

3. Project Description

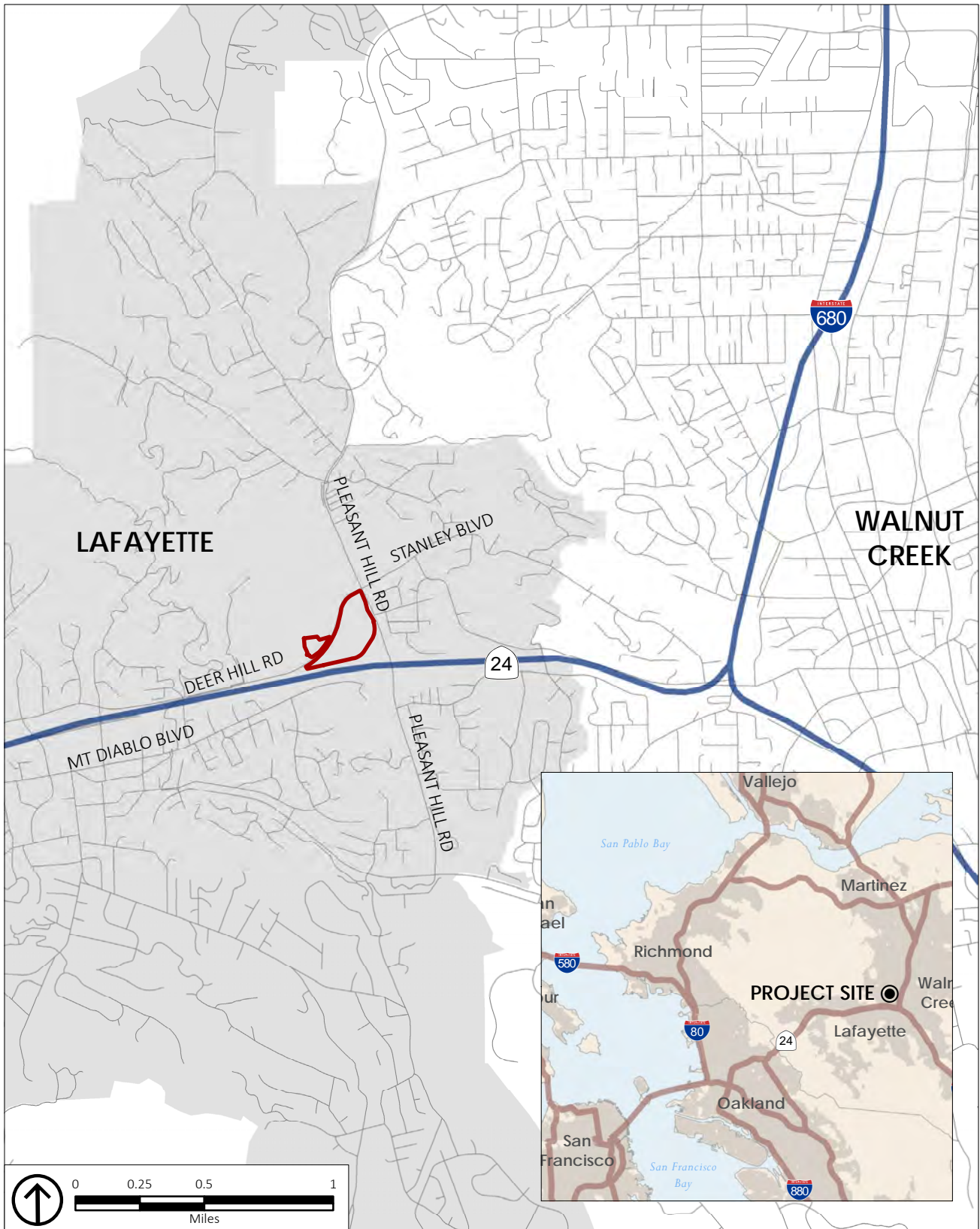
This section describes the Homes at Deer Hill Project (Terraces of Lafayette Project Alternative), referred to in this Supplemental EIR as the “Revised Project.” This section includes a statement of Project objectives, summary of Project characteristics, and description of required approvals.

3.1 PROJECT LOCATION

As shown on Figure 3-1, the Revised Project site is located in the City of Lafayette, approximately 18 miles northeast of San Francisco. Lafayette is situated in central Contra Costa County east of the City of Orinda, north of the Town of Moraga, and west of the City of Walnut Creek. The Terraces of Lafayette Project site (herein referred to as the “Project site”) is located on an approximately 22.27-acre parcel 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. As part of the Revised Project, a dog park would be created on an approximately 3-acre parcel on the north side of Deer Hill Road, at 3312 Deer Hill Road across from the Project site. The Project site and dog park site are together referred to as the “Revised Project site” in this Supplemental EIR.

The Project site is located at the southwest corner of the Deer Hill Road/Pleasant Hill Road intersection and is bound by Pleasant Hill Road to the east, Highway 24 to the south and Deer Hill Road to the west and north. The dog park site is bound by Pleasant Hill Road to the south and is adjacent to a residential property to the west and open space to the north and east. Land uses designated in the General Plan as Medium Density Single Family Residential (up to 6 du/acre) (MDR) and Community Facilities/Civic Uses, and zoned Single-Family Residential District-10 (R-10) and Two-Family Residential District-1 (D-1), lie to the east of the Project site across Pleasant Hill Road. Existing land uses to the east include a gas station and single-family residential, as well as Acalanes High School, which is located at the northeast corner of the Deer Hill Road/Pleasant Hill Road intersection. Land uses designated in the General Plan as MDR and zoned Multiple-family Residential/Professional Office One-story District (MRP), General Commercial District (C-1), and Planned Unit District (P-1) are located to the south and southeast of the Project site across Highway 24. Uses to the west and north of the Project site include a single-family home west of the dog park site and vacant land designated Rural Residential Single-Family (up to 0.1 du/acre) and Low Density Single-Family Residential (up to 2 du/acre), and zoned Low-Density Residential District (LDR) and Single-Family Residential District-20 (R-20).

The Lafayette Ridge Trail Staging Area into Briones Regional Park is located approximately 500 feet north of the Deer Hill Road/Pleasant Hill Road Intersection. Springhill Elementary School is adjacent to the Staging Area. The surrounding land uses are illustrated in Figure 3-2.



Source: PlaceWorks, 2014.



-  Lafayette City Limit
-  Project Site

Figure 3-1
Regional and Vicinity Map



Source: Google Earth Pro, 2011.

Figure 3-2
Local Setting Map

PROJECT DESCRIPTION

3.2 GENERAL PLAN AND ZONING DESIGNATION

As shown on Figure 3-3, the Project site, Assessor's Parcel Number (APN) 232-150-027, is designated Administrative/Professional/Multi-Family Residential on the City's General Plan Land Use Map and zoned Administrative/Professional Office (APO) in the Lafayette Municipal Code. This land use designation allows for a mixture of professional office and multi-family residential uses adjacent to the downtown area. Within the APO district, height limits range from 22.97 to 36.09 feet depending on the location within the Project site. As shown on Figure 3-4, building height limits, measured from the lowest point where the lowest foundation wall intersects with the ground, are established as follows:¹

- Height Area I (36.09 feet)
- Height Area II (22.97 feet)
- Height Area III (29.53 feet)
- Height Area IV (32.81 feet)

As shown on Figure 3-3, the dog park site (APN 232-140-016) is designated Low-Density Single-Family Residential on the City's General Plan Land Use Map and zoned Single Family Residential District-20 (R-20) in the Lafayette Municipal Code.

The Revised Project site is within the Eastern Deer Hill Road Specific Planning Area in the General Plan, which includes two zones: (1) north of Deer Hill Road where not adjacent to Pleasant Hill Road is Rural Residential Single Family (up to 0.1 dwelling unit [du]/acre) and Low Density Single Family Residential (up to 2 du/acre); and (2) adjacent to Pleasant Hill Road, and south of Deer Hill Road is Administrative/Professional Office/Multi-Family Residential (0.4 FAR, residential up to 35 du/acre). The dog park site is located within the first of these two zoning designations and the Project site is located within the second of these two zoning designations.

The Project site is located at the Pleasant Hill Road Residential Entryway as designated in the General Plan. The Plan states: Lafayette's Residential Entryways should be distinctive and attractive, establish a positive image of the community and reflect the semi-rural residential character of the community.²

The Revised Project site is within the City's Hillside Overlay District (HOD) as defined by the HOD Map as shown on Figure 3-5.³ The HOD was created and established to implement the goals, policies, and programs of the General Plan that relate to hillside and ridgeline development, development hazards and protection of open space lands and hillside residential areas.⁴ Each designated ridgeline within the HOD is grouped into

¹ Lafayette Municipal Code Section 6-1004, Administrative/Professional Office District, Figure 6-1006.

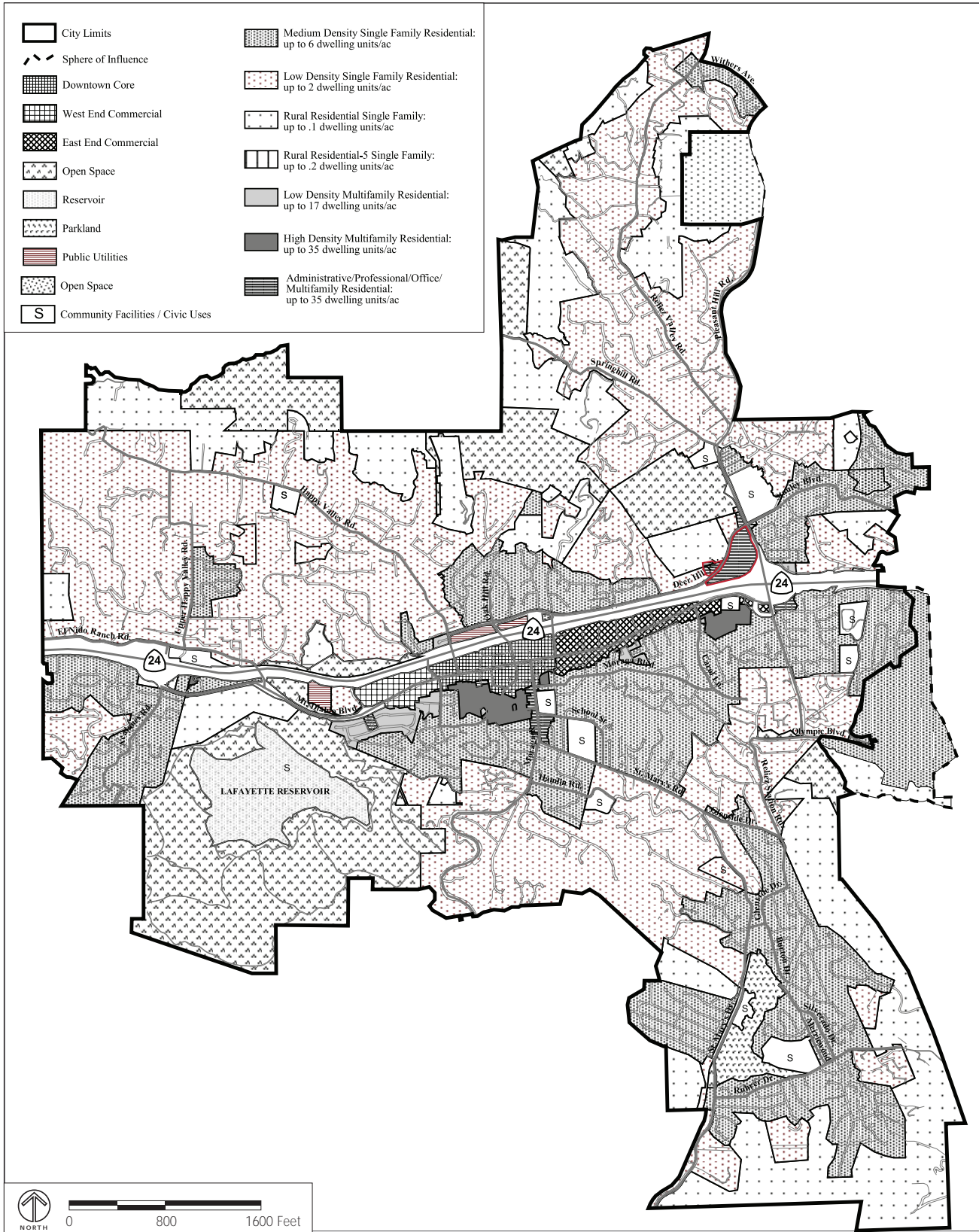
² City of Lafayette, 2002, Lafayette General Plan, page I-12.

³ City of Lafayette, July 8, 2002, Hillside Overlay Map, Ordinance 528.

⁴ Chapter 6-20 Hillside Development, page 6, Article 2. Hillside Overlay District 6-2011, Purpose of the hillside overlay district, Rev. 9/25/2006 (Ord. 558).

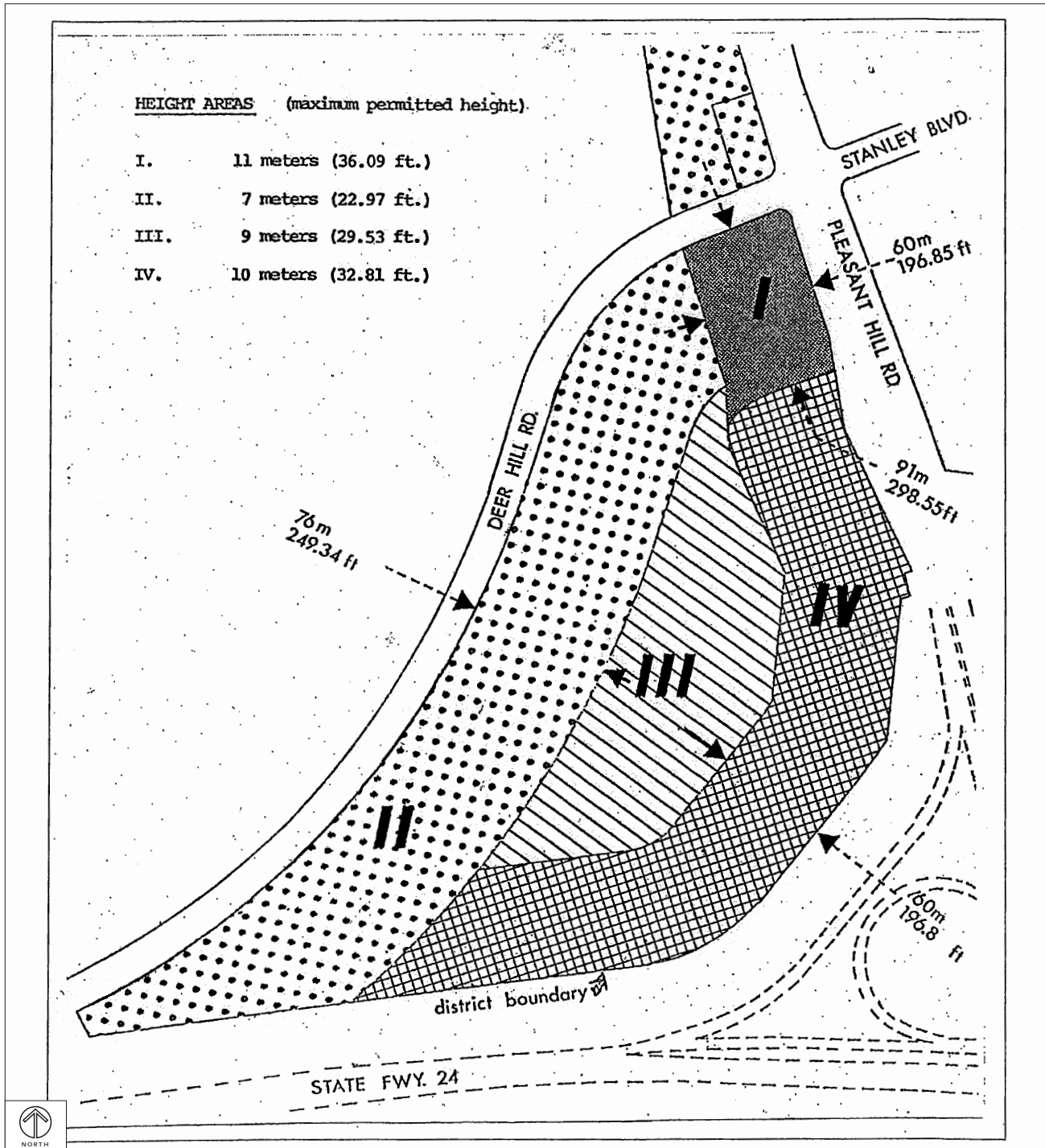


PROJECT DESCRIPTION



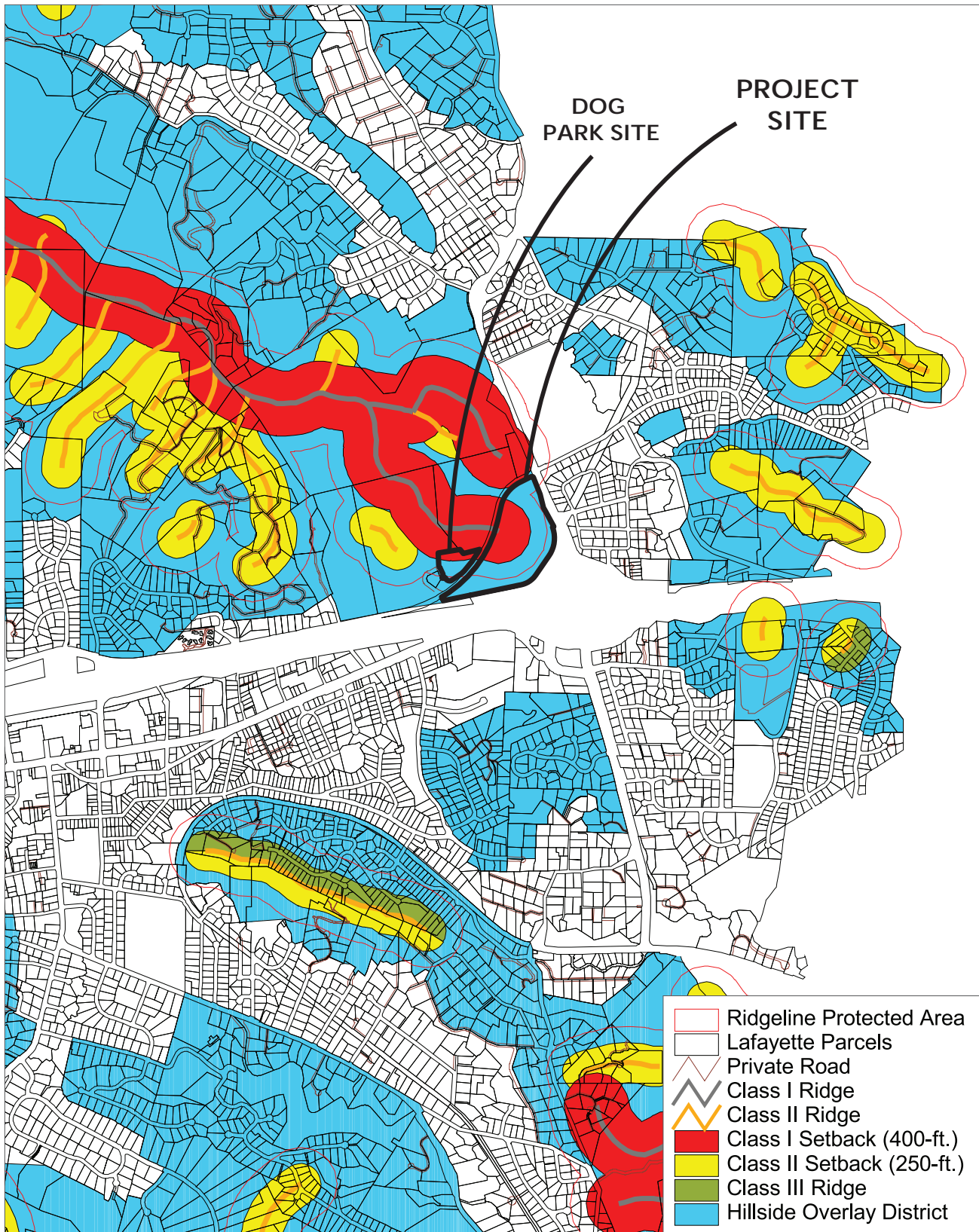
Source: City of Lafayette, 2002.

Figure 3-3
General Plan Land Use Map



Source: Planning Services Division. <http://www.ci.lafayette.ca.us>

Figure 3-4
APO District Height Zones



Source: City of Lafayette, 2002.

Figure 3-5
Lafayette Area Ridge Map and Hillside Overlay District Map

PROJECT DESCRIPTION

one of three Classes, I, II, and III, with Class I the most sensitive and Class III the least sensitive. Classes are determined based upon a ridgeline's location, height, significance in relation to other nearby topographical features and the impact that development on or near the ridgeline would have upon scenic views of ridges and hillsides and the protection of open space. As illustrated on Figure 3-5, the City's Lafayette Area Ridge Map⁵ shows a Class I Ridgeline setback located on a portion of the Project site and dog park site.

The HOD establishes regulations for the development of ridgeline, hillside, and other rural residential areas within the City, consistent with LMC 6-2013, which defines the application of the HOD, the regulations as set forth in the HOD would apply to the Revised Project.

3.3 PROJECT SITE HISTORY

3.3.1 3233 DEER HILL ROAD

The Project site is currently developed with approximately 27,000 square feet in paved surfaces and approximately 5,000 square feet in various structures, including a vacant single-family residence, two small office buildings, a garage, a cargo storage box, and a construction trailer. The primary access point to the vacant residence and existing buildings in the eastern portion of the site is a paved driveway off Deer Hill Road. A gravel road from Deer Hill Road provides access to the middle portion of the site, where a former quarry was permitted⁶ and operated from 1967 to 1970. Contra Costa County issued an earlier permit⁷ in 1962 that allowed grading on the site. Materials taken from the site were used for the construction of Pleasant Hill Road, Deer Hill Road, and BART. A part of the northeast portion of the site has served as a seasonal Christmas tree lot since 1997.⁸ The remainder of the site is vacant.

Approximately 85 percent of the Project site has either been graded or disturbed as a result of these uses. The majority of the site is currently grass-covered and approximately 100 trees are concentrated near the driveway and drainage in the eastern portion of the site. Vegetation on the site is dominated by a cover of non-native and native grasslands, with stands of planted and remnant native oak woodland, scattered ornamental tree plantings around the existing residence and outbuildings, and riparian woodland and scrub along the creek that traverses the northern portion of the property. Most of the coast live oak trees were planted in a row along the existing and original driveways onto the site, presumably around the time Deer Hill Road was developed in the early 1970s. One mature valley oak growing next to the existing vacant residence and several nearby younger valley oaks and coast live oaks to the southeast appear to be naturally occurring. Historic aerial photographs show that the mature valley oak predates the 1950s. This oak has a

⁵ City of Lafayette, July 8, 2002, Lafayette Area Ridge Map, Ordinance 528.

⁶ Contra Costa County Land Use Permit 82-67.

⁷ Contra Costa County Grading Permit G-1267.

⁸ The Honey Bears Trees Christmas tree lot plan was received by the City of Lafayette on August 25, 2011 and subsequently approved for operations the 2011 holiday season.

PROJECT DESCRIPTION

trunk diameter of 58 inches, with a canopy radius of 30 to 50 feet, and the tree is estimated to be over 200 years old by the Project applicant's arborist.⁹

The Project site is characterized as a steep hillside that slopes downhill in a southward direction. On-site topography is generally uneven and consists of four relatively flat-lying areas (terraces) ranging in elevation from 330 to 463 feet above mean sea level (msl). As shown on the City's Lafayette Ridge Area Map, the southern terminus of Lafayette Ridge is located immediately southeast of Deer Hill Road. The original topography of the site has been altered due to grading for Deer Hill Road, State Highway 24, and the on-site quarry operations in the late 1960s.

The Project site is located approximately 200 feet west of the Las Trampas fault (sometimes also referred to as the Lafayette fault), which is not considered to be active but may accommodate slip on the Northern Calaveras Fault located approximately 4.5 miles south of the Project site. The Project site is not located within a State of California Earthquake Fault Zone.

3.3.2 3312 DEER HILL ROAD

The dog park site slopes gently up to the northwest from Deer Hill Road; about 250 to 300 feet from the road, a shallow canyon which runs southeast-northwest begins rising to the northwest. The southeast portion of the site may have been graded, infilling the canyon, when the Highway 24 freeway and Deer Hill Road were constructed. Clustered near the bottom of the canyon are a house, garage, two outbuildings, and a livestock shed. Immediately to the southwest of the subject buildings are another house and related outbuildings, which are not part of the Revised Project.

According to the County Assessor's Residential Building Record, the main house was built in 1948, followed by the garage in 1951. Outbuildings were built between 1951 and 1964. Two storage sheds were built in 1950; one of these sheds has been demolished. The existing driveway replaced an original access road in 1984.

In 1967, Tony Lagiss applied for a temporary quarry permit to provide gravel from the hillside east of the dog park site to provide a gravel base for road construction. Quarrying had occurred at this location on a number of occasions in the past. Opposed by nearby residents who objected to the dust, truck traffic, and scarification of the landscape the quarrying would cause, the quarrying did not occur because of delays in obtaining its approval.

Lagiss purchased the dog park site in his daughter's name during the 1980s from Asian investors.

⁹ Traverso Tree Service, March 15, 2011. *Tree Inventory and Assessment for the Deer Hill and Pleasant Hill Road Project.*

PROJECT DESCRIPTION

3.4 STATEMENT OF PROJECT OBJECTIVES

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15124(b), a statement of objectives sought by the Revised Project has been prepared by the Revised Project Applicant. Revised Project objectives are required to help the lead agency develop a reasonable range of alternatives to the Revised Project and aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The Revised Project is proposed to fulfill the following objectives:

- Provide alternative housing to large lot single-family homes for the Lafayette community, while still featuring convenient access to downtown Lafayette, BART, and services.
- Create a Project that is compatible with surrounding neighborhoods that are south of Deer Hill Road/Stanley Road and north of Highway 24.
- Develop a financially feasible project with a “critical mass” of units to support the provision of community benefits, traffic and pedestrian improvements, slope stabilization, habitat enhancement, and Leadership in Energy and Environmental Design (LEED) certification.
- Provide a dog park.
- Provide other community benefits, such as on-site active and passive recreational facilities.
- Minimize the visual impact of the Project by reconciling its aesthetics with those of other similar projects near the Pleasant Hill Road and Highway 24 interchange.
- Achieve a minimum LEED Silver certification for the Project.
- Stabilize slopes and remediate erosion and continued site deterioration.
- Minimize site disturbance by utilizing existing terraces from former quarry grading and balancing the earthwork on site.
- Minimize disturbance of the existing on-site seasonal drainage.

3.5 PROJECT BACKGROUND

In March 2011, the Project applicant submitted an application for the Terraces of Lafayette Project, which included 14 apartment buildings providing 315 moderate-income apartments on the Project site. An EIR was prepared according to the CEQA (SCH #2011072055) and sent to the State Clearinghouse on May 8, 2012. The Draft EIR for the Terraces of Lafayette Project was reviewed by local, State, and federal agencies and the general public during a 52-day comment period that ended on June 28, 2012. A Final EIR, including responses to comments on the Terraces of Lafayette Draft EIR, was published on November 19, 2012.

The Final EIR for the Terraces of Lafayette Project identified 39 significant impacts that would be less-than-significant with mitigation in the resources categories of aesthetics, air quality, biological resources, cultural

PROJECT DESCRIPTION

resources, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, and transportation and traffic. The Final EIR also identified 13 significant and unavoidable impacts in the resource categories of aesthetics, air quality, biological resources, land use and planning, and transportation and traffic.

As the Terraces of Lafayette Project moved into public hearings in 2013, the City Council directed City staff to participate in conversations with the Project applicant to determine if there was an alternative plan that would be acceptable to all parties, including the Project developer, community members, and the City. The Terraces of Lafayette EIR was certified on August 12, 2013. The Draft and Final EIRs for the Terraces of Lafayette Project are referenced throughout this Supplemental EIR and herein are together referred to as the “Certified EIR.”

Following the certification of the Terraces of Lafayette EIR, on September 9, 2013 the City of Lafayette entered into a tolling agreement with the Project applicant.¹⁰ A tolling agreement allows for a pause in the running of time set forth by a statute of limitations. On December 9, 2013 City of Lafayette staff presented the Homes at Deer Hill Project, an alternative to the Terraces of Lafayette Project, to the City Council. In January 2014, the Project developer and City Council entered into an agreement under which the Homes at Deer Hill Project would be reviewed by the City, including review by the Parks, Trails, and Recreation Commission, Circulation Commission, Design Review Commission, and Planning Commission, with final review and action by the City Council.

3.6 PROJECT CHARACTERISTICS

The following describes the components of the Revised Project, which is the subject of this Draft Supplemental EIR. The site plan for the Revised Project is shown in Figure 3-6.

3.6.1 RESIDENTIAL COMPONENT

The Revised Project would redevelop the 22.27-acre Project site with 44 single-family detached homes and a community park. Each home would be on an approximately 4,500-square-foot lot located along new interior roadways on the western portion of the parcel on the south side of Deer Hill Road. With 44 homes, and assuming the average household size of 2.74 persons per household consistent with the 2010 Census estimate for owner-occupied households in Lafayette,¹¹ the Revised Project would result in a residential population of approximately 121 persons. Some of these residents may relocate to the Project site from other locations within Lafayette and others may move to Lafayette to occupy proposed housing units.

¹⁰ Tolling Agreement between the AMD Family Trust and O’Brien Land Company and the City of Lafayette, available online at <http://www.ci.lafayette.ca.us/modules/showdocument.aspx?documentid=2273>, accessed on May 1, 2014.

¹¹ U.S. Census Bureau, 2010 Census, Table H12.

PROJECT DESCRIPTION

A pocket park located in the southern portion of the Project site would be located in the residential component of the Project site along the main internal roadway.

Parking would be provided in private garages in each home. Garages would be accessed via alleyways at the rear of homes. Pedestrian access would be provided throughout the site and would provide access to the front of homes.

3.6.2 COMMUNITY PARK AND PARKING LOT

An illustrative plan of the proposed community park is shown in Figure 3-7. In the northern portion of the Project site a new all-weather multi-use soccer, lacrosse, and rugby field would be developed along with restrooms, bicycle racks, a playground, plaza, nature area, and drop-off area and parking lot. The field would not be lighted for night games, as constructed by the Revised Project.

The parking lot would be accessible by eastbound Deer Hill Road and southbound Pleasant Hill Road. The parking lot would include a designated student drop-off area.

A 10-foot-wide multi-use trail would traverse the southern portion of the Project site from the western portion of the Project site to the intersection of Pleasant Hill Road and Deer Hill Road. It would serve as a bypass for bicyclists and pedestrians to the steep summit over which Deer Hill Road passes.

3.6.3 DOG PARK

The site plan for the proposed dog park is illustrated in Figure 3-8. The dog park would be accessed by the new roundabout that would be constructed on Deer Hill Road as part of the Revised Project. As shown in Figure 3-8, there are two-phase design plans for the dog park. Phase One of the dog park would be developed by the Project applicant. The future improvements to the dog park would be developed by the City of Lafayette when funds become available. The precise timeframe for the future phase has not yet been determined. The design of the future improvements is conceptual and subject to revision as the precise design plans for the future improvements are developed. Future enhancements of the dog park are evaluated in this Draft Supplemental EIR as proposed in Figure 3-8. Mitigation measures included in this Supplemental EIR would apply to future enhancements.

Phase One of the dog park development would include a gravel driveway and parking lot. Existing buildings on the site would be demolished to allow for construction of the driveway and parking lot. The existing ground would be maintained as surfacing for the dog park. Delineated wetlands on the dog park site would remain on the site and a pedestrian bridge would provide a crossing from the parking lot to the fenced dog areas, which include a half-acre area for small dogs and 1-acre area for large dogs. The dog areas would be accessed by gates in the center of the dog park site. The dog areas would be surrounded by minimum 4-foot fences.



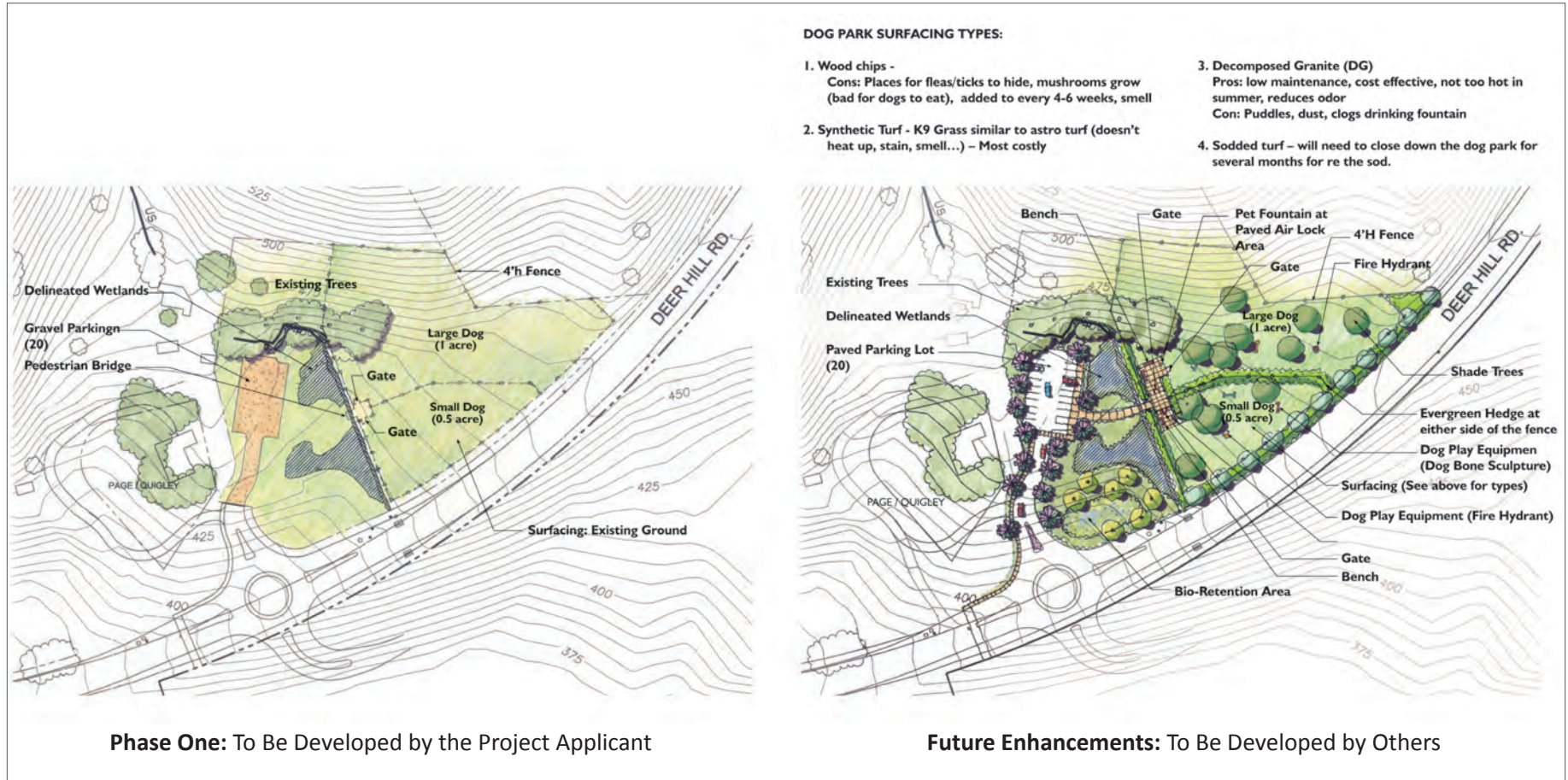
Source: Gates + Associates, April, 2014.

Figure 3-6
Revised Project Proposed Site Plan



Source: Gates + Associates, June, 2014.

Figure 3-7
Proposed Community Park



Source: Gates + Associates, March 6, 2014.

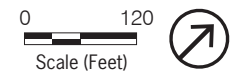


Figure 3-8
Proposed Dog Park Site Plan

PROJECT DESCRIPTION

The dog park parking lot and walkway would be accessible in accordance with the Americans with Disabilities Act (ADA).

Future improvements to the dog park would include paving the driveway and parking lot. A bio-retention area would be provided on site to treat stormwater runoff from the paved areas. As under Phase One, delineated wetlands on the dog park site would remain on the site and a pedestrian bridge would provide a crossing from the parking lot to the fenced dog areas, which include a half-acre area for small dogs and 1-acre area for large dogs. Future enhancements envision a sidewalk along the park driveway and walkway leading from the parking area to the pedestrian bridge crossing. A paved area would be provided at the entrance to the dog areas that would contain benches, a pet fountain, and dog play equipment. Multiple surface treatments options are being considered, including wood chips, synthetic turf, decomposed granite, and sodded turf. No restrooms are proposed for the dog park.

3.6.4 IMAGE AND CHARACTER

Three building types are proposed for the residential buildings, ranging in height from 16 feet 1 inches to 28 feet 9 inches. The setbacks areas would be landscaped to create visual buffers between adjacent roadways and surrounding areas and the Project site. Architectural plans for the Revised Project are contained in Appendix B.

As previously noted, the City's Lafayette Area Ridge Map shows a Class I Ridgeline setback located on a portion of the Revised Project site. The Lafayette Municipal Code Section 6-2023 states that no development may take place within 400 feet (measured in plan view) of a Class I Ridgeline without an exception. As noted in Section 3.8, the Revised Project is requesting a Hillside Development Permit for development within the Hillside Overlay District. A detailed discussion on the Revised Project's consistency with hillside development regulations is provided in Chapter 4.7, Land Use and Planning, of this Draft Supplemental EIR.

The Revised Project would introduce new sources of light and glare in the Revised Project site vicinity. As illustrated in Appendix D, Lighting Plan, the conceptual lighting plan would include streetlights, pedestrian paths in the residential and recreational portions of the site, parking lot lights, and interior lights. All lighting would be installed in conformance with the City's exterior lighting requirements. Lighting would be low level illumination and exterior lighting would be shielded (downward facing) to minimize light spill, glare, and reflection and maintain "dark skies."

PROJECT DESCRIPTION

3.6.5 LANDSCAPING

Among 117 existing trees on the Project site, 69 would be preserved and 48 removed. Trees that are subject to tree protection would require a permit for removal.¹² Conceptual landscaping plans have been prepared for the Project site and are included in Appendix C of this Draft Supplemental EIR. As illustrated on Figures 3-9 through 3-11, the Revised Project would add approximately 602 additional trees around the perimeter of the site, 210 trees along the residential streets, and 98 trees in the proposed community park, for a total of 979 trees at Revised Project buildout. One of preserved trees from the Revised Project site would be the large valley oak with a trunk with a 58-inch diameter at breast height (dbh), located adjacent to the existing main residential building. Although this valley oak on the Project site was not part of “Distinctive Trees,” it is considered one of two largest valley oaks in Lafayette, other being one located on the grounds of the Lafayette Presbyterian Church with an estimated trunk size of 60 inches dbh. The valley oak’s trunk is currently surrounded by concrete footings and much of the root system is covered by the residence, concrete patio, and other impervious surface. In order to preserve the large valley oak on the Project site, the Revised Project would establish a tree protection zone around the tree, limiting potential impacts on the tree’s root zone.

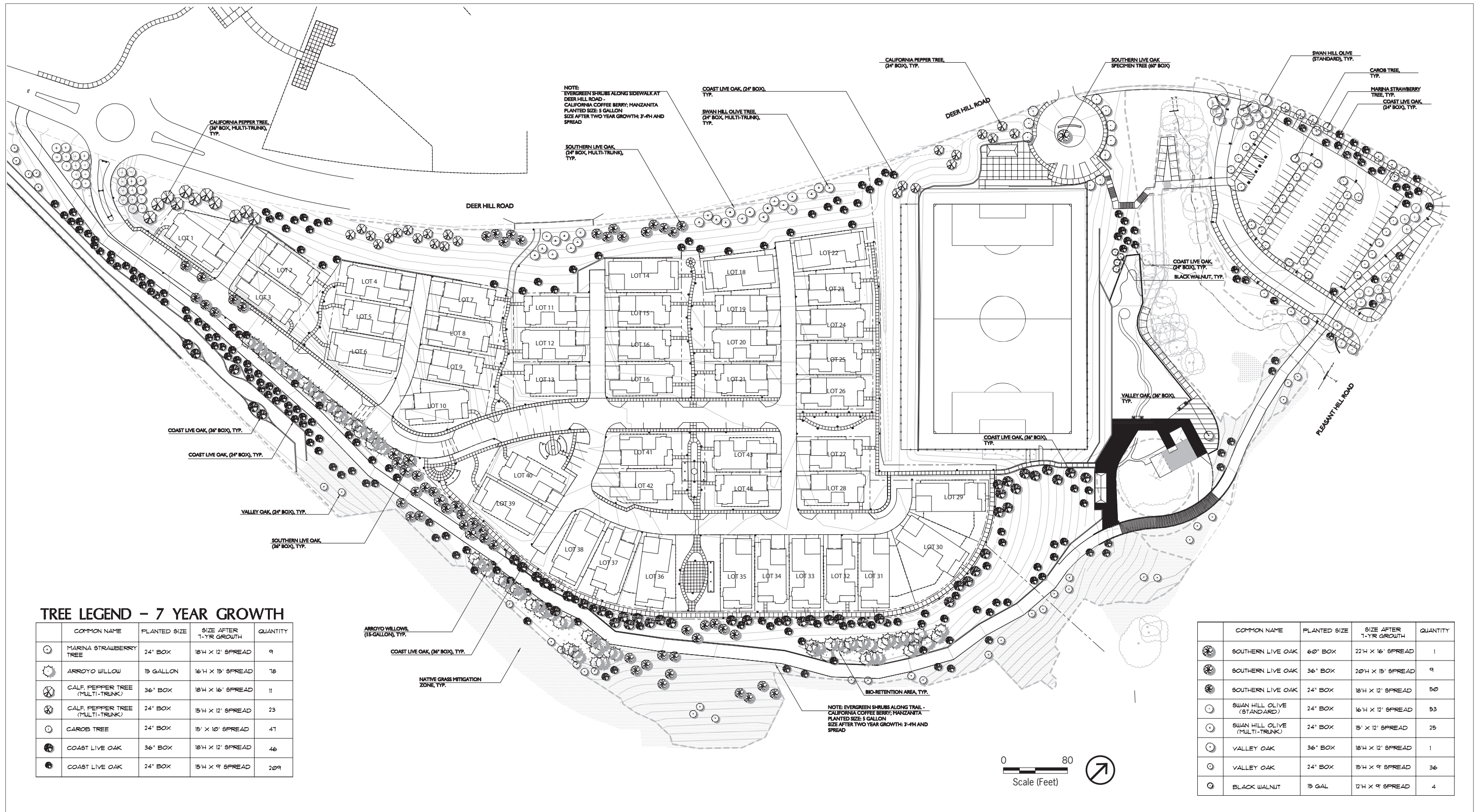
All planting would be consistent with applicable water conservation requirements. While it is the City’s intent to develop a water conservation program as identified in the City’s General Plan Policy OS-8.1, according to the DWR, the City has not yet adopted its own local a landscape water conservation ordinance. Accordingly, the standards set forth in the California Updated Model Landscape Ordinance would apply to the Revised Project.

3.6.6 CIRCULATION

3.6.6.1 VEHICULAR CIRCULATION

As shown on Figure 3-6, vehicular access to the homes would be via a driveway at the western end of the Revised Project’s Deer Hill Road frontage. A new roundabout would be constructed at the westernmost Project driveway on Deer Hill Road to provide access from Deer Hill Road’s westbound and eastbound lanes to the Project driveway and dog park driveway. Roadway and access improvements would be subject to City approval, and therefore it is the City’s decision as to whether the following improvements will be part of the Revised Project.

¹² Chapter 6-17, Tree Protection, Lafayette Municipal Code













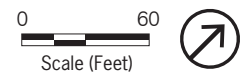
Source: Gates + Associates, 2014.

Figure 3-9
Perimeter Tree Planting, 7 Years Growth



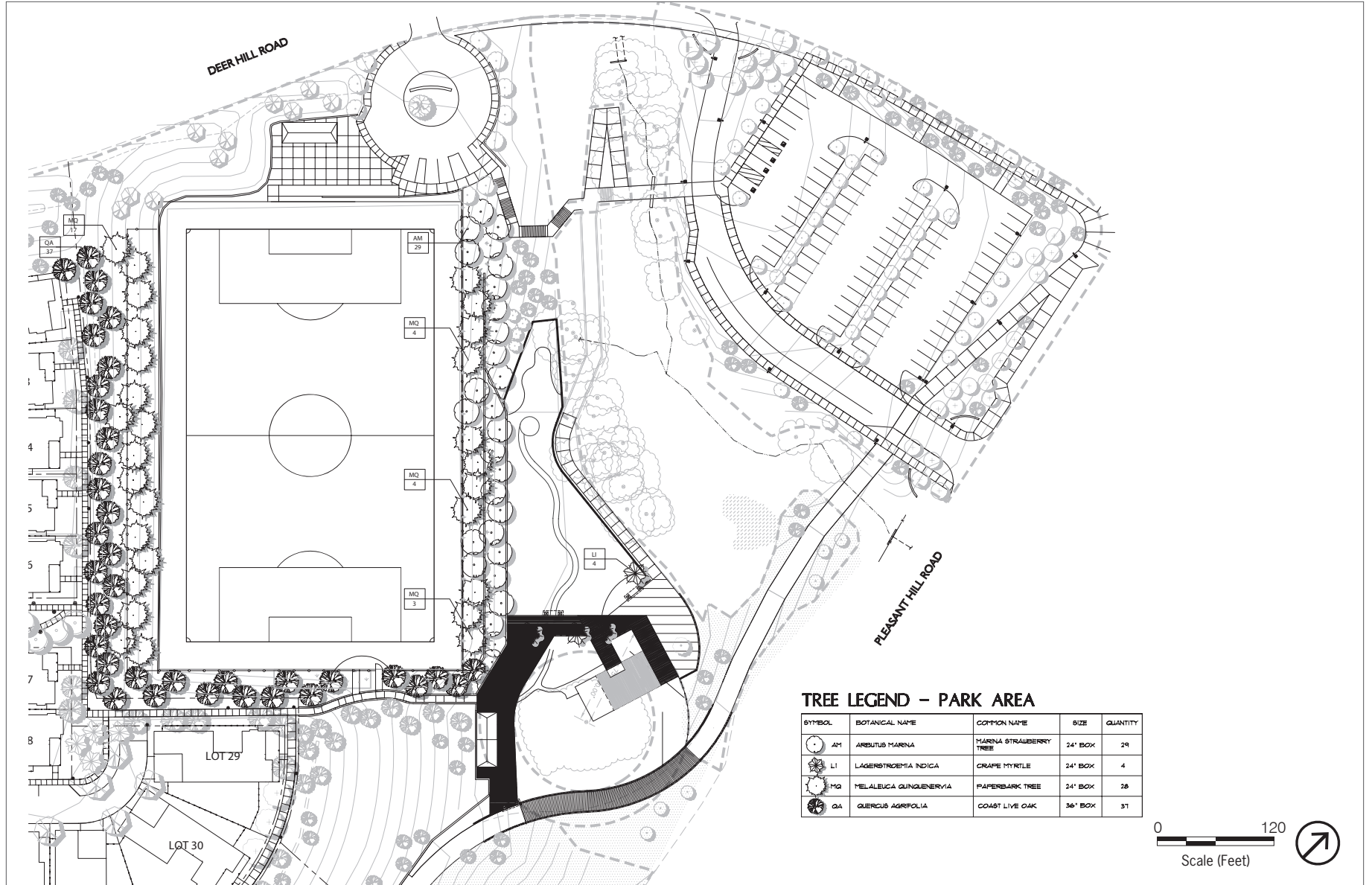
TREE LEGEND – NEIGHBORHOOD

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	AREBUTUS MARINA	MARINA STRAWBERRY TREE	24' BOX	15
	CARPINUS BETALUS 'FASTIGATA'	EUROPEAN HORNBEAM	24' BOX	25
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DWAN CHITALPA	24' BOX	15
	CINNAMOMUM CAMPHORA	CAMPHOR	24' BOX	40
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24' BOX	30
	PISTACIA CHINENSIS	CHINESE PISTACHE	24' BOX	21
	PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	24' BOX	6
	PYRUS C. 'HOLMFORD'	HOLMFORD PEAR	24' BOX	33
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36' BOX	12
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24' BOX	13



Source: Gates + Associates, 2014.

Figure 3-10
Residential Street Tree Planting



Source: Gates + Associates, 2014.

Figure 3-11
Community Park Tree Planting

PROJECT DESCRIPTION

In addition to the driveway at the western end of the Project site, two additional driveways would be provided on Deer Hill Road; one driveway would provide access to the proposed parking lot and the other would provide access to a drop-off area and handicap parking for the proposed community park. A driveway on Pleasant Hill Road would provide a second access point to the proposed parking lot. Entrance to the parking lot would be limited to right-turn only access from eastbound Deer Hill Road and right-turn only access from southbound Pleasant Hill Road. Cars exiting the proposed parking lot would be limited to right turns onto southbound Pleasant Hill Road. No exit onto Deer Hill Road would be permitted from the proposed parking lot. Entrance into and out of the drop-off area would be unrestricted.

The parking lot would serve the sports field and community park as well as offset the loss of on-street parking spaces and the existing pick-up/drop-off area on southbound Pleasant Hill Road.

3.6.6.2 PEDESTRIAN, BICYCLE, AND TRANSIT CIRCULATION

A sidewalk would be provided from a proposed bus stop on Deer Hill Road to the residential component of the Revised Project. A sidewalk would also be located along the northeastern corner of the Project site, providing access from the drop-off area for the community park to the Deer Hill Road/Stanley Boulevard/Pleasant Hill Road intersection. A sidewalk would also provide access from this intersection along southbound Pleasant Hill Road to the Project driveway on Pleasant Hill Road.

A pedestrian trail would traverse the site from the southern point of the residential component to the sports field. A multiuse trail would connect from the westernmost portion of the Project site on Deer Hill Road and to the Project driveway on Pleasant Hill Road.

Bus turnouts would be provided on Deer Hill and Pleasant Hill Roads.

3.7 SITE PREPARATION AND CONSTRUCTION

3.7.1 CONSTRUCTION PHASING

The construction would take place over a 28-month period, beginning Spring 2015 and ending Fall 2017. Construction would follow the following approximate phasing schedule:

- Month 1: Building and asphalt demolition
- Months 2-3: Rough grading
- Month 4: Pad finish and fine grading
- Months 4-28: Building construction
- Month 5: Baserock

PROJECT DESCRIPTION

- Month 7: Paving
- Months 8-28: Painting

3.7.2 GRADING

The Revised Project would include grading and re-configuration of the topography on the Project site. Cut and fill would be balanced on site. The grading plan for the Project site is shown in Figure 3-12. The grading plan for the dog park and Deer Hill Road improvements are shown in Figure 3-13 and 3-14, respectively.

3.7.3 UTILITIES

The Revised Project would include new utility infrastructure installations on the site to accommodate new development. The proposed utility infrastructure would connect to the existing water, sewer, storm drain system, and natural gas and electricity network in the area, and would be served by an existing solid waste landfill. The Revised Project will be designed to achieve a minimum of LEED Silver certification.

3.7.3.1 WATER

The East Bay Municipal Utilities District (EBMUD) would serve the Revised Project from the Colorado Pressure Zone with a service elevation between 250 and 450 feet. Depending on the final elevations of the Project, any development located above 450 feet would require a Low Pressure Service Agreement from the EBMUD. The Revised Project would connect to an existing 16-inch water line at the proposed residential driveway on Deer Hill Road.

3.7.3.2 SEWER

The Central Contra Costa Sanitary District (CCCSD) would be responsible for wastewater collection, treatment, and disposal for the Revised Project. CCCSD maintains the sewer system infrastructure in the vicinity of the Revised Project site. Wastewater from the Revised Project would be treated at the CCCSD treatment facility in Martinez, from which the CCCSD has a permit to discharge treated wastewater into Suisun Bay. The Revised Project would connect to an existing 6-inch sewer line on Pleasant Hill Road.

3.7.3.3 DRAINAGE

The Revised Project's proposed stormwater drain system would direct runoff to the four bioretention areas and then connecting to existing storm drain structures located on the eastern and southern borders of the Project site.

PROJECT DESCRIPTION

3.7.3.4 NATURAL GAS AND ELECTRICITY

The Pacific Gas and Electric Company (PG&E) would provide natural gas and electricity services to the Revised Project. As part of the Revised Project's design to meet the LEED standards for a minimum Silver certification, the Revised Project may include photovoltaic panels and energy efficient equipment for a variety of building features.

3.7.3.5 SOLID WASTE

The Central Contra Costa Solid Waste Authority (CCCSWA) provides solid waste and residential recycling services for Contra Costa County and is responsible for recycling and solid waste management in Lafayette, including the Revised Project area. The Revised Project would be served by the Keller Canyon Landfill in Contra Costa County for ultimate disposal.

3.7.4 PUBLIC SERVICES

3.7.4.1 FIRE PROTECTION

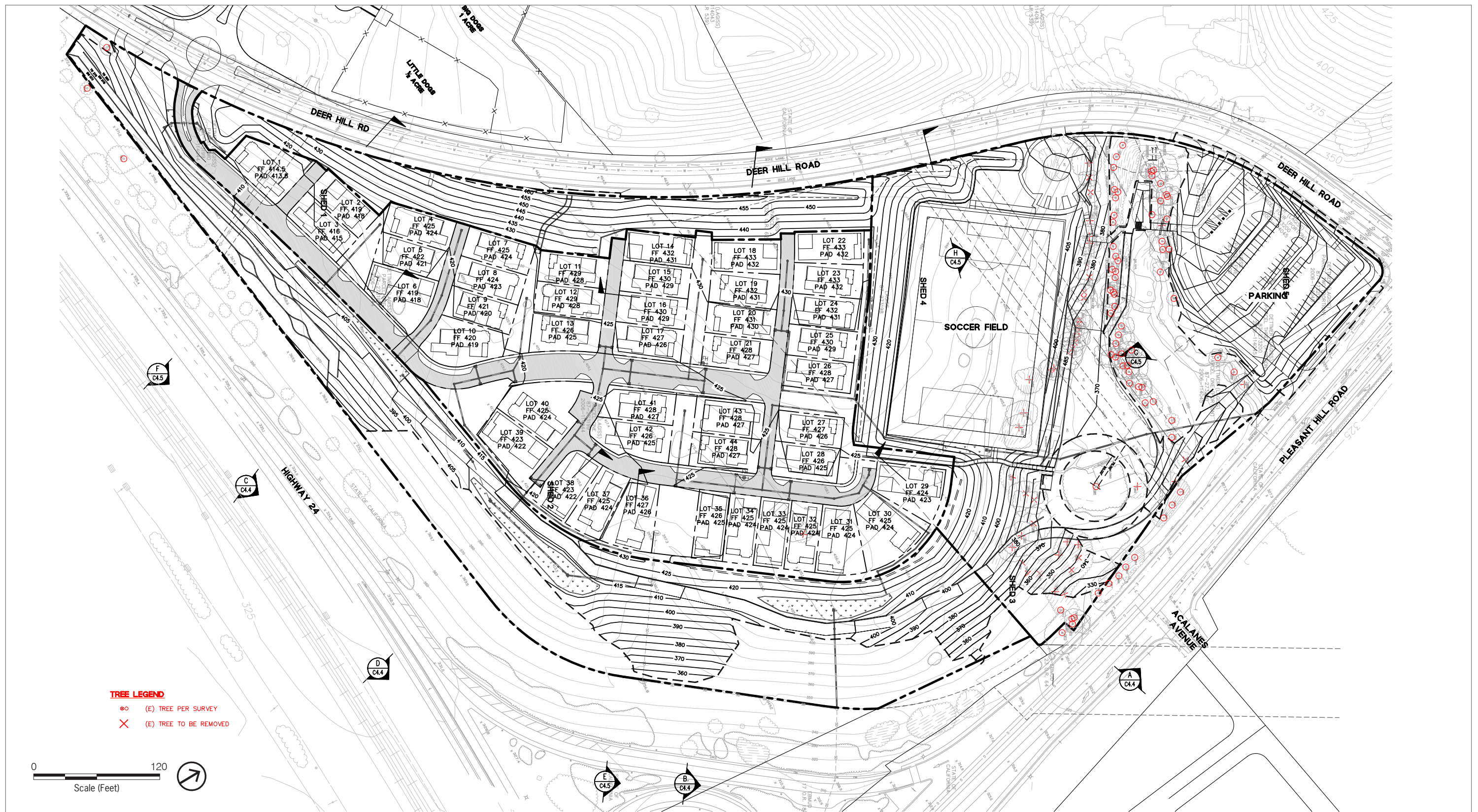
The Contra Costa County Fire Protection District (CCCYPD) provides fire protection and EMS for the City of Lafayette, including the Revised Project area. The CCCYPD provides fire protection services as well a combined response from American Medical Response (AMR) ambulance service for advanced life support (paramedic) services. The CCCYPD Station 15 would be the primary responding station, located at 3338 Mount Diablo Boulevard in Lafayette, approximately 0.4 miles from the Revised Project site. All homes would have residential fire sprinklers.

3.7.4.2 LAW ENFORCEMENT

The Lafayette Police Department provides law enforcement service for the City through a contract with the Contra Costa County Sheriff's Department. There is one police station in Lafayette located at 3675 Mount Diablo Boulevard. With 16 sworn officers¹³ for a resident population of 23,893,¹⁴ the Police Department currently maintains a staffing level of 0.67 officers per 1,000 residents.

¹³ City of Lafayette Police Department website, <http://www.ci.lafayette.ca.us/index.aspx?page=107>, accessed on April 17, 2014.

¹⁴ U.S. Census, 2010, http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml#none, accessed on April 17, 2014.



Source: BKF Engineers.

Figure 3-12
Project Site Grading Plan



PROJECT DESCRIPTION

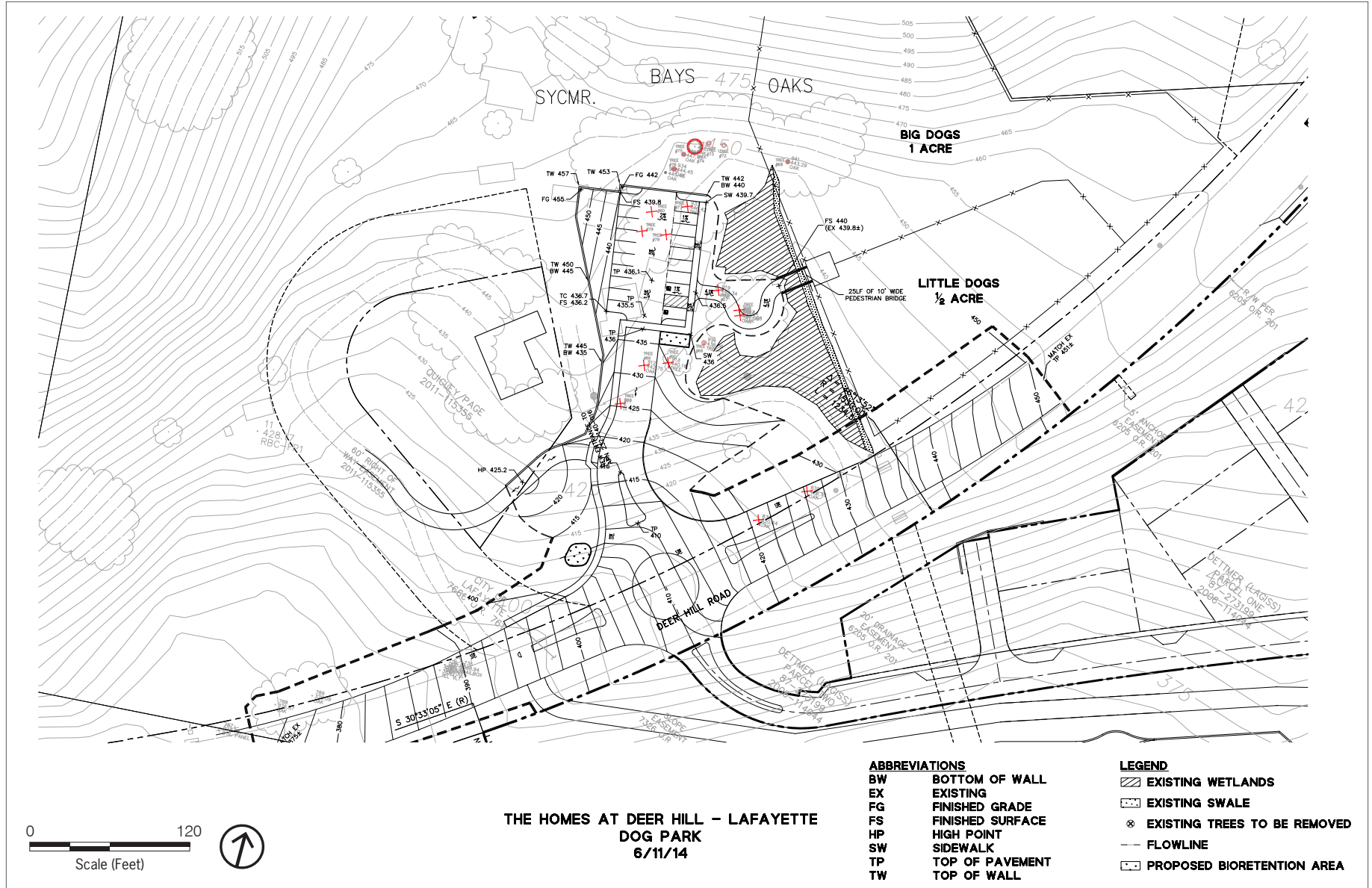
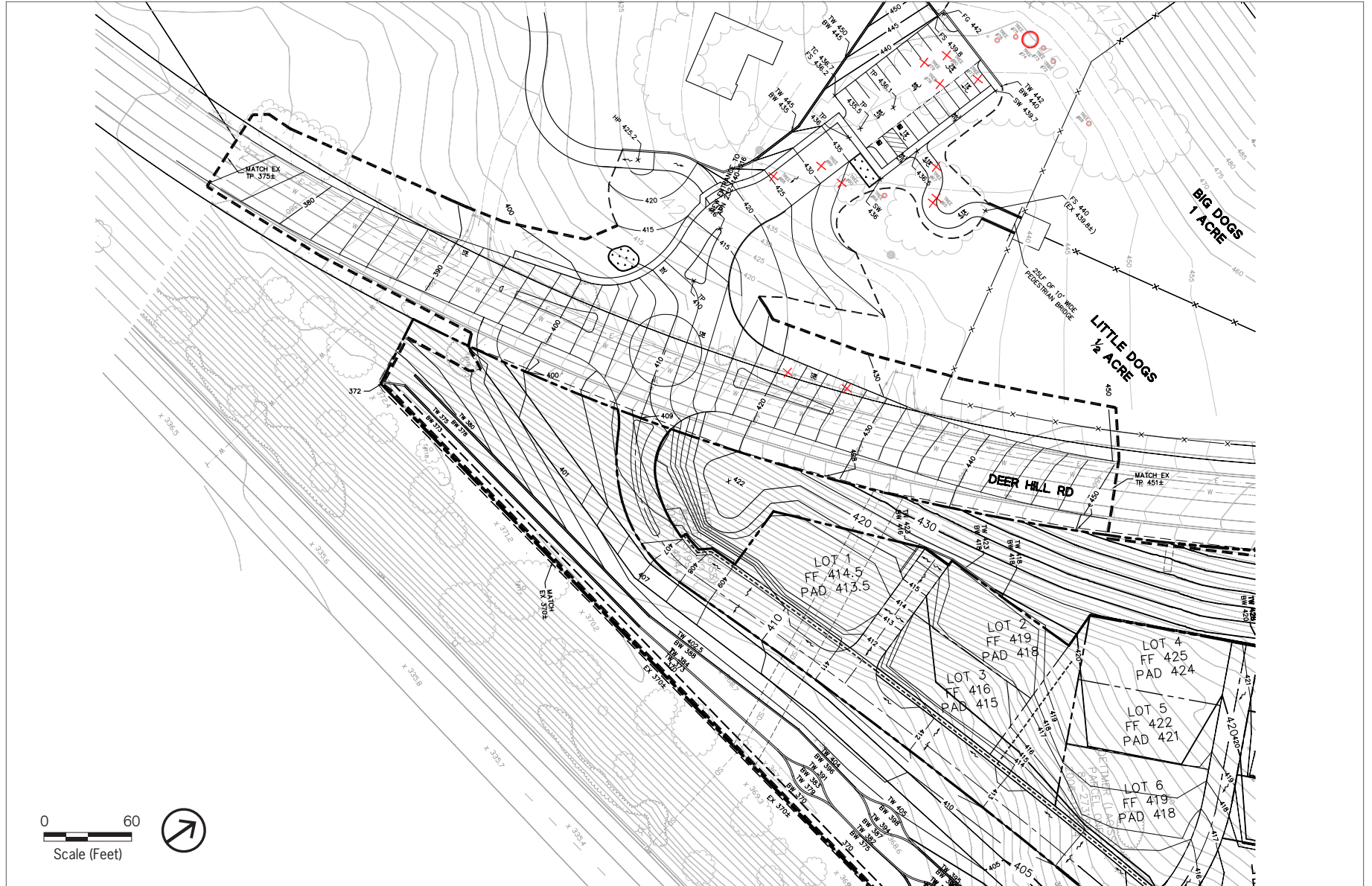


Figure 3-13
Dog Park Grading Plan



PROJECT DESCRIPTION



Source: BKF Engineers.

Figure 3-14
Deer Hill Road Improvements

3.7.4.3 SCHOOLS

The Revised Project site is served by the Lafayette School District (LAFSD) and the Acalanes Union High School District (AUHSD). The LAFSD operates five schools in Lafayette. The Revised Project site is within the Springhill Elementary attendance area for K-5 students. The District has one middle school, Stanley Middle School, approximately 1.2 miles southwest from the Revised Project site. The closest high school to the Revised Project site is Acalanes High School, located at 1200 Pleasant Hill Road, at the northeast corner of the Deer Hill Road/Pleasant Hill Road intersection.

3.7.4.4 PARKS AND RECREATION

The City is surrounded by four large regional facilities, including Lafayette Reservoir, Briones Regional Park, Las Trampas Regional Wilderness, and Acalanes Ridge Open Space. Within the city limits, there is a total of 91.3 acres of recreational space and parkland, comprised of four neighborhood parks, two community parks, two downtown parks, and a community center. The six public schools provide limited access to their recreation facilities. The areas north of State Highway 24 and to the east, including the Revised Project area, are not within walking distance of any City-owned parks.

3.8 REQUIRED APPROVALS

The Project Applicant has applied for the following permits and approvals for the Revised Project:

1. General Plan Amendment from Administrative/Professional Office (APO) to Low Density Single Family Residential (LD-SFR).
2. Zoning amendment for the proposed Planned Unit Development (P-1) Zoning.
3. Exemption from the 15-degree declination restriction and ridgeline setback requirement, under LMC Sections 6-2028, 6-2029, 6-2067, and 6-2071.
4. Land Use Permit for the proposed dog park in the R-20 Zone.
5. Hillside Development Permit for development within the Hillside Overlay District.
6. Design Review of the aesthetic elements of the Revised Project (e.g. site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, landscaping, and lighting plans), under LMC Article 5, Design Review.
7. Tree Permit for the removal of protected trees, under LMC Section 6-1706.
8. Grading Permit for proposed grading of the Revised Project site.
9. Subdivision of the dog park parcel to convey the dog park to the City.
10. Development Agreement between the City and the Project Applicant.

PROJECT DESCRIPTION

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