

A P P E N D I X L

PUBLIC SERVICES AND UTILITIES
SYSTEMS RESPONSE LETTERS



APPENDIX L1:
FIRE PROTECTION AND
EMERGENCY MEDICAL RESPONSE



Seung Hong

From: Leach.Ted [TLeac@cccfd.org]
Sent: Monday, October 31, 2011 5:27 PM
To: Seung Yen Hong
Subject: The Terraces of Lafayette EIR Questions

Seung,

Below in **red** are the remaining answers to your questions. I hope this covers you questions adequately.

1. I would be the Fire District contact for further information.
2. Station 15 would be the primary responding station, located at 3338 Mt. Diablo Boulevard in Lafayette. All CCCFPD stations are staffed with three (3) personnel 24 hours per day. A 24-hour shift includes one (1) Captain, one (1) Engineer, and one (1) firefighter. Each three (3) person crew includes at least one (1) paramedic. Station 15 is equipped with a Type 1 Engine and a Type 3W Engine.
3. Based on the location of existing stations, available equipment and current department staffing, the Fire District considers its service levels adequate for fire protection services in the project area.
4. The Fire District currently has no plans to develop new fire stations, or make improvements to the staff/equipment levels of the stations in the area of the proposed project.
5. Contra Costa County Fire Protection District (CCCFPD) serves the following cities: Antioch, Clayton, Concord, Lafayette, Martinez, Pittsburg, Pleasant Hill, and San Pablo. CCCFPD also serves all unincorporated areas associated with the above mentioned cities including Alamo (north of Livorna), Bay Point, El Sobrante, North Richmond (unincorporated) and Pacheco. In addition, CCCFPD is contracted to provide Fire Prevention, Plan Review and Fire Investigation services to Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, and Oakley.
6. CCCFPD has an auto-aid agreement with its neighboring agencies. Of these agencies, Moraga-Orinda Fire and San Ramon Valley Fire would be the applicable agencies with respect to this project .
7. The Fire District provides fire protection services as well a combined response from American Medical Response (AMR) ambulance service for advanced life support (paramedic) services. Transport is provided by AMR. All CCCFPD stations are staffed with at least one (1) paramedic. Contra Costa County Environmental Health Services -Hazardous Waste Division provides HAZ-MAT services.
8. **Currently, the budget for the Fire District is approximately 100,000,000.00. Funding, for the most part comes from Property taxes, RDA's, CSA's.**
9. There currently is no fire facility impact fees for the City of Lafayette.
10. The average Fire District response time is 6 minutes. The Fire District has an objective to uphold a 5 minute primary response time to 90 percent of all service calls. Based on nationally recognized standards, the Fire District also strives to have the capacity to deploy an initial full alarm assignment within an eight (8) minute response time to 90 percent of the incidents.
11. **(See #17)**
12. **The following is an incident summary for the Fire District from 10/31/2010 to 10/31/2011:**

INCIDENT TYPE	COUNT	AVERAGE RESPONSE TIME
FIRE	1,551	6:51
RUPTURE/EXPLOSION	21	6:39
EMS/RESCUE	29,579	6:00
HAZARDOUS CONDITIONS	809	7:46
SERVICE CALL	2,033	54:14

GOOD INTENT	7,847	8:36
FALSE CALL	1,536	7:59
SEVERE WEATHER	4	5:37
OTHER	18	10:38
<u>BLANK OR INVALID</u>	<u>10,307</u>	<u>N/A</u>
TOTAL	53,705	

13. CCCFPD has an ISO rating of Class 3.
14. This project is not within a fire hazard zone, though this area has experienced wildland fires.
15. The project is not within a fire hazard severity zone, however it is recommended that defensible space be provided as necessary between adjacent areas of native vegetation.
16. Yes, CCCFPD is responsible for assessing hydrants and fire flow capability for new developments. Hydrant placement is a maximum of 500 feet on center where as no property is more than 250 feet from a hydrant. This maximum distance between hydrants may be reduced depending on the size and construction type of a building. Additionally, fire flow is determined by square footage and construction type, however 1500 GPM would be considered the minimum fire flow requirement.
17. The implementation of the proposed project would not require new facilities or equipment, however the Fire District would expect to see impact fees in the amount of \$285 per dwelling unit.
18. With adequate access and water supply, and the requirement for the housing units to be protected by fire sprinklers and monitored/supervised by a UL listed Central Station monitoring company, the Fire District has no recommendations that could reduce the demand for services other than an increase in construction type.
19. Station 15 is the primary responding station to the proposed development, however an initial full alarm assignment would include four additional stations which could include the following stations listed below.
20. Number of calls from 10/31/2010 to 10/31/2011:

<u>STATION #</u>	<u># OF INCIDENTS</u>
15	382
17	52
1	632
2	714
3	132

21. The Fire District has experienced budget cuts, however these cuts have not reduced the Fire Districts ability to provide fire suppression and EMS services to the community.

Regards,

Ted Leach - Fire Inspector
 Contra Costa County
 Fire Protection District
 2010 Geary Road
 Pleasant Hill, CA 94523
 (925) 941-3539

Contra Costa County



Fire Protection District

April 25, 2011

Mr. Norm Dyer
LCA Architects
245 Ygnacio Valley Road, Suite 200
Walnut Creek, CA 94596

RECEIVED

APR 28 2011

LCA ARCHITECTS, INC.

Subject: The Terraces of Lafayette
3233 Deer Hill Road, Lafayette
APN 232-150-027
CCCFPD Project No.: P-C05-11-0496

Dear Mr. Dyer:

We have reviewed the site improvement plans, dated 3/21/11, for a proposed multifamily apartment complex consisting of fourteen (14) two and three story residential buildings, a two-story clubhouse, and a leasing office. The following is required for Fire District approval in accordance with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the California Vehicle Code (CVC), and adopted ordinances:

1. Emergency vehicle access, as shown on Sheets A1, GD-1, GD-2 and GD-3, **does not comply** with the minimum required inside turning radius of 25 feet and the minimum outside turning radius of 45 feet.

Emergency apparatus access roadways with a driving surface of not less than 20-feet unobstructed width shall be provided to within 150 feet of travel distance to all portions of the exterior walls of every building. Access roadways shall not exceed 20% grade. **Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard.** (503) CFC
2. All access roadways shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (503.3) CFC
3. The dead-end emergency apparatus access roadway at **Building M** shall be provided with approved provisions for the turning around of Fire District apparatus. Contact the Fire District for approved designs. (503.2.5) CFC
4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for a duration of 180 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
5. The developer shall provide a minimum of nine (9) hydrants of the East Bay type. **Refer to the returned plans for approved hydrant locations.** (C103.1) CFC
6. The developer shall submit three (3) copies of **revised** site improvement plans indicating approved hydrant locations and corrected fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC
7. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

8. The buildings as proposed shall be protected with an approved automatic fire sprinkler system. Submit three (3) sets of plans to this office for review and approval prior to installation. (903.2) CFC, Contra Costa County Ordinance 2010-15

Note: Fire department connections (FDC) shall be fronting the buildings they serve and shall be accessible to fire apparatus devoid of any visual or physical obstruction between the FDC and the access roadway.

9. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
10. The developer shall submit a computer-aided design (CAD) digital file copy of the subject project to the Fire District upon final approval of the site improvement plans or subdivision map. CAD file shall be saved in the latest AutoCAD® .DXF file format. (501) CFC
11. The developer shall submit three (3) complete sets of building plans and specifications for each building type, including plans for the following required deferred submittals, to the Fire District for review and approval **prior to** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1), (901.2) CFC, (107) CBC
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

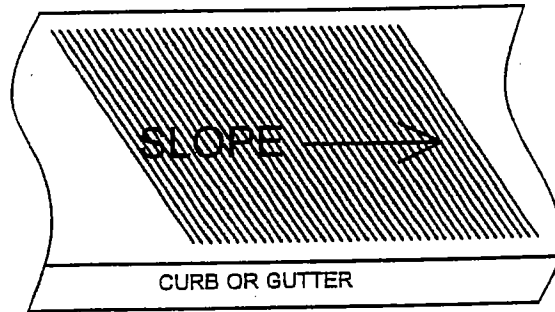
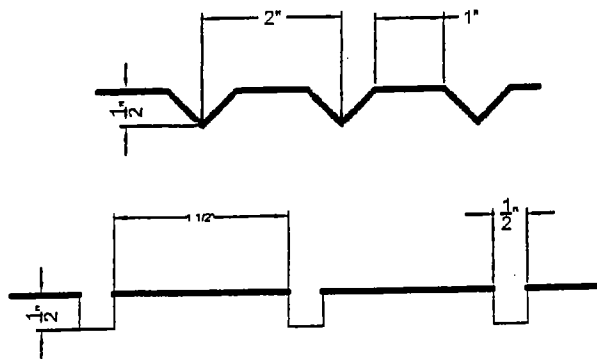


Ted Leach
Fire Inspector

TL/cm

Attachment: Grooved Concrete Detail

c: City of Lafayette
Planning Services Division
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549



GROOVES SHALL BE ANGLED TO PROVIDE DRAINAGE WHERE NECESSARY. 10-45 DEGREES

NOTES:

- 1) GRADE DIFFERENCE BETWEEN INTERSECTING STREET CROSS SLOPE AND CENTERLINE OF PROPOSED ACCESS ROAD IS TO BE NO GREATER THAN 10% FOR 10 FEET STARTING FROM FACE OF CURB OR EDGE OF PAVEMENT. IN NO CASE SHALL GRADE FROM FACE OF CURB OR EDGE OF PAVEMENT BE GREATER THAN 10% WITHIN THE FIRST 10 FEET.
- 2) WHEN APPROVED BY THE FIRE DISTRICT ACCESS ROADS SERVING NOT MORE THAN TWO (2) SINGLE FAMILY RESIDENTIAL UNITS ACCESSIBLE SOLELY BY ENGINE COMPANY RESPONSE AND COMPLETELY PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE MAX. GRADE MAY BE INCREASED BUT NOT EXCEED 20%
- 3) GROOVED CONCRETE IS REQUIRED ON ALL ACCESS ROADS OR DRIVEWAYS OVER 16% GRADE.
- 4) DIMENSIONS SHOWN ARE APPROXIMATE.
- 5) FINAL DRIVEWAY INSPECTION IS DONE BY THE FIRE DISTRICT. FINAL PUBLIC AND PRIVATE ROADWAYS INSPECTION IS DONE BY LOCAL BUILDING AND GRADING DEPARTMENT.

GROOVED CONCRETE DRIVEWAY DETAIL

APPROVED BY:	CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT	DATE: 03/25/05
	2010 GEARY ROAD, PLEASANT HILL, CA 94523 (925) 941-3300	SCALE: NONE
		DWG NO.: FPS-001-D3

APPENDIX L2:
LAW ENFORCEMENT





3675 Mt. Diablo Blvd., Suite 130
 Lafayette, CA 94549
 (925) 283-3680
 (925) 283-4126
 24 Hour Dispatch (925) 284-5010

Lafayette Police Department

Seung Yen Hong
 Planner
 The Planning Center / DC&E
 1625 Shattuck Ave. Suite 300
 Berkeley, CA 94709

I have reviewed the questions related to the CEQA Guidelines for police services and the Project. As the Chief of Police, I can be the main contact regarding police service delivery for the project area. The project area falls within the jurisdiction of the Lafayette Police Department. While the Lafayette Police Department is a contract police agency with the Contra Costa County Sheriff's Office, all police services for the project area would be delivered by the Lafayette Police Department. As a police agency within the County of Contra Costa, we are part of a county agreement that includes a mutual aid agreement. The most likely agencies that would respond in the event of a request for mutual aid would be Moraga PD, Orinda PD, Walnut Creek PD, Pleasant Hill PD and the Sheriff's Office.

The Lafayette Police Department is located at 3675 Mt. Diablo Blvd. This location is west of the main commercial area of the city but, is near the geographic middle of the city. The Lafayette Police Department sworn officers consist of 1 Chief, 2 Sergeants, 9 Patrol Officers, 2 Traffic Officers and 2 Detectives. There are 4 non-sworn officers, consisting of 1 Community Service Officer, 1 Police Service Officer and 2 Parking Enforcement Officers. The Lafayette Police Department handles an average of 1,800 calls for service per month. Staffing is below standards, as it is .66 officers per capita. These staffing levels are not sufficient to provide the level of service desired by the community. The staffing levels allow for two patrol officers to be on duty at any given time. This staffing level allows for one officer to be responsible for all incidents that occur North of Mt. Diablo Blvd. and one officer responsible for all incidents that occur South of Mt. Diablo Blvd. While the Lafayette Police Department maintains a high level of responsiveness to incidents, the current staffing levels greatly impact the ability for pro-active community policing.

While there is no stated policy for response times, the typical response time is under five minutes. Actual response times depend on the nature of the call and the availability of officers to respond to calls for service. During the month of September, the Lafayette Police Department responded to 1,261 calls for service. Of those calls, 15 resulted in an arrest being made. 149 of the calls were for alarms and 35 were for 911 calls. During the months of July through September, the City of Lafayette fell victim to 16 Auto Burglaries, 22 Residential Burglaries, 7 stolen vehicles, 8 Grand Thefts, 35 disturbing the peace calls and 2 Domestic Violence incidents.

The project area has very few residences or businesses in the immediate area at this time and therefore, this area is not a "hot-spot" for criminal activity. There are major concerns with the area of the project and it's proximity to Acalanes High School. Apartment complexes are historically know for being difficult to effectively patrol due the sheer number of areas that are not accessible except on foot. Apartment complexes in general are also easy targets for criminals due to the concentration of vehicles and residences. These issues, combined with the close proximity to the school amount to an increased crime rate for this part of the city. Assuming the project area maintained the same crime rate as the rest of the city, this project would increase the calls for service by 3%.

The second concern for this project area is the traffic impact for the area. While the site plan appears to conform to the requirements that the Lafayette Police would have for emergency access, the traffic impact at the Pleasant Hill Rd/Deer Hill Rd. intersection could be significant. This particular intersection is currently very busy and congested. The addition of the vehicles from this project will have a negative impact on the project area.



January 17, 2012

Page 2

Based on the increase in traffic related issues and the high potential for increased crimes in the project area, the Lafayette Police Department will be negatively impacted. It is difficult to quantify the amount of impact due to the many variables but, I think that it is safe to say that the project will increase the workload of the department. Due to budget restraints the Lafayette Police Department would not be able to increase the staffing levels and would have to absorb the increased workload. This would, in effect, negatively impact our current service levels.

There are many things that can be done to lessen the impact on the demands for police service at this location. Most are crime prevention measures such as outdoor lighting, security gates, video surveillance and environmental design. These items could be addressed at the time of design review and approval by the cities planning department.

Sincerely

Michael Hubbard
Chief of Police
Lafayette Police Department



Seung Hong

From: Hubbard, Mike [mHubbard@lovelafayette.org]

Sent: Tuesday, October 25, 2011 3:09 PM

To: Seung Yen Hong

Subject: Re: Terraces of Lafayette: Follow-up questions

We are dispatched by the Contra Costa County Sheriff's Office. Calls are dispatched as either priority one or two. Unfortunately, priority one calls include a great deal of call types that do not fit into the criteria of life threatening or criminal misconduct. Our response time to priority one calls is an average of 4:50. This number is skewed since it includes many types of calls that are not life threatening or of a criminal nature. There is no statistical data on life threatening call or calls involving criminal misconduct. Our response time for priority two calls is 6:50.

I do not have any knowledge about the police department having charge of calculating or collecting impact fees. The cities CFO may be able to answer that question. As I stated, there is no way of knowing the total impact this project is going to have on the police department. We are already have the lowest staffing per capita in the county and possibly the whole state. Any impact will have a negative effect on the police operation. Since we are already below any staffing level model, the only mitigation would be the addition of an officer. This would amount to roughly \$250,000 annually.

Sent from my iPad

On Oct 25, 2011, at 2:17 PM, "Seung Yen Hong" <Seung@dceplanning.com> wrote:

Hi Mike,

I have come up with one more question. You said, "There is no stated policy for response times, the typical response time is under five minutes." Could you disaggregate the response times into priority calls and non-priority calls, please? I am wondering if the current response times meet a goal of the City's General Plan (Policy 7.3-Response Time Standards: Strive to maintain a three-minute re-sponse time for all life-threatening calls and those involving criminal misconduct, and a seven minute response time for the majority of non-emergency calls).

And just to clarify, the Department is in charge of calculating and collecting the impact fees, and will do so when reviewing the site plan of this project, right? Or when do you think the Department can accurately calculate the impact fees? We should identify when, to whom, how the impact fees are paid in the EIR.

You can either call me or email me to respond to these questions.
Thanks for your help,

Seung

Seung Yen Hong
Planner

THE PLANNING CENTER | DC&E
1625 Shattuck Avenue, Suite 300 | Berkeley CA 94709
510.848.3815 +323 | 510.848.4315 (f)
seung@dceplanning.com
www.planningcenter.com | www.dceplanning.com



Please consider the environment before printing this e-mail.

APPENDIX L3:
SCHOOLS





such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Please provide us with any documents (or links to such documents) related to schools in the Project area, including background information, policy documents, and plans for expansion.
www.acelass.k12.tx.us
2. Is any of the following information available in GIS format:
 - ◆ School district boundaries
 - ◆ School locations (public, charter, and private) *NO*
 - ◆ School facility locations
3. Please provide specific information on each of the public schools including the following:
 - ◆ name *Aransas High School*
 - ◆ student population served *1,366*
 - ◆ address/location *1200 Pleasant Hill Road, Lakeville*
 - ◆ acres *24*
 - ◆ square footage of buildings and classrooms *191,179*
 - ◆ capacity *1,400*
 - ◆ enrollment (in 2000-11) *1,366*
 - ◆ recent renovation *(2) classrooms + swimming pool*
4. What other facilities does the school district own and operate? What is each being used for? *3 comprehensive High School + Adol Education*
5. Are any new schools planned or are there any major renovations currently underway or planned for existing schools? If so, please provide specifics. *No new school renovations at that others*
6. Are there any existing deficiencies, such as overcrowding or lack of funding? *yes NO*
7. Has the school district projected future enrollment? *yes - five years*
8. Do you have generation factors for residential and non-residential uses? If so, what are the factors? *.17-.25 residential for H.S.*
9. What is the total yearly budget for schools in the City? Where does the funding come from? *\$55 million district budget*
State, Federal, local
10. How are new schools funded? *N/A*
11. What are the impact fees for schools levied on new developments in the District? Residential/Commercial? *N/A*



12. Please comment on the potential impact of an additional 658 residents in the area over the next 20 years on the Acalanes Union High School District.
13. Would the School District need to construct new facilities or expand existing facilities in order to accommodate the project's demand for school services? *No*
14. Please provide recommendations that could reduce the demand for school services created by the proposed project. *fewer units or no project*

*53-78
students generated
from project*

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific **school services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than Friday, October 21, 2011. Should you have any questions, feel free to call me at (510) 848-3815 ext. 320. You may also reach me by email at seung@dceplanning.com and by fax at (510) 848-4315.

Sincerely,

The Planning Center | DC&E

Seung Yen Hong
Planner

Enclosed:
Project Regional and Vicinity Map
Project Site Map

**Acalanes Union High School District
Five-Year Enrollment Projection**

2012-2013 School Year						
School	9th	10th	11th	12th	ngraded	Total
Acalanes	365	317	344	373	0	1,399
Campolindo	323	292	299	334	0	1,248
Las Lomas	381	386	370	384	0	1,521
Miramonte	277	266	313	274	0	1,129
CIS	1	6	13	29	0	49
NPS	5	3	3	0	4	15
Transition	0	0	0	0	22	22
Total	1,352	1,270	1,342	1,394	26	5,382

2013-2014 School Year						
School	9th	10th	11th	12th	ngraded	Total
Acalanes	320	365	310	338	0	1,333
Campolindo	317	317	285	292	0	1,212
Las Lomas	400	386	370	361	0	1,517
Miramonte	323	279	264	306	0	1,171
CIS	1	6	13	29	0	49
NPS	5	3	3	0	4	15
Transition	0	0	0	0	22	22
Total	1,367	1,356	1,244	1,326	26	5,319

2014-2015 School Year						
School	9th	10th	11th	12th	ngraded	Total
Acalanes	394	320	357	305	0	1,376
Campolindo	321	312	310	279	0	1,221
Las Lomas	382	406	370	361	0	1,519
Miramonte	322	325	277	258	0	1,182
CIS	1	6	13	29	0	49
NPS	5	3	3	0	4	15
Transition	0	0	0	0	22	22
Total	1,425	1,371	1,329	1,231	26	5,383

2015-2016 Shool Year						
School	9th	10th	11th	12th	ngraded	Total
Acalanes	340	394	313	351	0	1,398
Campolindo	341	315	305	303	0	1,263
Las Lomas	398	387	389	361	0	1,535
Miramonte	304	324	322	271	0	1,221
CIS	1	6	13	29	0	49
NPS	5	3	3	0	4	15
Transition	0	0	0	0	22	22
Total	1,390	1,430	1,345	1,314	26	5,504

2016-2017 School Year						
School	9th	10th	11th	12th	ngraded	Total
Acalanes	351	340	386	308	0	1,385
Campolindo	320	335	308	298	0	1,260
Las Lomas	426	404	371	379	0	1,580
Miramonte	329	306	322	315	0	1,272
CIS	1	6	13	29	0	49
NPS	5	3	3	0	4	15
Transition	0	0	0	0	22	22
Total	1,432	1,394	1,402	1,329	26	5,583

CBEDS 2011-2012						
School	9th	10th	11th	12th	Ungraded	Total
AHS	317	352	379	318	0	1,366
CHS	297	306	342	341	0	1,286
LLHS	381	386	393	322	0	1,482
MHS	264	315	280	324	0	1,183
CIS	1	6	13	29	0	49
Transition	0	0	0	0	22	22
NPS	5	3	3	0	4	15
Total	1,265	1,368	1,410	1,334	26	5,403



Lafayette School District

3477 School Street, Lafayette, CA 94549

Telephone: 925.927.3500 Fax: 925.284.1525

Website: <http://www.lafsd.k12.ca.us>

October 19, 2011

The Planning Center / DC&E
1625 Shattuck Avenue, Suite 300
Berkeley, CA 94709

Attn: Seung Yen Hong, Planner

Re: The Terraces of Lafayette EIR – Information Requests

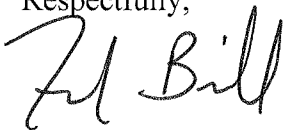
In response to your letter dated October 6, 2011, we are happy to provide the following information:

1. Documents related to schools in the project area, including background information, policy documents, and plans for expansion. There is a plan for fields renovation, compiled (but not implemented) approximately five years ago by Carducci and Associates. There are no plans for expansion to schools in the project area at this time.
2. We have no information in GIS format.
3. School Information. See attachments, one for each of the five schools (Burton Valley Elementary, Happy Valley Elementary, Lafayette Elementary, Springhill Elementary, M.H. Stanley Middle)
4. Other district-owned facilities:
 - a. Montecito site, 999 Leland Rd., Lafayette.
This facility is leased to The Meher School, a private school.
 - b. Lafayette School District Maintenance and Grounds Shop
943 First St., Lafayette.
 - c. Lafayette School District Administration Office
3477 School St., Lafayette
5. No new schools planned. No new schools are planned. Other than the addition of a portable classroom at Lafayette Elementary this year (see site information attached) no major renovations currently underway or planned for existing schools.
6. Existing deficiencies:
 - a. Overcrowding? No
 - b. Lack of funding? Yes. Due to lack of funding and resultant teacher reductions, class sizes have increased.

7. The District has not projected future enrollment.¹
8. The District has no generation factors.¹
9. Budget. Funds come from state, federal and local sources
 - a. General Fund = \$31.97 million
 - b. Other Funds = \$10.5 million
10. New schools are funded through application to the State for funding and through issuing General Obligation Bonds.
11. Currently, the District is not levying/collecting impact fees on new developments. Collection of fees ceased in January 2007 as declining enrollment no longer justified the levy.¹
12. Comment on potential impact of 658 residents in the area over the next 20 years. The District may need to build additional classrooms on some campuses.
13. The effect of the project on the schools in the project area would be increased enrollment. Currently the project area is within the Springhill Elementary attendance area for K-5 students and Stanley Middle School for grades 6-8. The District may need to redraw internal K-5 school attendance area boundaries to redirect K-5 students to other K-5 school(s) in the district if the increased enrollment in the project area impacts Springhill Elementary School. As the District has just one middle school (6-8) the effect would be increased enrollment.
14. The need to construct new facilities or expand existing facilities in order to accommodate the project's demand for school services is dependent on the number of students. The District may need to build additional classrooms on some campuses.

Feel free to contact my office if you need further information.

Respectfully,



Fred Brill, Ed.D.
Superintendent
Lafayette School District

FB/js

Attachments: Five (5), one for each site (Burton Valley, Happy Valley, Lafayette, Springhill and Stanley), including enrollment history, acreage, square footage of classrooms, capacity and recent renovations.

¹ The District is planning to hire a consultant to do a demographic study and a Developers' Impact Study to determine if collection of impact fees may be reinstated. The study will provide generation factors for residential and non-residential uses.



Lafayette School District

3477 School Street, Lafayette, CA 94549

Telephone: 925.927.3500 Fax: 925.284.1525

Website: <http://www.lafsd.k12.ca.us>

November 1, 2011

The Planning Center / DC&E
1625 Shattuck Avenue, Suite 300
Berkeley, CA 94709

Attn: Seung Yen Hong, Planner

Re: The Terraces of Lafayette EIR – Information Request Follow-up Questions

In response to your email dated October 25, 2011, we are happy to provide the following answers to your follow-up questions:

1. The number of portable classrooms (please confirm): Lafayette Elementary - one portable (and adding one more this year); Happy Valley Elementary - one three-room modular building and two portables; Springhill School - two portables, and Burton Valley School - one three-room modular building and three portables.

Lafayette: Correct. Please note that there are also two other portables on that campus. One is leased to the County for an educational program; the other portable is owned and occupied by a privately-run childcare center.

Happy Valley: Correct, with clarifications. One portable and one 3-room modular are used as classrooms. A second portable is leased to the Boy Scouts, and is not used as a classroom. There is also a modular building on campus that is owned and occupied by a privately-run childcare center.

Burton Valley: Correct. Please note that there is also a large modular structure, owned and occupied by privately-run on-site childcare center.

Springhill: Correct. Please note that there is also a modular building owned and occupied by privately-run on-site childcare center.

2. Hiring a consultant: Do you know when the District will hire the consultant?
The District will need to call for RFPs (Request for Proposals). To date we have only one. Within this year or early next year? Our goal is to do this within the current fiscal year, 2011-12. Also, the District is in charge of calculating and collecting the impact fees, and will do so when reviewing the site plan of this project, right?
No. The County Building Department calculates and collects the fees for the District before building permits are issued to developers or residents who plan to increase their homes square footage. Or, when do you think the District can accurately calculate the impact fees? Cannot do this until a justification study to collect developer fees is completed and approved by the Board.

Feel free to contact my office if you need further information.

Respectfully,

Fred Brill, Ed.D.
Superintendent
Lafayette School District

FB/js

Lafayette School District

2011-12 Budget Information

Summary Enrollment by Grade Level

As of: 11-21-2011

	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	Projected	Projected	Projected	Projected
							2011-12	2012-13	2013-14	2014-15
	Enrollment as of June 30 of the Fiscal Year						10/14/2011	10/14/2011	10/14/2011	10/14/2011
K	353	296	302	339	334	316	359	340	330	330
1	312	366	308	319	365	346	338	367	344	337
2	335	304	378	312	331	371	369	345	369	349
3	314	340	312	389	320	331	387	373	347	375
Gr. 1, 2 & 3	961	1,010	998	1,020	1,016	1,048	1,094	1,085	1,060	1,061
4	357	310	348	312	398	328	347	392	375	353
5	399	356	320	352	317	390	346	349	397	379
Sub-total (K-5)	2,070	1,972	1,968	2,023	2,065	2,082	2,146	2,166	2,162	2,123
SDC	13	19	23	24	25	27	22	22	22	22
K-5 Enrollment	2,083	1,991	1,991	2,047	2,090	2,109	2,168	2,188	2,184	2,145
6	378	412	373	344	371	335	409	360	361	409
Gr. 4, 5 & 6	1,134	1,078	1,041	1,008	1,086	1,053	1,102	1,101	1,133	1,141
7	372	395	419	390	344	383	346	421	366	369
8	441	388	401	424	387	384	391	350	425	370
Gr. 7 & 8	813	783	820	814	731	767	737	771	791	739
Sub-total (Gr. 6-8)	1,191	1,195	1,193	1,158	1,102	1,102	1,146	1,131	1,152	1,148
SDC	-	-	-	-	-	-	-	-	-	-
SH	8	7	7	9	12	6	17	12	12	12
SDC Total	21	26	30	33	37	33	39	34	34	34
SDC Total	21	26	30	33	37	33	39	34	34	34
K-8 Reg Ed Enrollment	3,261	3,167	3,161	3,181	3,167	3,184	3,292	3,297	3,314	3,271
Incr (Decr) in Reg Ed	(16)	(94)	(6)	20	(14)	17	125	5	17	(43)
% Change	-0.5%	-2.9%	-0.2%	0.6%	-0.4%	0.5%	3.9%	0.2%	0.7%	-0.8%
Total Reg Ed & SDC/SH	3,282	3,193	3,191	3,214	3,204	3,217	3,331	3,331	3,348	3,305
Non-Public School	-	-	2	2	2	3	2	2	2	2
Home School ADA (3 included)	-	-	-	-	-	-	-	-	-	-
Total Enrollment	3,282	3,193	3,193	3,216	3,206	3,220	3,333	3,333	3,350	3,307
Incr (Decr) - ALL	(24)	(89)	-	23	(10)	14	127	-	17	(43)
% Change	-0.61%	-2.71%	-0.06%	0.72%	-0.31%	0.41%	3.96%	0.00%	0.51%	-0.78%
FY's ADA	3,168	3,083	3,093	3,124	3,108	3,134	3,230	3,230	3,246	3,204
Funded ADA	3,195	3,168	3,093	3,124	3,124	3,134	3,230	3,230	3,246	3,246
Increase (Decrease)	(115)	(27)	(75)	31	-	10	106	-	16	-
CSR K-3	1,314	1,306	1,300	1,359	1,350	1,364	1,453	1,425	1,390	1,391
Rate of Actual Attendance	96.6%	96.5%	96.9%	97.8%	97.1%	97.8%	97.1%	97.1%	97.1%	97.1%
K-3 Enrollment	1,314	1,306	1,300	1,359	1,350	1,364	1,453	1,425	1,390	1,391
Funded ADA	3,195	3,168	3,093	3,124	3,124	3,134	3,230	3,230	3,230	3,204

Lafayette School District

2011-12 Budget Information

Enrollment by School as of 10/14/2011 (for 1st Interim Report)

Springhill

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	Projected 2011-12	Projected 2012-13	Projected 2013-14	Projected 2014-15
	Enrollment as of June 30 of the Fiscal Year						10/14/2011	10/14/2011	10/14/2011	10/14/2011
K	78	60	56	79	59	68	82	75	70	70
1	78	82	73	60	81	65	66	84	76	71
2	79	77	80	78	62	80	67	68	85	77
3	59	78	77	80	79	61	80	68	68	86
4	83	57	67	74	78	80	57	82	68	68
5	82	84	54	69	79	76	84	58	85	68
<i>Sub-total</i>	459	438	407	440	438	430	436	435	452	440
SDC # 1&4	13	18	22	23	24	27	22	22	22	22
Total	472	456	429	463	462	457	458	457	474	462
Increase (Decr)	-	(16)	(27)	34	(1)	(5)	(4)	(1)	17	(12)
K-3	294	297	286	297	281	274	295	295	299	304

Stanley Middle School

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	Projected 2011-12	Projected 2012-13	Projected 2013-14	Projected 2014-15
	335						10/14/2011	10/14/2011	10/14/2011	10/14/2011
6	378	412	373	344	371	335	409	360	361	409
7	372	395	419	390	344	383	346	421	366	369
8	441	388	401	424	387	384	391	350	425	370
<i>Sub-total</i>	1,191	1,195	1,193	1,158	1,102	1,102	1,146	1,131	1,152	1,148
SDC #2	-	-	-	-	-	-	-	-	-	-
SDC #3	8	7	7	9	12	6	17	12	12	12
Total	1,199	1,202	1,200	1,167	1,114	1,108	1,163	1,143	1,164	1,160
Increase (Decr)	(40)	3	(2)	(33)	(53)	(6)	49	(20)	21	(4)

Summary Totals

Description	2005-06	2007-08	2007-08	2008-09	2009-10	2010-11	Projected 2011-12	Projected 2012-13	Projected 2013-14	Projected 2014-15
	Enrollment as of June 30 of the Fiscal Year							10/14/2011	10/14/2011	10/14/2011
Total Reg E & SDC/SH Enrollment	3,282	3,193	3,191	3,214	3,204	3,217	3,331	3,331	3,348	3,305
Non-Public School	-	-	2	2	2	3	2	2	2	2
Home-School	included by school site									
Total Enrollment	3,282	3,193	3,193	3,216	3,206	3,220	3,333	3,333	3,350	3,307
Increase (Decr)	→ (24)	→ (89)	→ -	→ 23	→ (10)	→ 14	→ 127	→ -	→ 17	→ (43)
CSR K-3	1,314	1,306	1,300	1,359	1,350	1,364	1,453	1,425	1,390	1,391

Lafayette School District

2011-12 Budget Information

Enrollment by School as of 10/14/2011 (for 1st Interim Report)

Burton Valley

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	Projected	Projected	Projected	Projected
							2011-12	2012-13	2013-14	2014-15
							Enrollment as of June 30 of the Fiscal Year			
K	120	100	100	110	114	113	123	120	115	115
1	113	119	100	100	119	103	114	125	120	118
2	119	108	120	100	103	117	120	115	125	120
3	116	121	117	124	101	101	120	120	115	125
4	128	124	138	122	140	109	122	120	120	117
5	151	126	128	137	123	136	117	122	120	120
<i>Sub-total</i>	747	698	703	693	700	679	716	722	715	715
SDC #5	-	1	1	1	1	-	-	-	-	-
Total	747	699	704	694	701	679	716	722	715	715
Increase (Decr)	(6)	(48)	5	(10)	7	(22)	15	6	(7)	-
K-3	468	448	437	434	437	434	477	480	475	478

Happy Valley

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	Projected	Projected	Projected	Projected
							2011-12	2012-13	2013-14	2014-15
							Enrollment as of June 30 of the Fiscal Year			
K	80	58	72	75	80	66	66	65	65	65
1	61	83	59	81	83	85	72	67	66	66
2	60	57	98	60	83	86	86	73	67	67
3	79	61	60	101	61	85	92	87	74	69
4	73	76	64	58	93	58	84	92	87	75
5	70	73	84	63	58	93	58	84	92	88
<i>Sub-total</i>	423	408	437	438	458	473	458	468	451	430
SDC	-	-	-	-	-	-	-	-	-	-
Total	423	408	437	438	458	473	458	468	451	430
Increase (Decr)	3	(15)	29	1	20	15	(15)	10	(17)	(21)
K-3	280	259	289	317	307	322	316	292	272	267

Lafayette

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	Projected	Projected	Projected	Projected
							2011-12	2012-13	2013-14	2014-15
							Enrollment as of June 30 of the Fiscal Year			
K	75	78	74	75	81	69	88	80	80	80
1	60	82	76	78	82	93	86	91	82	82
2	77	62	80	74	83	88	96	89	92	85
3	60	80	58	84	79	84	95	98	90	95
4	73	53	79	58	87	81	84	98	100	93
5	96	73	54	83	57	85	87	85	100	103
<i>Sub-total</i>	441	428	421	452	469	500	536	541	544	538
SDC	-	-	-	-	-	-	-	-	-	-
Total	441	428	421	452	469	500	536	541	544	538
Increase (Decr)	23	(13)	(7)	31	17	31	67	5	3	(6)
K-3	272	302	288	311	325	334	365	358	344	342

LAFAYETTE SCHOOL DISTRICT

Attachment to information request from The Planning Center / DC&E

Re: The Terraces of Lafayette EIR – Information Request

October 19, 2011

BURTON VALLEY ELEMENTARY
561 Merriewood Dr., Lafayette, CA 94549

Kindergarten – 5th grade

Acres	26.74
Square Footage of buildings and classrooms	83,075
Enrollment:	
1999-2000	843
2000-2001	846
2001-2002	806
2002-2003	772
2003-2004	764
2004-2005	753
2005-2006	747
2006-2007	699
2007-2008	704
2008-2009	694
2009-2010	701
2010-2011	700
2011-2012	714

Additional Note: Early Intervention Preschool is located at this site, but enrollment is not reflected in the above numbers. This is a special education program for pre-K students.

Capacity: Depends on class size limitations/state funding for class size reduction/budget considerations.

Recent Renovations: None

LAFAYETTE SCHOOL DISTRICT

Attachment to information request from The Planning Center / DC&E

Re: The Terraces of Lafayette EIR – Information Request

October 19, 2011

HAPPY VALLEY ELEMENTARY
3855 Happy Valley Rd., Lafayette, CA 94549

Kindergarten – 5th grade

Acres	9.547
Square Footage of buildings and classrooms	54,178
Enrollment:	
1999-2000	469
2000-2001	461
2001-2002	460
2002-2003	445
2003-2004	446
2004-2005	420
2005-2006	423
2006-2007	408
2007-2008	437
2008-2009	438
2009-2010	458
2010-2011	461
2011-2012	458

Capacity: Depends on class size limitations/state funding for class size reduction/budget considerations.

Recent Renovations: None

LAFAYETTE SCHOOL DISTRICT

Attachment to information request from The Planning Center / DC&E

Re: The Terraces of Lafayette EIR – Information Request

October 19, 2011

LAFAYETTE ELEMENTARY
950 Moraga Rd., Lafayette, CA 94549

Kindergarten – 5th grade

Acres	7.5
Square Footage of buildings and classrooms	45,861
Enrollment:	
1999-2000	451
2000-2001	468
2001-2002	445
2002-2003	454
2003-2004	424
2004-2005	418
2005-2006	441
2006-2007	428
2007-2008	421
2008-2009	452
2009-2010	469
2010-2011	473
2011-2012	536

Capacity: Depends on class size limitations/state funding for class size reduction/budget considerations.

Recent Renovations: A portable building (one classroom addition) will be installed this school year.

LAFAYETTE SCHOOL DISTRICT

Attachment to information request from The Planning Center / DC&E

Re: The Terraces of Lafayette EIR – Information Request

October 19, 2011

SPRINGHILL ELEMENTARY
3301 Springhill Rd., Lafayette, CA 94549

Kindergarten – 5th grade

Acres	8.088
Square Footage of buildings and classrooms	58,576
Enrollment:	
1999-2000	520
2000-2001	528
2001-2002	490
2002-2003	474
2003-2004	460
2004-2005	472
2005-2006	472
2006-2007	456
2007-2008	429
2008-2009	463
2009-2010	462
2010-2011	458
2011-2012	459

Capacity: Depends on class size limitations/state funding for class size reduction/budget considerations.

Recent Renovations: None

LAFAYETTE SCHOOL DISTRICT

Attachment to information request from The Planning Center / DC&E

Re: The Terraces of Lafayette EIR – Information Request

October 19, 2011

M.H. STANLEY MIDDLE SCHOOL
3455 School St., Lafayette, CA 94549

6th – 8th grades

Acres	17.813
Square Footage of buildings and classrooms	111,005
Enrollment:	
1999-2000	1,247
2000-2001	1,218
2001-2002	1,258
2002-2003	1,275
2003-2004	1,311
2004-2005	1,239
2005-2006	1,199
2006-2007	1,202
2007-2008	1,200
2008-2009	1,167
2009-2010	1,114
2010-2011	1,110
2011-2012	1,165

Capacity: Depends on class size limitations/budget considerations.

Recent Renovations: None

APPENDIX L4:
LIBRARIES



Seung Hong

From: SWeaver@ccclib.org
Sent: Friday, January 27, 2012 10:53 AM
To: Seung Hong
Subject: Re: The Terraces of Lafayette EIR - Information Request

Hello Seung,
 Sorry for the delay. Here are my responses. Please let me know if you require anything else.

1. Who is the key contact for the local libraries?

Susan Weaver, Senior Community Library Manager, Lafayette Library and Learning Center
 or
 Gail McPartland, Deputy County Librarian - Public Services, Contra Costa County Library

2. What library facilities serve the project area?
 What services are provided at each?

The closest library facility is:
 Lafayette Library and Learning Center
 3491 Mt. Diablo Blvd.
 Lafayette, CA

However, Contra Costa County Library includes 26 total libraries and all residents in the County with a library card can request any and all of our books, magazines, DVDs, and CDs sent to them at their local library from any library within the county. Here is a sample of services offered at any library within the county:

Access to books, magazines, DVDs, CD's through physical collections at 26 locations,
 Ebooks and online databases through the library website at ccclib.org
 Educational and cultural programs such as storytimes for children (calendar on the website at ccclib.org)
 Professional assistance for information needs, including reference assistance, readers advisory,
 Free public computers and free public wifi,
 Special programs such as Discover N Go Museum Pass Program, Library-a-Go-Go, and volunteer opportunities

3. Does the library system have any adopted standards (i.e, books per capita, sf per capita)?
 The library uses professional guidelines to bring highest level library services to each community. That said, the library does not have adopted standards which can be applied across the variety of communities within Contra Costa County.

4. What is the funding program for the library system?
 Contra Costa County Library, City of Lafayette, Lafayette Library and Learning Center Foundation and Friends of the Lafayette Library and Learning Center funds library services for Lafayette. The County funds 35 hours of library service in each community where the community funds facility costs.
 Communities may increase library hours at their discretion.

5. Are there any existing deficiencies, such as need for new facilities/staff, lack of funding, etc.?
 No.

6. Would the proposed project require the library to hire more staff or to expand existing facilities in order to accommodate the project's demand for library services?

No.

7. Please provide recommendations that could reduce the demand for library services created by the proposed project.

N/A

Susan Weaver
Senior Community Library Manager
Lafayette Library and Learning Center
3491 Mt. Diablo Blvd.
Lafayette, CA 94549
(925) 385-2280
sweaver@ccclib.org

From: "Seung Hong" <shong@planningcenter.com>
To: <sweaver@ccclib.org>
Date: 01/23/2012 11:17 AM
Subject: The Terraces of Lafayette EIR - Information Request

Dear Susan Weaver:

The Planning Center | DC&E is working with the City of Lafayette Planning Department to prepare an Environmental Impact Report (EIR) for the Terraces of Lafayette Project, herein referred to as "Project." The Project site is located at 3233 Deer Hill Road in east central Lafayette, south of Deer Hill Road, west of Pleasant Hill Road, and north of State Highway 24. The Project includes the approval of a 315-unit multi-family apartment development on an approximately 22.27-acre hillside property.

The purpose of the EIR is to assess the Project's potential impacts to various environmental issue areas and public service agencies. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the questions in the attached file would be greatly appreciated. Please see the attached file for details.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific school services is accurate and complete. In order to attain a timely completion of our analysis, please provide your response no later than Thursday, January 26, 2012. Should you have any questions, feel free to call me at (510) 848-3815 ext. 323. You may also reach me by email at shong@planningcenter.com and by fax at (510) 848-4315.

Sincerely,

Seung

Seung Yen Hong
Planner

2/3/2012

THE PLANNING CENTER | DC&E

1625 Shattuck Avenue, Suite 300 | Berkeley CA 94709

510.848.3815 +323 | 510.848.4315 (f)

shong@planningcenter.com *Please note that my e-mail address has changed.*

www.planningcenter.com | www.dceplanning.com



Consider the environment before printing this e-mail.

[attachment "ServiceLetter_Library.pdf" deleted by Susan Weaver/staff/cccl]

APPENDIX L5:
PARKS AND RECREATIONAL
FACILITIES



Seung Hong

From: Russell, Jennifer [JRussell@ci.lafayette.ca.us]
Sent: Tuesday, October 11, 2011 3:36 PM
To: Seung Yen Hong
Subject: The Terraces of Lafayette EIR - Information Request
Attachments: parks_mp_final_20091130.pdf; Geographic Locations from parks_mp.pdf; Parks Master Plan Background Report 20091130.pdf

These questions were forwarded to me because Anne Blodgett is not the appropriate staff member to answer them. See comments in red. – Jennifer Russell, PTR Director

◆ 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 park and recreational services?

NO

◆ 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?

NO

◆ Would the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

NO

1. Who is the key contact for parks and recreational facilities? Jennifer Russell
2. Please provide any recent or currently applicable policy and planning documents for parks and open spaces for the City (see attached Parks & Rec Facilities Master Plan)
3. Please provide a list of existing City-owned and/or operated recreational facilities and parks, including the location, number of acres and principal uses(s) (e.g., skate park, dog park, passive recreation, camping, baseball, playground, multi-purpose). (see attached background
4. Is the information on the location and size of parks and open spaces available in GIS format?
5. Are there any plans for new or expanded recreational facilities? A proposed bike park is going through environmental review, the downtown strategy includes a few downtown parks in our dept's long range park is being considered but no site has been obtained, the city hopes to completely renovate one of the the Community Center. A Parks, Trails & Recreation multi-year CIP is going before the City Council on
6. What is the City's ratio of park space to inhabitants? **5 acres of parkland per 1,000 residents**
Does the City have a stated goal for this ratio? Has the City adopted a Quimby Act ordinance? **YES**. Does currently meet this standard? **NO The City is about 29 acres short of its goal**
7. Is there a goal for the average or maximum distance from a park or recreational facility? **NO – see Parks & Rec Facilities Master Plan**
If so, what is the goal and is it being met?
8. How are new parks constructed and operated? **They must conform to the General Plan and Park & Master Plan. Formal bid process and environmental review. Operation is provided by a city parks specialist and contractors.**
Where does the funding come from? **Park Improvement fees, grants, donations and general fund.**
9. Is there an impact fee on new development to pay for parks and recreational facilities/ **YES**
10. Please provide a list of fee-based private recreational opportunities (e.g., golf courses, bowling alleys, wineries) **Lafayette Tennis Club, Oakwood Athletic Club, Lafayette Health Club, Yu's N Dance**
11. Are there other State or regional parks serving the project area? What are the types of recreation they provide? **EBMUD Reservoir and Recreation Area – boating, fishing, hiking, picnicking,**

bicycling, Briones Regional Park, hiking, mountain biking, and picnicking.

12. Does the jurisdiction have a joint use agreement with the school district? **NO**

13. Do other facilities serve a dual role of recreational resources, such as drainage facilities? **Not sure.**

14. What will a private development need to provide (e.g. on-site vs. off-site, private vs. public) and who will pay for maintenance? **In-lieu fees for off site parks maintained by the city.**

15. What effect, if any, would the project have on the park and recreational facilities in the project area? **Increase in participation/visitation.**

16. Would the City of Lafayette need to construct new facilities or expand existing facilities in order to accommodate the project's demand for park and recreational services? **Since no specific park has been identified adjacent to the development, existing facilities would be**

17. Please provide recommendations that could reduce the demand for park and recreational services created by the proposed project. **No recommendations come to mind.**

Jennifer Russell, Director

City of Lafayette Parks, Trails & Recreation Dept.

APPENDIX L6:
WASTEWATER





Central Contra Costa Sanitary District

Protecting public health and the environment

5019 Imhoff Place, Martinez, CA 94553-4392

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centrcsan.org

October 7, 2011

Seung Yen Hong, Planner
The Planning Center|DC&E
1625 Shattuck Avenue, Suite 300
Berkeley, CA 94709

JAMES M. KELLY
General Manager

KENTON L. ALM
Counsel for the District
(510) 808-2000

ELAINE R. BOEHME
Secretary of the District

Dear Ms. Hong:

SERVICE IMPACTS, PROPOSED 315 UNIT MULTIPLE FAMILY RESIDENTIAL PROJECT; 3233 DEER HILL ROAD (SOUTHWEST CORNER, DEER HILL ROAD AND PLEASANT HILL ROAD), LAFAYETTE; APN 232-150-027; WS 15; MAP 72C1, 72C2, 72D1, 72D2; JOB X379, X5219

In response to your request for an indication of Central Contra Costa Sanitary District's (CCCSD) willingness to provide wastewater utility service to this project, I am confirming that the project site is within CCCSD's boundaries and service is currently available to the site. An eight-inch diameter public main sewer is located along easternmost 260 feet of the site's Deer Hill Road frontage. Additionally, a six-inch diameter public main sewer is located along the northernmost 292 feet of the site's Pleasant Hill Road frontage.

Based on a design flow of 105 gallons per day (gpd) per unit for residential multi-family dwellings, the 315-unit project would generate 33,075 gallons of wastewater per day. This volume equates to .033 million gallons per day for comparison to treatment plant capacity.

CCCSD has conducted a capacity study for the sewer system in the vicinity of the proposed project to determine if the existing sewer system in the vicinity is adequate for the additional wastewater which will be generated by the proposed project. The findings indicate that the collection system immediately downstream of the project site has sufficient capacity to accommodate the project and other anticipated growth. CCCSD facilities farther downstream do not have adequate flow carrying capacity under CCCSD's current design criteria for ultimate conditions. Improvements to correct the deficiencies are or will be included in CCCSD's Capital Improvement Plan. Improvements to CCCSD's existing facilities that are required as a result of new development will be funded from applicable CCCSD fees and charges. The developer will be required to pay these fees and charges at the time of connection to the sewer system.

CCCSD's wastewater treatment plant is located near the Interstate 680/State Route 4 interchange in unincorporated Martinez. CCCSD's current discharge permit allows an average dry weather flow rate of 53.8 million gallons per day (mgd) based on a secondary level of treatment. The actual average dry weather flow rate in the year 2010 was 33.5 mgd.

The 53.8 mgd treatment plant capacity is sufficient for the proposed project and should be adequate for the next several decades, based upon expected connection rates to CCCSD's collection system. However, unforeseen circumstances in the Treatment Plant Expansion Program or requirements imposed by state, federal, or regional authorities could affect the availability of sewer connections at any time.

Based on the above information, the project would have a less-than-significant impact on wastewater collection, treatment and disposal services.

Project improvement plans must be submitted to CCCSD's Plan Review Section to determine compliance with CCCSD's regulations and the applicability of fees and charges prior to obtaining building permits. For more information, contact the Plan Review Section at 925-229-7371. If you have any questions regarding these comments, please contact me at 925-229-7255.

Sincerely,



Russell B. Leavitt
Engineering Assistant III

RBL:sdh

cc: Plan Review, CCCSD
Development Review, CCCSD

APPENDIX L7:
SOLID WASTE



Seung Hong

From: Bart Carr [bart@wastediversion.org]
Sent: Monday, October 17, 2011 2:16 PM
To: Seung Yen Hong
Cc: Bart Carr
Subject: The Terraces of Lafayette EIR - Information Request

1. Who is the contact at the jurisdiction for solid waste?

Answer: [Central Contra Costa Solid Waste Authority \(CCCSWA\), 925-906-1801, authority@wastediversion.org](mailto:authority@wastediversion.org)

2. Please provide any background and policy documents related to solid waste for the jurisdiction.

Answer: [ORDINANCE NO. 97-01, AN ORDINANCE OF THE CENTRAL CONTRA COSTA SOLID WASTE AUTHORITY \(CCCSWA\) SUPERSEDING ORDINANCES OF ITS MEMBER AGENCIES AND ESTABLISHING A CCCSWA JURISDICTION WIDE ORDINANCE REGULATING SOLID WASTE, GREEN WASTE AND RECYCLABLE MATERIAL COLLECTION, AND PROCESSING](#)

3. Who is the jurisdiction's contract solid waste collector – does it vary from single family, multi-family or non-residential?

Answer: [Allied Waste Services for residential and commercial solid waste. Waste Management for residential recycling services.](#)

4. Is there any impact fee on new development for solid waste? If so, what are the rates? **Answer:** [None levied by this Agency](#)

5. Does the City provide waste collection service to both residents and businesses?

Answer: [The CCCSWA is a JPA that manages solid waste collection/disposal and recycling services for member agencies, including the City of Lafayette](#)

6. What is the City's solid waste generation factor?

7. How are hazardous materials collected from residents and businesses? How much is collected annually?

Answer: [Lafayette residents and businesses are directed to use the HHW facility operated by the Central Contra Costa Sanitary District \(CCCSD\). See \[www.centalsan.org\]\(http://www.centalsan.org\)](#)

8. What happens to construction and demolition waste? Are there any recycling programs for construction waste?

Answer: [The CCCSWA provides oversight for a C&D recovery program that is established by each member agency's C&D ordinance, including Lafayette's](#)

9. Please provide any information on a transfer station (if there is one):

Answer: The Contra Costa Transfer & Recovery Station near Martinez. See

http://www.pleasanthillbayshoredisposal.com/disposal_sites_contracosta.cfm

10. Please provide any information on the landfill(s) used by the jurisdiction:

Answer: Keller Canyon Landfill near Pittsburg. See

http://www.pleasanthillbayshoredisposal.com/disposal_sites_kellercanyon.cfm

11. Please provide any information on recycling:

Answer: See www.wastediversion.org and review pages on residential and commercial services.

12. What effect, if any, would the project have on the Waste Authority?

Answer: None

13. Would the Waste Authority need to construct new facilities or expand existing facilities in order to accommodate the project's demand for solid waste services?

Answer: Current MSW and Recycling disposal and processing facilities can service waste and recycling from a new 315 unit development. However, additional collection requirement may require the refuse and recycling franchisees to modify collection routing.

14. Please provide recommendations that could reduce the demand for solid waste services created by the proposed project.

Answer: Development design must include adequate collection and storage capacity for refuse, recycling and organics material collection, per Lafayette City ordinance requirements.

APPENDIX L8:
WATER SUPPLY



October 18, 2011

Seung Yen Hong, Planner
DC&E Planning
1625 Shattuck Avenue, Suite 200
Berkeley, CA 94709

Re: The Terraces of Lafayette EIR – Information Request

Dear Ms. Hong:

This is in response to your letter dated October 6, 2011 to East Bay Municipal Utility District (EBMUD) regarding water supply information for the Terraces of Lafayette Project (Project). For clarification, your original questions are in bold italics, followed by EBMUD's response.

1. Please provide the documents (or links to the documents) below if available:

- ***Water Master Plan (WMP)***
EBMUD's Water Supply Management Program (WSMP) 2040 Plan is a master plan to address water supply needs to EBMUD customers over the next 30 years. An update on the WSMP 2040 can be found on EBMUD's website at <http://ebmud.com/our-water/water-supply/long-term-planning/water-supply-management-program-2040>
- ***Urban Water Management Plan (UWMP)***
EBMUD's current Urban Water Management Plan (UWMP) 2010 can be downloaded from our website: <http://www.ebmud.com/our-water/water-supply/long-term-planning/urban-water-management-plan>
- ***Groundwater Basin Management Plan***
An update to EBMUD Bayside Groundwater Project can be found at: <http://ebmud.com/about-ebmud/news/project-updates/bayside-groundwater-project>
- ***Municipal Service Review***
EBMUD will provide water service to the proposed in accordance with the Regulations Governing Water Service, which can be found from this website: <http://ebmud.com/for-customers/new-construction/regulations-governing-water-service>
- ***SB610/SB221 – Water Assessment***
Based on information provided on the proposed Project, the Project is not subject to SB610/SB221; therefore, a water supply assessment would not be necessary.

- ***Annual Water Reports***
EBMUD's Annual Reports can be downloaded from this website:
<http://www.ebmud.com/resource-center/publications/reports/annual-reports>
- ***Map of water district(s)***
EBMUD's Water System Map and Service Area Map can be downloaded from the following websites:
 - <http://ebmud.com/our-water/water-supply/current-water-supply-outlook/water-system-map>
 - <http://ebmud.com/about-ebmud/our-story/service-area-map>
- ***Water conservation measures / programs***
Information on EBMUD water conservation program can be found in the UWMP 2010. Please be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficient measures described in the regulation are installed at the project sponsor's expense. EBMUD requests the City of Lafayette to include in its conditions of approval a requirement that the Project complies with Lafayette Water Efficient Landscape Requirements and California Model Water Efficient Landscape Ordinance (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495).

2. *Who are the water providers – distribution, water supply, etc?*

EBMUD is the water provider to the City of Lafayette. EBMUD's Colorado's Pressure Zone, with a service elevation between 250 and 450 feet, will serve the proposed Project. Depending on the final elevations of the development, portions of the development located above 450 feet will require a Low Pressure Service Agreement.

3. *What facilities exist in the Project area – transport system, treatment, storage, pumping, etc? What are Planned?*

EBMUD's Lafayette No.1 and No. 2 Aqueducts (Aqueducts), located in two 30-foot wide easements, traverse through the northern portion of the project site. These Aqueducts transport and divert raw water to EBMUD's water treatment plants and terminal reservoirs and provides water service to approximately 1 million people including the City of Lafayette. The integrity of these Aqueducts must be maintained at all times and any proposed construction techniques for the proposed Project must not impact or impede EBMUD's ability to operate and maintain the Aqueducts. Construction over these Aqueducts should be avoided if possible. The project sponsor must adhere to EBMUD's requirements on use of the right-of-way describe in EBMUD's Procedure 718 – Raw Water Aqueduct Right-of-Way Non-Aqueduct Uses.

4. *Status of water supplies – availability, future shortages, water quality issues, etc?*

EBMUD's UWMP 2010, adopted on June 28, 2011 by the EBMUD Board of Directors, is a long-range planning document that reports on EBMUD's current and projected water

usage, water supply programs, and conservation and recycling programs. EBMUD's demand and supply projections are provided in the UWMP. The data reflects the latest actual and forecast values.

5. *Status of water treatment and distribution system – capacity, problem areas, etc?*

Descriptions on EBMUD water treatment and distribution system are provided in the document *All About EBMUD*, which can be downloaded from the website:
<http://ebmud.com/sites/default/files/pdfs/All-About-EBMUD-2011.pdf>.

6. *Status of various water sources – status of rights, amount that can be expected short-term and for various years depending on various weather conditions?*

On average, 90 percent of EBMUD's water comes from the protected watershed of the Mokelumne River. EBMUD has water rights for up to 325 million gallons daily from the Mokelumne River, a total of 364,000 acre-feet per year. In addition, local runoff up to 151,670 acre-feet can be stored in several terminal reservoirs for treatment and for emergency supplies. In a typical year with normal precipitation, EBMUD uses 15 to 25 million gallons per day (MGD) of water from local watershed runoff. In dry years, enough water can be lost through evaporation to completely offset any water gained from local runoff. During times of drought or emergency, EBMUD has water rights for up to 100 MGD from the Sacramento River per EBMUD's contract with the U.S. Bureau of Reclamation. Refer to *All About EBMUD* for more information.

7. *Demand / Generation factors – for some, you will also look at recycled water?*

EBMUD does not provide water demand information for individual projects. However, suggested references for water demand are:

- American Water Works Association. *Water Sources: Principles and Practices of Water Supply Operations Series* (2nd Edition). Denver, Colorado: American Water Works Association.
- Metcalf & Eddy, Inc. *Wastewater Engineering: Treatment, Disposal, and Reuse* (3rd Edition, Revised Tchobanoglous, G and Burton, F.L.). New York: McGraw-Hill.
- Prasifka, David W. *Water Supply Planning* (1994). Malabar, Florida: Krieger Publishing Company.
- Viessman, W. and Hammer, M.J. *Water Supply and Pollution Control* (5th Edition). Harper Collins College Publishers.

8. *How difficult is it to analyze additional facility needs?*

Main extensions, at the project sponsor's expense, will be required to serve the proposed Project. When the development plans are finalized, the project sponsor should contact

EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed Project.

9. *Is there enough water capacity available for the proposed project / program?*

The water demand for the project area is accounted for in EBMUD's water demand projections as published in EBMUD's UWMP 2010. EBMUD's water demand projections account for anticipated future water demands within EBMUD's service boundaries and for variations in demand-attributed changes in development pattern.

EBMUD anticipates sufficient water capacity for serving the proposed Project. However, due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

10. *If not, where will the surplus capacity needed be coming from and what are the environmental impacts of it?*

See response to Question 9 above.

11. *Please provide recommendations that could reduce the demand for water supply created by the proposed project?*

EDMUD encourages our customers to be more efficient through smart water practices, which includes:

- Improving irrigation efficiency through good design and maintenance.
- Reducing run-off, over-spray, an over-watering through hardware upgrades and smart water management (to achieve a water budget).
- Lowering landscape water requirement though appropriate plant selection.

If you have any questions concerning this response, please contact me (510) 287-1365.

Sincerely,



David J. Rehnstrom
Senior Civil Engineer, Water Service Planning

APPENDIX L9:
STORMWATER





impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

Questions

1. Please provide the documents below if available:
 - ◆ Stormwater Quality Management Plan (SWQMP)
 - ◆ Municipal Stormwater Permit

Isn't SWQMP site specific and prepared by the project applicant? You may obtain the Permit from Donna Feehan, dfeehan@ci.lafayette.ca.us.
2. Who is/are responsible for the construction and maintenance of the stormwater facilities?
Applicant is responsible for project specific facilities.
3. What are the current facilities – drainage channels/ditches, collection, treatment, disposal, etc.? What are planned?
See attached sketch for known facilities in area. Facilities not in the public r/w are maintained by the property owner. No known new improvements planned.
4. Status of stormwater system – capacity, treatment level, disposal of treated water, etc.?
At or near capacity; drains to creek; does not have updated water quality treatment.
5. Are there any existing problems with current levels of drainage capacity, especially during peak times (i.e. winter)?
No known problems. New projects are responsible for identifying and mitigating impacts.
6. What effect, if any, would the project have on the City's stormwater system?
Potentially significant effects to capacity and water quality, depending on amount of runoff generated. Per Lafayette GP policies, project must mitigate to pre-development conditions. Current NPDES guidelines dictate flow control and water quality treatment guidelines for new development.
7. Would the City need to construct new facilities or expand existing facilities in order to accommodate the project's demand for stormwater capacity?
Consult current resources for low impact development measures (See Contra Costa Clean Water Program website). Minimize impervious surface. Install detention and treatment facilities for mitigation.
8. Please provide recommendations that could reduce the stormwater runoff impacts created by the proposed project.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific **stormwater services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than Friday, October 21, 2011. Should you have any questions, feel free to call me at (510) 848-3815 ext. 320. You may also reach me by email at seung@dceplanning.com and by fax at (510) 848-4315.

Sincerely,

The Planning Center | DC&E

Seung Yen Hong
Planner

Enclosed:

Project Regional and Vicinity Map & Project Site Map

Seung Hong

From: Coe, Tony [TCoe@ci.lafayette.ca.us]
Sent: Tuesday, October 11, 2011 12:19 PM
To: Seung Yen Hong
Subject: RE: Terraces EIR

Responses to your questions below.

From: Seung Yen Hong [mailto:Seung@dceplanning.com]
Sent: Tuesday, October 11, 2011 10:04 AM
To: Coe, Tony
Subject: RE: Terraces EIR

Thanks,

I think it was included in the previous pdf that you sent to me before.

I have questions regarding your response.

1. Currently, does the storm sewer system in the project site drain into Reliez Creek? Yes.
2. If so, where does Reliez Creek ultimately drain into? Las Trampas Creek near Olympic Boulevard, which then goes east to Walnut Creek.
3. Has the City upgraded the stormwater facilities or infrastructure in the city (or areas adjacent to the project site) recently? If so, please list. The most recent is probably 5-7 years ago, in the neighborhood east of PHR and south of Acalanes Avenue.
4. Has the City inspected the facilities in the city (or areas adjacent to the project site) recently? Not within the last five years, but it is due. Did the City undertake any enforcement actions? Not that I can recall immediately.

Thanks for your help,

Seung

From: Coe, Tony [mailto:TCoe@ci.lafayette.ca.us]
Sent: Tuesday, October 11, 2011 9:16 AM
To: Seung Yen Hong
Subject: RE: Terraces EIR

I meant to send this along with the response to your survey.

Tony Coe
City of Lafayette

From: Coe, Tony
Sent: Friday, October 07, 2011 8:52 AM
To: 'seung@dceplanning.com'
Subject: Terraces EIR

Per your request.

Tony Coe
City of Lafayette

1/17/2012

