

CITY OF LAFAYETTE OPEN SPACE PLAN



January 2010

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Adopted on January 25, 2010

City Council

Brandt Andersson, Mayor
Carl Anduri, Vice Mayor
Mike Anderson
Carol Federighi
Don Tatzin

Open Space Committee

Phil Chernin, Chair
Alan Horn, Vice Chair
Ann Cormack
Elizabeth Johnson
Donn Walklet

Committee Liaisons

Brandt Andersson (City Council) 2010
Carl Anduri (City Council) 2009, 2010
Carol Federighi (City Council) 2009
Alison Hill (Parks, Trails & Recreation Commission)
Linus Eukel (Muir Heritage Land Trust)

Preparers

Ann Merideth
Zoe Merideth
Greg Wolff

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EXECUTIVE SUMMARY

Mission

To identify, protect, and preserve open space in Lafayette.

Although there is protected open space within and adjacent to the city's borders – the Lafayette Reservoir (EBMUD), Briones Regional Park (EBRPD), portions of Burton Ridge (EBRPD), and Lafayette Ridge (City and EBRPD). There are also City of Lafayette parks, including the Lafayette Community Park. Lafayette has an on-going commitment to preserve additional land for the future through its General Plan's Guiding Principles:

- Preserve and enhance the character of Lafayette as a semi-rural community.
- Create and maintain a strong sense of community in Lafayette.
- Protect the natural and scenic quality of our surrounding hillsides and ridgelines, creek areas, trees, and other vegetation.
- Encourage the involvement of citizen volunteers in land use and policy planning.

The City Council of Lafayette created the Open Space Committee to develop an Open Space Plan for our community. Beginning in early 2009, a five-member committee (with liaisons from the Council, Parks, Trails & Recreation Commission, land conservation organizations, and other interested members of the public) has met regularly to present this Plan to the City Council.

This Plan contains:

- Process Recommendations
- Evaluation Criteria
- Acquisition Factors
- Potential Funding Sources
- Other Recommendations

Process Recommendations

The Committee recommends a quiet process for acquiring additional open space that protects the interests of the private property owner. Few property owners want to participate in a public process where the variables of acquisition, such as valuation, access, and funding, are discussed in public before a final contract is signed. The City, in turn, needs an objective method for evaluating and prioritizing potential properties; a process for working with other partners, including a lead negotiator who can coordinate

the many entities involved in a complex real estate transaction; and multiple funding sources.

Referrals for open space consideration may come from a variety of contacts, but will probably be received by the City Manager or a member of an open space advisory group. The Committee recommends the following process:

- City staff applies Evaluation Criteria to the property
- City staff refers the property to an open space advisory group for recommendation
- Advisory group involves appropriate partners such as land trusts or other land conservation organizations
- Advisory group recommends City participation to the City Manager and City Council
- City Council makes determination regarding participation

Evaluation Criteria

Working from the General Plan's principles, the Committee developed draft criteria to evaluate the suitability of a property for open space consideration and finalized the following after soliciting comment at a public workshop. The criteria are weighted for relative importance.

- Vacant or under-developed
- Close to existing parks, recreation, open space, or trails
- Ridge tops
- Areas of visual prominence
- Wildlife habitat, sensitive species, or wildlife corridors
- Near a creek
- Native vegetation such as oak woodlands or chaparral

Using these criteria and GIS mapping technology, City staff developed a map that overlays these criteria onto a hexagonal grid of Lafayette.

Key Factors for Acquisition

In addition to assessing a property's open space characteristics, the Committee recommended determining acquisition feasibility using the following factors:

- Known and willing seller or donor (essential)
- Has funding from private sources and foundations
- Leverages funding including the City, government grants, or other opportunities
- Has funding for long-term public or private stewardship and maintenance
- Requires minimum improvement and maintenance
- Represents bargain or opportunity sale
- Has low liability risk

Funding

There are numerous funding sources to assist in acquiring open space, although the current economy constrains all of them. Some potential sources are:

- Private – individual donors and various foundations
- Federal – U.S. Fish and Wildlife Service, Environmental Protection Agency, National Oceanic and Atmospheric Administration
- California – Department of Parks and Recreation, California Wildlife Conservation Board, State Coastal Conservancy, State Resources Agency
- Regional – East Bay Regional Park District, East Bay Municipal Utility District
- Local – Measure WW bond funds

Recommendations

- Adopt the concepts and recommendations of this Plan
- Support the creation of an independent open space advisory group
- Maintain the list of the City's recorded open space, scenic, and trail easements

1. INTRODUCTION

1.1 Mission Statement

To identify, protect, and preserve open space in Lafayette.



1.2 Open Space Committee Process and History

In early 2009, the City Council created the five-member Open Space Committee to develop a plan to identify, protect, and preserve open space in Lafayette. Meeting two or three times each month, the Committee worked to create a cohesive plan. Initially, a top priority was developing criteria to help identify the open space within Lafayette. To gather public feedback on the initiative, a public workshop was held in July 2009 to present the Committee's draft criteria. The criteria were then revised taking the public's comments into account.

After finalizing the criteria, the Committee began developing ways to protect open space. In September 2009, the Committee organized a joint City Council/Open Space Committee workshop and invited open space organizations and agencies to discuss funding strategies for open space acquisition. After researching funding options, the Committee created a set of factors to be considered when deciding whether to acquire a specific property. Next, a process was developed outlining the steps the City will take when participating in a land purchase.

The Committee then developed strategies to ensure the preservation of acquired open space. To fulfill this part of the task, the Committee worked to ensure any needed improvements to the lands will be made and the lands will be maintained. The Committee

created procedures to monitor the plan's implementation, such as calling for annual progress reports and including a list of further recommendations in the Plan. This Open Space Plan represents the culmination of the Committee's work.

1.3 Consistency with the General Plan

Every city and county in California is required by State law to adopt a general plan that includes conservation and development goals. The Lafayette General Plan, adopted in October 2002, includes a State mandated Open Space and Conservation Element, which provides the foundation for the work of the Open Space Committee. While the General Plan provides a broad overview of open space and the City's goals for protecting the land, this Open Space Plan is a more detailed document for identifying, protecting, and preserving open space within Lafayette.

This Open Space Plan is based on the General Plan's Guiding Principles, which are a concise statement of the community's vision for Lafayette. This Open Space Plan's policies and procedures are consistent with the Guiding Principles of the General Plan:

- Preserve and enhance the character of Lafayette as a semi-rural community.
- Create and maintain a strong sense of community in Lafayette.
- Protect the natural and scenic quality of our surrounding hillsides and ridgelines, creek areas, trees, and other vegetation.
- Encourage the involvement of citizen volunteers in land use and policy planning.¹

¹ City of Lafayette, *Lafayette General Plan* (Lafayette, CA: City of Lafayette, 2002), 1.

2. OPEN SPACE

2.1 Definition

Under the California Government Code, open space is “any space characterized by 1) great natural scenic beauty or 2) whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development, or would maintain or enhance the conservation of natural or scenic resources.”²

The Lafayette General Plan’s open space land use designation “applies to areas of land which are essentially unimproved and used for the preservation of natural resources and habitats, agriculture, passive outdoor recreation, visual amenities such as view corridors and scenic vistas, or the maintenance of public health and safety.”³

These definitions focus on the area’s natural and undeveloped state, natural resources, and visual beauty. This Plan considers measures to identify, protect, and preserve these three facets of open space.



2.2 Benefits

While natural, undeveloped land is visually appealing and enhances an area’s aesthetic value, open space has many other beneficial qualities as well.

- Quality of Life

Open space improves the overall quality of life for the area’s citizens. Trails in natural areas provide opportunities for hiking and wildlife watching. Increased

² State of California, “Government Code Section 6954” (Sacramento: State of California), <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=06001-07000&file=6950-6954>.

³ City of Lafayette I-7.

outdoor recreation improves mental and physical health.⁴ Open space also enhances the distinctive “semi-rural” character of Lafayette.

- Education

Open space provides educational opportunities for all ages. Through environmental education, children can learn how ecosystems function and the importance of protecting them. Field trips to natural areas allow teachers to present integrated, hands-on lessons that actively involve students and encourage cooperative learning. Environmental education also fosters an understanding of the importance of natural areas in improving quality of life.

- Water Quality

Open space provides many benefits to the area’s water quality. Protected lands filter out contaminants from polluted rainwater and prevent the contaminants from entering nearby streams and the groundwater system. This process lowers the danger of flooding because water is absorbed back into the ground rather than running off and inundating drainage systems. Healthier watersheds also provide habitat for many species of plants and animals.

- Habitat Preservation

Land preserved in its natural state allows ecosystems to thrive. As urbanization encroaches upon once natural areas, many species suffer. By providing natural habitats, plants and animals can survive and threatened and endangered species, such as the California red-legged frog (*Rana aurora draytonii*) and the Alameda Whipsnake (*Masticophis lateralis euryxanthus*), may be able to rebuild their populations. Creating wildlife corridors, which connect isolated areas of open space, allows species to use a wider range of resources than they may otherwise have available.

- Air Quality

Preserving open space improves air quality. Through the process of photosynthesis, plants take in carbon dioxide, a greenhouse gas, and emit oxygen. By preserving natural areas, the number of plants in the area can be maintained and the effects of carbon dioxide lessened.

⁴ Association of Bay Area Governments and Bay Area Open Space Council and Greenbelt Alliance, *Golden Lands, Golden Opportunity: Preserving vital Bay Area lands for all Californians* (2009): 9.

2.3 Open Space in Lafayette

Lafayette is fortunate to have existing areas of open space. Currently, there are 1449.4 acres of open space within the City limits, accounting for 15% of Lafayette’s area.⁵ This open space is divided into three categories:

First, there are four pieces of publicly owned land shown in the following table.

Table 1: Publicly Owned Open Space

Open Space Area	Ownership
Lafayette Reservoir	East Bay Municipal Utility District (EBMUD)
Briones Regional Park	East Bay Regional Park District (EBRPD)
Portion of Burton Ridge	East Bay Regional Park District (EBRPD)
Lafayette Ridge	City and East Bay Regional Park District (EBRPD)

Source: *Lafayette General Plan III-2*.

The second type of open space is dedicated land. These lands are privately owned but have a recorded open space, scenic, or conservation easement, requiring that the lands permanently remain as open space.

Finally, Lafayette has seven hiking trails on private land. Easements allow the public to use these trails. The City has additional easements where trails have not yet been constructed. These trails and trail easements are discussed in the City’s adopted Trails Master Plan.

Nearby open space areas also serve Lafayette. Due to their proximity to Lafayette, Walnut Creek Open Space and Acalanes Ridge provide Lafayette residents the opportunity to enjoy open space.

In addition to these open space lands, the City of Lafayette has 82.8 acres of neighborhood and community parks offering active and passive recreation opportunities.⁶ The largest of these is Lafayette Community Park, which is subject to its own adopted Master Plan.

⁵ City of Lafayette, I-2.

⁶ Ibid.

3. OPEN SPACE PLAN

3.1 Evaluation Criteria

The Committee developed the Evaluation Criteria to objectively identify possible open space sites based on the sites' physical characteristics. To develop the criteria, the Committee researched other land preservation efforts and met with conservation groups and agencies to develop a preliminary list of criteria. The draft criteria were then reworked to meet the General Plan's principles and goals. The finalized Criteria provide the key elements to be considered in evaluations.

- Vacant or under-developed

Vacant and under-developed lands are good candidates for land acquisition. Land is considered vacant when it has not been developed or is only minimally developed. In this plan, land is classified as under-developed if the value of the improvements to the land is much less than the value of the land itself. Data from the tax assessor are used to make these calculations.

- Close to existing parks, recreation, open space, or trails

Acquiring land close to existing recreation creates a continuous open space system and fulfills Policy OS-1.6 of the General Plan.⁷ Land falling under this criterion will also have the potential for use as a trail or for recreation. This criterion also factors in the lands' accessibility and potential for use as trail linkages.

- Ridge tops

Ridgeline and ridge top protection measures are included in the General Plan. The Open Space and Conservation Element calls for the preservation of "Major Ridgelines in their natural state."⁸ Ridge tops are scenic resources that enhance Lafayette's landscape and provide wildlife corridors.

- Areas of visual prominence

The General Plan's Guiding Principles call for protecting "the natural and scenic quality of our surrounding hillsides and ridgelines."⁹ Additionally, the Open Space Element dictates "areas of visual prominence to be preserved as open space."¹⁰

⁷ Ibid., III-3.

⁸ Ibid., III-2.

⁹ Ibid., 1.

¹⁰ Ibid., III-2.

- Wildlife habitat, sensitive species, or wildlife corridors

The General Plan states that “areas with important biotic resources” should be preserved.¹¹ Protecting sensitive species’ habitats and wildlife corridors help to ensure that the biological diversity found in Lafayette will be conserved for future generations.

- Proximity to a creek

One goal in the General Plan’s Open Space and Conservation Element is to “Preserve and protect creeks, streams, and other watercourses in their natural state.”¹² Watersheds have high biological diversity, provide corridors for the movement of wildlife and people, and can provide many recreational opportunities.

- Native vegetation such as oak woodlands or chaparral

The General Plan requires the protection of “woodlands and their associated vegetation.”¹³ These areas offer valuable wildlife habitat, recreation, and aesthetic values.



3.1.1 GIS Methodology

To visualize the Criteria within Lafayette, a geographic information system (GIS) was used. GIS has become a powerful tool for gathering spatial information, to create interactive maps. For the open space GIS, City staff used data from a variety of sources, including the City of Lafayette, Contra Costa County, and the U.S. Fish and Wildlife Service. Using the data, an individual map layer was created for each criterion. The layers were also weighted using the point values assigned to each criterion. The weighted layers were then overlaid onto a one-acre hexagonal grid of Lafayette. Hexagons with higher

¹¹ Ibid., III-6.

¹² Ibid., III-9.

¹³ Ibid., III-7.

point values, and more preservation potential, stand out. By using the GIS, City staff can determine the overall characteristics of an area. This, however, does not replace the need for site visits. When using this modeling technique, specific properties are not singled out; rather, general areas with open space preservation potential are highlighted.

Table 2: Evaluation Criteria

Evaluation Criterion	Point Value
Vacant or under-developed	30
Close to existing parks, recreation, open space, or trails	20
Ridge tops	15
Areas of visual prominence	10
Wildlife habitat, sensitive species, or wildlife corridors	10
Proximity to a creek	10
Native vegetation such as oak woodlands or chaparral	5
Total	100

A highlighted area is not a zoning district or land use category; instead, it is an area with open space preservation potential. By creating a map of the open space within Lafayette, this Open Space Plan makes no modifications to the land uses designated in the General Plan, development rights, or application processes.

3.2 Key Factors for Acquisition

While the Evaluation Criteria identify possible open space sites based on the physical characteristics of a site, the Key Factors for Acquisition provide the basis for an objective process of determining a property’s suitability for acquisition. Acquisition includes fee title ownership and easements. The Factors help to refine the assessment process for individual parcels when they become available. These are not the only factors that will be considered when acquiring land and may be added to or revised in the future as circumstances change. They are:

- Has a known and willing seller or donor
- Has funding from private sources and foundations
- Leverages funding including the City, government grants, or other opportunities
- Has funding for long-term public or private stewardship and maintenance
- Requires minimum improvement and maintenance
- Is a bargain or opportunity sale
- Has low liability risk

3.3. Acquisition Procedure

The most important factor for deciding if a property will be considered for acquisition is whether the owner is a “known and willing seller or donor.” In any real estate transaction, the landowner’s privacy is of utmost importance to the City and any affiliated organizations. Any negotiations that take place will be conducted as discreetly as possible. With this in mind, the following procedures will be implemented to ensure the privacy of all individuals involved.

There are multiple ways the City can be made aware of a potential open space purchase. An owner may bring a property directly to the City in hopes of selling or donating it or a property may be publicly listed as for sale on the open market. Another group that is evaluating land within Lafayette could also bring a property to the City’s attention. When the City is informed of a potential acquisition, either directly or indirectly, the City Manager and staff will review the property.

- City staff will apply the Evaluation Criteria and the Key Factors for Acquisition to the property. Results from the GIS analysis will also be factored into the review. Staff will make an initial recommendation about the property to the City Manager.
- If the City is still interested, information about the property will be forwarded for review to an open space advisory group. Using their experience and expertise, the members of the advisory group will determine if the property has the potential to be preserved as open space.
- If the property has potential, the advisory group will work to form partnerships with other open space organizations or join one that has already formed. This includes working with local land trusts and any government agencies, such as East Bay Regional Park District, that may also be interested in the property. At this time the space advisory group will also pursue funding sources. Receiving funding from private sources, such as foundations and individual donors is a top priority. Importantly, one organization, from the partnership, will take the lead on the project and private negotiations can begin with the landowner.
- After initial discussions have begun, the advisory group will take the proposal back to the City Manager. The City Manager may then take the proposal to the City Council, which will review the proposal and make a decision on participating in the acquisition.

The process is dependent on forming partnerships with other organizations and ensuring that the negotiations take place smoothly and discreetly. By working with a land trust, for example, the City will gain a partner with expertise in the area and with experience in working with landowners to negotiate an acquisition. Forming partnerships with other organizations will be beneficial in helping to extend the scope of the Plan. Ultimately, ownership of the property will be determined on a case-by-case basis.

3.4 Funding Sources

A variety of public funding sources, on the local, state, and federal level, are available to aid in land acquisition and maintenance.

On the local level, funds are available for open space related projects. Measure WW is a \$500 million bond measure by the East Bay Regional Park District that was passed by voters in 2008. 25% of the money will go to cities and other local agencies to help fund parks, trails, and open space projects. Measure WW funds are allocated based on a city's population.¹⁴ Funding will be evenly split between open space and parks, trails, and recreation, and leveraged with other sources to acquire open space.



Other funding options are available through the state of California. The State Coastal Conservancy, while charged with protecting the Bay Area's shorelines, also provides support to inland projects that can impact the coastline. By working with the Conservancy to develop proposals, Lafayette could receive grant monies for projects, such as protecting the area's watershed or building trails that connect to coastal trails.

The California Department of Parks and Recreation and the California Wildlife Conservation Board have historically offered a number of different grant opportunities. Land and water conservation and acquisition funding are available. Other grants are offered to help preserve native flora and fauna, develop wildlife corridors, and to aid in the construction of trails and trail related projects. These are not the only state agencies working to protect open space, but they are representative of the state's funding opportunities.

Funding for open space acquisition may also be available from federal agencies. The U.S. Fish and Wildlife Service (FWS) has designated parts of Lafayette as "critical habitat" for two threatened species – the California red-legged frog (*Rana aurora draytonii*) and the Alameda Whipsnake (*Masticophis lateralis euryxanthus*). Lafayette could take advantage

¹⁴ "Measure WW Fact Sheet," *East Bay Regional Park District*, 2008, http://www.ebparks.org/files/Bond_Measure_WW_Fact_Sheet_081508a.pdf.

of the grants offered by FWS to aid in the recovery of threatened and endangered species.¹⁵

Funding is potentially available from other agencies. The Environmental Protection Agency offers grants to protect watersheds and the environment. The Department of Commerce, which the National Oceanic and Atmospheric Administration falls under, also offers grants to protect and improve the environment.

Beyond public funding options, a variety of private funding opportunities exist. Many private foundations offer grants to protect and improve the environment. However, some foundations and organizations only grant money to non-government organizations. These foundations can be solicited for funds through the non-profit organizations that partner with the City. Donations from individuals and local businesses can also become an important funding source. In order to promote individual contributions, the City can encourage donations to one of the partner non-profit organizations or foundations. This provides tax benefits to the donor and encourages individuals to donate who are reluctant to give money directly to a government agency. Local businesses may be interested in donating labor or materials to help with the improvements of purchased land. Fundraising events, while not a major funding source, can foster community involvement in and support of this Open Space Plan.

The key to acquiring open space is forming partnerships to optimize the range and variety of available funding options. Working with other agencies and organizations will provide funding options that may not otherwise be available. Leveraging money with a variety of sources secures properties that may be too costly otherwise. When a specific project is being examined, staff will thoroughly review all of the funding options, both public and private, and will work to support the necessary partnerships to secure the funding to purchase and maintain the property.

3.5 Improvements and Amenities to Lands

Regardless of where ownership ultimately resides, properties may need to be improved. When considering improvements and amenities, a balance needs to be struck between improving property acquired for public use and keeping the property as undisturbed as possible. In some cases, improvements need to be made to a property that is environmentally degraded. Many of the other suggested improvements focus on making the property accessible.

¹⁵ "U.S. FWS Critical Habitat Portal," *U.S. Fish and Wildlife Service*, <http://crithab.fws.gov>.

- Restore degraded habitats and native ecosystems
- Maximize native habitats, flora, and fauna
- Develop and maintain infrastructure to reduce environmental impacts
- When applicable, use proper grazing techniques to manage vegetation, reduce fire risk, control soil erosion, and maximize biological diversity
- Work with the Parks, Trails & Recreation Commission to develop trails through a property
- Reduce hazards on a property to provide safe public access
- Install signs indicating parking areas, trailheads, trail routes, and boundary markers
- Install informational signage that educates visitors about the property, recreational opportunities available, and any areas posing accessibility challenges¹⁶



3.6 Stewardship and Long-Term Maintenance

Once a property is acquired, it must be preserved and maintained. A long-term management plan will be created for each property. This plan will vary from property to property, but many of the larger tasks will be similar.

- Ensure adequate budgets and endowments for stewardship
- Create a management plan for each land acquisition
- Regularly document the property and any changes
- Manage the property in a sustainable manner
- Preserve native habitats, ecosystems, flora, and fauna
- Maintain improvements made to the property¹⁷

¹⁶ Muir Heritage Land Trust, “Stewardship Principles and Policy,” 2005.

¹⁷ Ibid.

4. Management

4.1 Open Space Advisory Group

To facilitate the process of evaluating and acquiring open space, an independent open space advisory group should be formed. This group will be advising in nature and an advocate for open space in Lafayette. It will use its expertise to evaluate potential open space properties and offer recommendations to the City about what steps should be taken. The group will facilitate forming partnerships with open space organizations and securing funding to preserve open space that meet this Plan's Evaluation Criteria and Key Factors for Acquisition.

The City of Lafayette's Open Space Committee will form the group's nucleus; however, the City will not create the group. The advisory group could include a wide range of open space supporters and professionals and would serve as a forum for communication and discussion about open space issues. The group will be independent of the City and will develop its own mission and organization. The group will work with the City, and staff will participate in the group's meetings for technical support and the sharing of information. A member of the City Council should serve as a liaison.

In summary, the group should:

- Represent the open space needs and interests of the citizenry of Lafayette
- Have an "advisory" role to the City government but operate independently
- Not have the ability to originate or negotiate the purchase of open space
- Be composed of members with a sincere interest in the preservation and stewarding of open space and a complementary skill set

4.2 Reporting

Once a property has been acquired, its condition will be documented in a baseline report that includes the property's initial condition, photographs and maps, and any important geologic and biotic features. Any improvements that are planned for the property will be outlined with a possible work timeline. The report will include any aspects of the property that may require extra attention in the future. Annual reports about the status of open space in Lafayette will be prepared and presented to the City Council.

5. Recommendations

The Open Space Committee proposes the following recommendations:

- Adopt the concepts and recommendations of this Plan

The Committee has developed a concise process for the identification, protection, and preservation of open space within Lafayette. Adoption of this Plan will allow the City to move forward with its goal of preserving open space within Lafayette.

- Support the creation of an independent open space advisory group

The open space advisory group described in this Plan will provide the City with a source of expertise not available elsewhere. The group will facilitate the process of open space preservation.

- Maintain the list of City's recorded open space, scenic, and trail easements

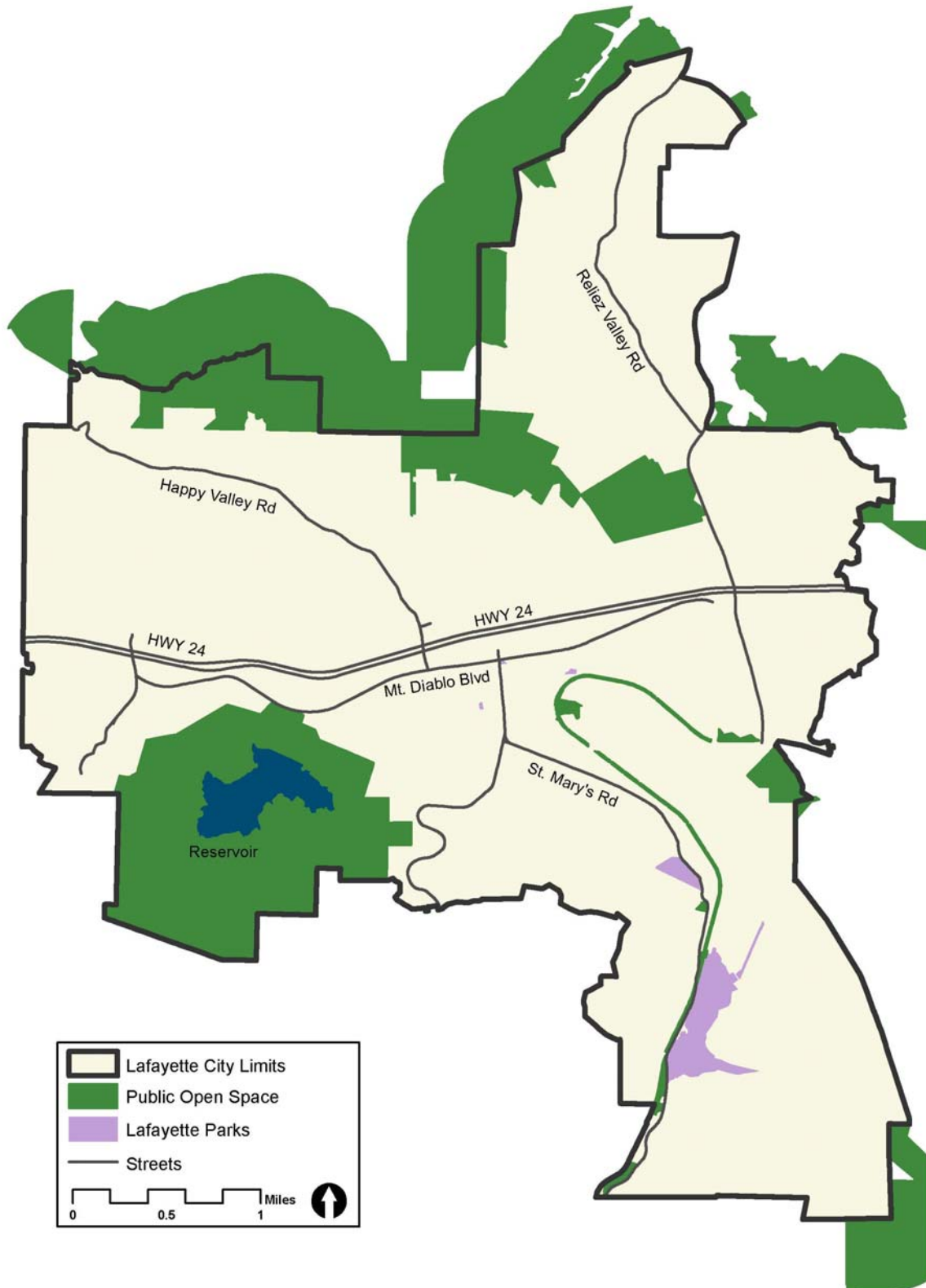
The Committee recommends that information about recorded easements within the City be kept up to date by City staff.



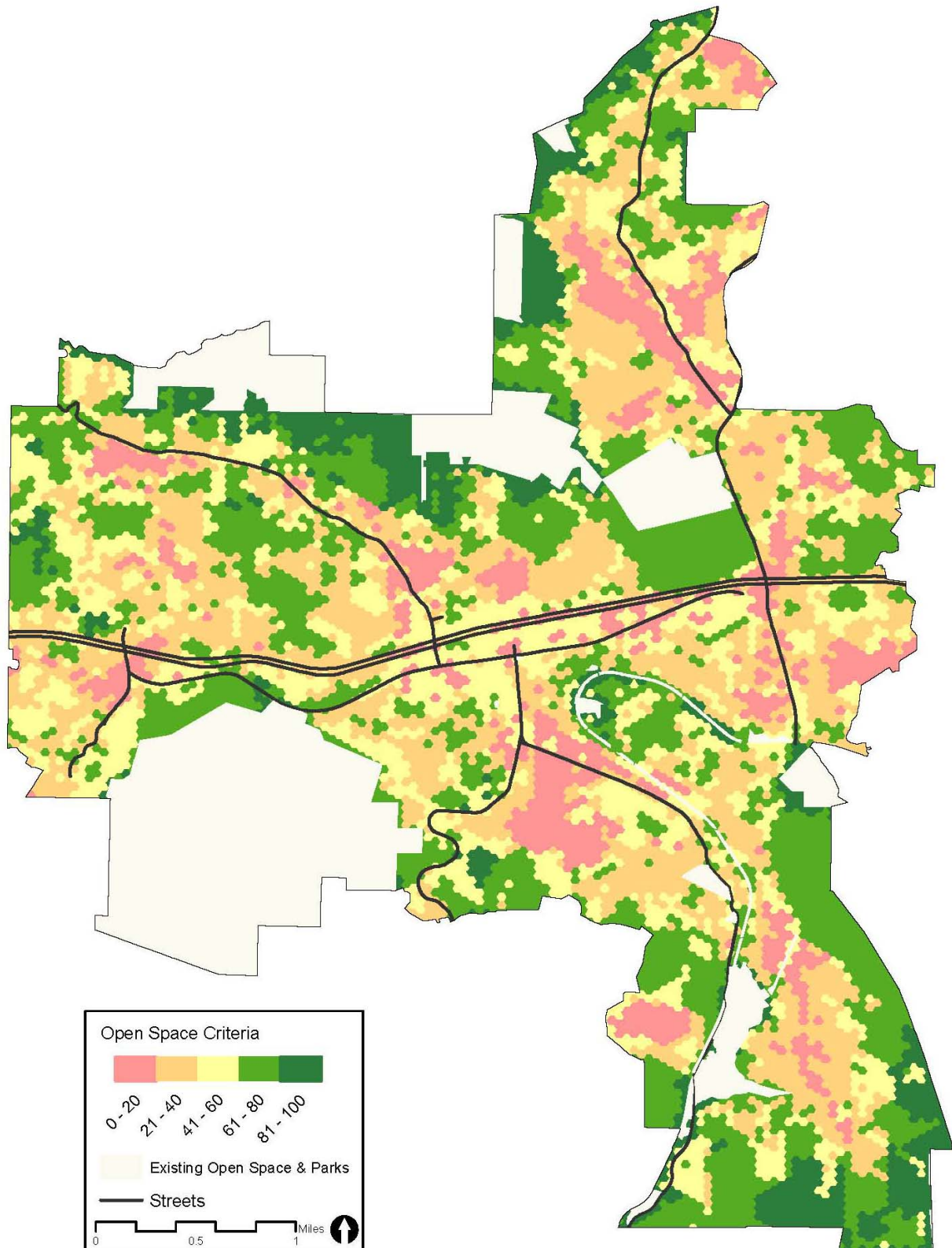
Appendices

A. Maps

Existing Open Space and Parks



Areas with Open Space Preservation Potential



B. General Plan Open Space Element Excerpts

Goal OS-1: Preserve areas of visual prominence and special ecological significance as Open Space.

Policy OS-1.1 Protection of Major Ridgelines. Preserve Major Ridgelines in their natural state as scenic resources and wildlife corridors.

Program OS-1.1.1: Require a setback from the centerline of Major Ridgelines for all development including roads, grading, fencing, and introduced vegetation other than indigenous native vegetation, wherever feasible. The centerline of a ridge is the line running along the highest portion of the ridge.

Program OS-1.1.3: Require open space, scenic, or conservation easements as conditions of development approval.

Program OS-1.1.4: Designate publicly owned or dedicated open space areas on visually prominent ridgelines with the Open Space Land Use Designation.

Policy OS-1.2 Ridgeline Protection: Protect all ridgelines consistent with their function as scenic resources for the community and as wildlife corridors.

Policy OS-1.3 Conserve a Variety of Open Space Features: Protect areas of special ecological significance, including ridges, hillsides, woodlands, wildlife corridors, riparian areas, steep slopes, prominent knolls, swales, and rock outcroppings.

Program OS-1.3.1: Protect areas of special ecological significance through the use of open space, scenic and conservation easements as conditions of development approval.

Program OS-1.3.2: Require that land dedicated as open space as a condition of development approval be permanently restricted to open space uses by recorded map or deed.

Program OS-1.3.3: Develop a standard Open Space/Scenic and Conservation Easement which requires that dedicated land be restricted to open space uses in perpetuity and which establishes standards for the protection of natural features and open space functions.

Policy OS-1.4 Specific Open Space Use Criteria: Leave in or restore open space areas to their natural state. Limit uses to those with minimal environmental impact.

Program OS-1.4.1: Revise the Zoning Ordinance to require that open space areas be left in their natural state and permit only uses which have minimal environmental impact. Define standards for the protection of natural features and open space functions.

Policy OS-1.5 Open Space for Wildlife Habitat: Preserve, protect, and where necessary, restore open space for wildlife habitat to assure the

continued viability and health of diverse, natural animal and plant communities.

Policy OS-1.6 Continuous Open Spaces: Assemble open space areas from contiguous parcels to provide continuous scenic and wildlife corridors wherever feasible.

Program OS-1.6.1: Maintain and update a map Open Space/Scenic and Conservation Easements.

Policy OS-1.7 Open Space for Wildlife Corridors: Assure that adequate open space is provided to permit effective wildlife corridors for animal movement between open space areas, along watercourses, and on ridges.

Program OS-1.7.1: Prepare a study to identify wildlife corridors.

Goal OS-2 Expand the amount of publicly owned open space.

Policy OS-2.1 Open Space Strategy: Develop a strategy to expand public ownership and stewardship of key parcels.

Program OS-2.1.1: Pursue available grants and government funding sources for the acquisition and preservation of open space.

Program OS-2.1.2: Seek dedication of open space through public and private trusts, non-profit organizations, local and regional agencies, special interest groups, and other means.

Program OS-2.1.3: Consider placing a measure on the ballot for a tax, assessment, or General Obligation Bond for the purchase of open space.

Program OS-2.1.4: Work actively with neighboring jurisdictions and participate in their public processes to protect ridgelines and prominent open spaces, which can be viewed from Lafayette.

Goal OS-3 Maintain the semi-rural character and beauty of the city by preserving its open and uncluttered natural topographic features.

Policy OS-3.1 Protect natural features of the lands: The character and natural features of hills, steep slopes, riparian areas, woodlands, and open areas will be preserved in as natural a condition as feasible.

Policy OS-3.2 Preserve the predominant views of the hill areas: Require that structures in identified environmentally sensitive areas be substantially concealed by existing vegetation or terrain when viewed from lower elevations, to the maximum extent feasible.

Program OS-3.2.1: Require structures in identified environmentally sensitive areas be located away from prominent locations such as hilltops, knolls and open slopes, wherever feasible.

Goal OS-4 Preserve areas with important biotic resources.

- Policy OS-4.1 **Riparian Vegetation:** Preserve, protect, and restore riparian habitat, particularly the native, riparian woodland species and associated understory plants.
Program OS-4.1.1: Maintain creek setbacks required in the zoning code for all structures along the City's watercourses.
- Policy OS-4.2 **Ridgelines:** Protect native vegetation along ridgelines.
- Policy OS-4.3 **Woodlands:** Preserve existing woodlands and their associated vegetation.
Program OS-4.3.1: Expand the City's *Tree Protection Ordinance* to include protection for significant native trees and woodlands.
Program OS-4.3.2: Require replacement and maintenance of native trees and/or woodland areas when a project results in the loss of woodland habitat. Replace trees accidentally damaged or removed during construction with trees substantially larger than normally required.
- Goal OS-5** **Preserve and protect creeks, streams, and other watercourses in their natural state.**
- Policy OS-5.1 **Stream bank stability:** Protect stream bank stability.
Program OS-5.1.6: Seek State and federal funding for the repair of stream bank erosion, planting of riparian vegetation to stabilize creek banks, and removal of debris obstructing water flow.
Program OS-5.1.7: Work with private property owners, regional agencies, and organizations in Contra Costa County to restore creek and riparian habitat.
Program OS-5.1.8: Use the City's regulatory powers to preserve and reclaim the natural state of watercourses, reduce runoff and contaminants, and improve water quality for habitat preservation and recreation.¹⁸
- Policy OS-5.2 **Creek Corridors:** Provide opportunities for visual and educational access to natural creeks and riparian areas along public right-of-way, where feasible.

¹⁸ Watercourses are defined as natural or once flowing (perennially or intermittently) water, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems. Source: The California General Plan Glossary, published by the California Planning roundtable, 1990.

C. Works Consulted

Association of Bay Areas Governments and Bay Area Open Space Council and Greenbelt Alliance. *Golden Lands, Golden Opportunity: Preserving vital Bay Area lands for all Californians*. 2009.

City of Davis. *Davis Open Space Acquisition and Management Plan*. Davis, CA: City of Davis, 2002.

City of Lafayette. *Lafayette General Plan*. Lafayette, CA: City of Lafayette, 2002.

City of Redding. *Redding Parks, Trails, and Open Space Master Plan*. Redding, CA: City of Redding, 2004.

“Measure WW Fact Sheet.” *East Bay Regional Park District*. 2008.
http://www.ebparks.org/files/Bond_Measure_WW_Fact_Sheet_081508a.pdf.

Muir Heritage Land Trust. “Stewardship Principles and Policy.” 2005.

RJM Design Group, Inc. *Santa Clarita Parks, Recreation & Open Space Master Plan*. Santa Clarita, CA: City of Santa Clarita, 2008.

State of California. “Government Code Section 6954.” Sacramento: State of California.
<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=06001-07000&file=6950-6954>.

“U.S. FWS Critical Habitat Portal.” *U.S. Fish and Wildlife Service*. <http://crithab.fws.gov>.

D. Negative Declaration

CITY OF LAFAYETTE

NEGATIVE DECLARATION

Adopted January 25, 2010

Project name:

City of Lafayette Open Space Plan

Project description:

This project creates an open space plan that will allow open space within Lafayette to be identified, acquired, and preserved, as identified as a program in the adopted Lafayette General Plan. The City's Open Space Committee created a comprehensive plan to protect and preserve Lafayette's open space. The plan will be implemented by the City, who will evaluate potential open space sites as they become available for purchase. The City is also planning on partnering with local open space preservation groups and agencies in order to negotiate the sales of properties and leverage any monies.

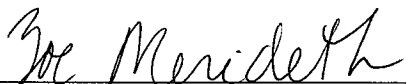
Project location:

The project applies to the entire City of Lafayette

Proponent:

City of Lafayette

It has been found that the project will not have a significant effect on the environment. The attached Initial Study, including the Environmental Checklist, documents the reasons to support this finding.



Zoe Merideth, Open Space Intern

December 8, 2009

Date

Environmental Checklist Form

1.	Project title: City of Lafayette Open Space Plan		
2.	Lead agency name and address: City of Lafayette 3675 Mt. Diablo Blvd. Suite 210 Lafayette, CA 94549		
3.	Contact person and phone number: Zoe Merideth (925) 284-1968		
4.	Project location: City of Lafayette		
5.	Project sponsor's name and address: City of Lafayette 3675 Mt. Diablo Blvd. Suite 210 Lafayette, CA 94549		
6.	General plan designation: Project applies to citywide General Plan designations	7.	Zoning: Project applies to citywide zoning designations
8.	<p>Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)</p> <p>This project creates an open space plan that will allow open space within Lafayette to be identified, acquired, and preserved, as identified as a program in the adopted Lafayette General Plan. The City's Open Space Committee created a comprehensive plan to protect and preserve Lafayette's open space. The plan will be implemented by the City, who will evaluate potential open space sites as they become available for purchase. The City is also planning on partnering with local open space preservation groups and agencies in order to negotiate the sales of properties and leverage any monies.</p>		
9.	Surrounding land uses and setting: Briefly describe the project's surroundings: The Plan will apply to the entire City of Lafayette.		
10.	Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None		

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature

Zoe Merideth

December 8, 2009
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on scenic vistas, and, therefore, there is no potential impact</i>				
II. AGRICULTURAL RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects agricultural resources, and, therefore, there is no potential impact.</i>				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on air quality, and, therefore, there is no potential impact.</i>				
IV. BIOLOGICAL RESOURCES -- Would the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on biological resources, and, therefore, there is no potential impact.</i>				
V. CULTURAL RESOURCES -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on cultural resources, and, therefore, there is no potential impact.</i>				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				✓
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
ii) Strong seismic ground shaking?				✓
iii) Seismic-related ground failure, including liquefaction?				✓
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on the geology or soils, and, therefore, there is no potential impact.</i>				
VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
hazard for people residing or working in the project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. The project area is not located within two miles of an airport or airstrip, and, therefore, there is no potential impact. Adoption of the open space acquisition plan does not affect any hazardous materials, cause exposure to hazardous materials, change wildlands or wildlands fire risk, and, therefore, there is no potential impact.</i>				
VIII. HYDROLOGY AND WATER QUALITY - - Would the project:				
a) Violate any water quality standards or waste discharge requirements?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?				✓
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on water quality or change the project area's hydrology, and, therefore, there is no potential impact.</i>				
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on land use and planning, and, therefore, there is no potential impact.</i>				
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on mineral resources, and, therefore, there is no potential impact.</i>				
XI. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
excessive noise levels?				
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. The project is not located near an airport or airstrip. Adoption of the open space acquisition plan will not create any noise, and, therefore, there is no potential impact.</i>				
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not cause the construction of new homes or businesses, or displace existing housing, and, therefore, there is no potential impact.</i>				
XIII. PUBLIC SERVICES – Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				✓
Fire protection?				✓
Police protection?				✓
Schools?				✓
Parks?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Other public facilities?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on public services, and, therefore, there is no potential impact.</i>				
XIV. RECREATION – Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on recreational facilities, and, therefore, there is no potential impact.</i>				
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				✓
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?				✓
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects transportation or traffic, and, therefore, there is no potential impact.</i>				
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?				✓
g) Comply with federal, state, and local statutes and regulations related to solid				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
waste?				
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on utilities and service systems, and, therefore, there is no potential impact.</i>				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✓
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓
<i>Explanation: The project describes the factors and process for acquiring open space, as identified as a program in the adopted Lafayette General Plan. Adoption of the open space acquisition plan will not have any direct physical effects on the environment, there are no impacts that are cumulatively considerable, and there is no risk of adverse effects on humans, and, therefore, there is no potential impact.</i>				