>			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
waste. Sources: 12				
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p> <p><i>The City of Lafayette has achieved a waste diversion rate of 52 percent which is better than the state-mandated goal of 50 percent. Solid waste from the project would not be expected to inhibit or impact Lafayette's ability to achieve a 50 percent diversion rate. However, construction and demolition activities necessary for development could generate significant levels of solid waste, vegetative waste, and construction debris if proper mitigation measures were not implemented. The project would be subject to the requirements of Chapter 5-6, Construction and Demolition Debris Recycling, LMC, to complete a waste management plan indicating at least a 50 percent diversion of project construction and demolition debris. Sources: 8, 12, 42</i></p>			X	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –</b>				
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Unless mitigated, the project could impact the following environmental factors:</i></p> <ul style="list-style-type: none"> <li>• Aesthetics</li> <li>• Air Quality</li> <li>• Biological Resources</li> <li>• Geology / Soils</li> <li>• Greenhouse Gas Emissions</li> <li>• Hydrology / Water Quality</li> <li>• Land Use / Planning</li> <li>• Noise</li> <li>• Population / Housing</li> <li>• Public Services</li> <li>• Recreation</li> <li>• Transportation / Traffic</li> <li>• Utilities / Service Systems</li> </ul>	X			
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the</p>	X			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>effects of probable future projects)?</p> <p><i>The project could have potentially significant impacts that could be cumulative considerable for the following environmental factors:</i></p> <ul style="list-style-type: none"> <li>• <i>Aesthetics</i></li> <li>• <i>Land Use / Planning</i></li> <li>• <i>Population / Housing</i></li> <li>• <i>Transportation / Traffic</i></li> </ul>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The project could adversely affect human beings, directly or indirectly, through additional traffic hazards.</i></p>	<b>X</b>			

**Sources:**

City of Lafayette Plans:

1. Bikeways Master Plan, 2006
2. Emergency Operations Plan
3. General Plan Revision Final EIR, 2002
4. General Plan Revision Final EIR Addendum, 2009
5. General Plan, 2002 (amended through 2011)
6. Initial Study for General Plan Amendment 02-04
7. Master Walkways Plan, 2008
8. Municipal Code
9. Park and Recreation Facilities Master Plan, 2009
10. Stormwater Master Plan
11. Trails Master Plan, 2006

Other City Documents / Staff:

12. Downtown Lafayette Specific Plan Final Environmental Impact Report. Design Community & Environment, 2010
13. Eastern Deer Hill Opportunities and Constraints Analysis. MHA Environmental Consulting, Inc., August 2006
14. Field Inspection / Investigation
15. Knowledge of the Site, Community
16. Professional Knowledge, Experience with Similar Projects

Project Application:

17. Architectural Plans. LCA Architects
18. Biological Resource Assessment for The Terraces of Lafayette. Marylee Guinon and Olberding Environmental, March 17, 2011
19. CCR Title 24 Noise Study – The Terraces of Lafayette Multifamily Project. Wilson Ihrig & Associates, June 16, 2011
20. Grading and Drainage Plans. BKF Engineers
21. Landscape Plans. Camp & Camp Associates
22. Phase I & II Environmental Site Analysis – The Terraces of Lafayette. ENGEO Inc., June 21, 2011
23. Preliminary Geotechnical Feasibility – The Terraces of Lafayette. ENGEO Inc., March 18, 2011
24. Preliminary Stormwater Control Plan – The Terraces of Lafayette. BKF Engineers, March 21, 2011
25. Screening Analysis of Greenhouse Gases, Criteria, Pollution and Air Toxics for the Proposed Residential Development at Deer Hill Road, Lafayette, CA. ENVIRON International Corporation, June 8, 2011
26. Site Plans. BKF Engineers

27. Site Survey. BKF Engineers
28. The Terraces of Lafayette Traffic Impact Study. Abrams Associates, Inc., June 30, 2011
29. Tree Inventory & Assessment for the Deer Hill and Pleasant Hill Road Project. Traverso Tree Service, March 15, 2011
30. Vegetation Communities – Terraces of Lafayette Survey Area. Marylee Guinon and Olberding Environmental, May 2011
31. Visual Simulations - The Terraces of Lafayette. LCA Architects, May 6, 2011

Other:

32. 2010 Census
33. Acalanes Union High School District
34. Bay Area Air Quality management District
35. Central Contra Costa Sanitary District
36. Contra Costa County Clean Water Program
37. Contra Costa County Congestion Management Plan
38. Contra Costa County Fire Protection District
39. East Bay Municipal Utility District
40. Lafayette Unified School District
41. National Flood Insurance Program, FIRM, June 2009
42. Uniform Building Codes

