



SB 684 APPLICATION REQUIREMENTS

Provided	Not Provided	N/A	Description & Comment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eligibility Checklist and SB 684 Application Requirements (completed & signed by the preparer)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard Application Form
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agreement to Pay for City Services Form
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Narrative of the proposal and a brief description of existing/proposed conditions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicable to Housing Development: Plan Set Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans (existing/proposed site plan, floor plan, elevations, grading/drainage)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noncomplying structures: Provide evidence of legal construction
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicable to Subdivision: SB 684 Lot Split Form & Content Requirements for Tentative Parcel Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tentative Parcel Map: Electronic copy
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Form & Content Requirements for Tentative Parcel Map (checklist and signed acknowledgment)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	State Map Act §66474 findings (1-7) (Applicable to Subdivision)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant's Response Letter to State Map Act §66474 Findings

ELIGIBILITY

Directions: Check the appropriate box and respond to additional requested information, if noted. Staff has provided links to determine preliminary eligibility against the [SB 684 criteria](#). However, the final determination of eligibility will be conducted and verified by staff.

PARCEL MAP QUALIFYING CRITERIA	Applicant Response
<p>66499.41 (a)(1) The proposed subdivision will result in 10 or fewer parcels.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(2) The lot proposed to be subdivided meets all of the following sets of requirements: (A) The parcel is zoned for multi-family residential development per LMC Ch. 6-8 (Community View Map). (B) The lot is no larger than five acres and substantially surrounded by qualified urban uses. (C) The lot is a legal parcel. The lot was not established pursuant to Section 66499.41 (small lot subdivision) or an urban lot split pursuant to Government Code Section 66411.7.</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>Zoning District:</i> <i>Existing Parcel Area (sq. ft.):</i>
<p>66499.41 (a)(3) The newly created parcels are no smaller than 600 square feet</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>Proposed Parcel Area(s) (sq. ft.):</i>
<p>66499.41 (a)(4) The housing units on the lot proposed to be subdivided are one of the following: (A) Constructed on fee simple ownership lots; (B) Part of a common interest development; (C) Part of a housing cooperative, as defined in Civil Code Section 817; or Owned by a community land trust meeting the requirements of Government Code Section 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False

PARCEL MAP QUALIFYING CRITERIA	Applicant Response
<p>66499.41 (a)(5) The proposed development must meet one of the following¹:</p> <p>(A) If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years.</p> <p>If the parcel is not identified in the Housing Element for the current planning period, the development must result in at least as many units as the maximum allowable residential density for the parcel.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(10) The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(11) The proposed subdivision complies with all applicable standards established in Section Government Code Section 65852.28, in below checklist.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(12) The parcels created pursuant to Government Code Section 66499.41 are served by a public water system and a municipal sewer system.</p>	<input type="checkbox"/> True <input type="checkbox"/> False

¹ Note that the statute requires the Housing Element to be in substantial compliance with Housing Element law.

PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	Applicant Response
66499.41 (a)(8)(A) Rental Restrictions for Lower Incomes. Does not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income.	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(8)(B) Subject to Rent Control. Does not require demolition or alteration of any of the following types of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(8)(C) Occupied by Tenants. Does not require demolition or alteration of housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(8)(D) Owner's Rights. Does not require demolition or alteration of a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(9)(A) Farmland. The parcel is not located on prime farmland or farmland of statewide importance pursuant to USDA or zoned/designated for agricultural protection/preservation (CA Important Farmland Finder Map)	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(9)(B) Wetlands. The parcel is not located on wetlands (National Wetlands Mapper)	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(9)(C) Fire Hazard. The parcel is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) adopted pursuant to CA Public Resource Code (PRC) §4202 (Community View Map); Exception: Sites excluded pursuant to Gov't Code §51179 or those that have adopted fire hazard or state fire mitigation measures	<input type="checkbox"/> True <input type="checkbox"/> False <i>If false and proposing development, provide evidence that the site is eligible with site exclusion or approved mitigation measures.</i>
66499.41 (a)(9)(D) Hazardous Waste. The parcel is not located within a hazardous waste site (DTSC EnviroStor Map)	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(9)(E) Earthquake Zone. The parcel is not located within a delineated earthquake fault zone (CGS Earthquake Zones Map)	<input type="checkbox"/> True <input type="checkbox"/> False
66499.41 (a)(9)(F) Flood Hazard Zone. The parcel is not located within a special flood hazard area (FEMA Flood Map)	<input type="checkbox"/> True <input type="checkbox"/> False <i>If false, provide verification that the site satisfies all applicable federal qualifying criteria.</i>

PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	Applicant Response
<p>66499.41 (a)(9)(G) Regulatory Floodway. The parcel is not located within a regulatory floodway (FEMA Flood Map)</p>	<p><input type="checkbox"/> True <input type="checkbox"/> False <i>If false, provide verification that the site satisfies all applicable federal qualifying criteria.</i></p>
<p>66499.41 (a)(9)(H) Natural Community Conservation Plan. The parcel is not located within lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (NCCP Conservation Plan List and Map)</p>	<p><input type="checkbox"/> True <input type="checkbox"/> False</p>
<p>66499.41 (a)(9)(J) Conservation Easement. The parcel is not subject to a conservation easement, scenic deed easements, or open-space easements on any portion of the parcel.</p>	<p><input type="checkbox"/> True <input type="checkbox"/> False</p>
<p>66499.41 (a)(9)(I) Habitat for Protected Species. The parcel is not located on lands with habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (CA Fish and Game Code (FGC), Div. 3, Ch. 1.5, commencing with §2050), or the Native Plant Protection Act (CA FGC, Div. 2, Ch. 10, commencing with §1900). (Flood Risk and Endangered Species Habitat (FRESH) Map)</p>	<p><input type="checkbox"/> True <input type="checkbox"/> False <i>If located within 100' of wetland/non-channeled creek or ½ mile of critical habitat, provide biological assessment.</i></p>

HOUSING DEVELOPMENT QUALIFYING CRITERIA	Applicant Response
<p>665852.28 (a) The proposed housing development is on a lot created in accordance with Government Code Section 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(1) The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>Number of units:</i>
<p>66499.41 (a) (6) The average total area of floor space for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66300.6 (b) Replacement Housing. If any existing dwelling unit is proposed to be demolished, the development project complies with the replacement housing provisions of Government Code Section 66300.6(b).</p>	<input type="checkbox"/> True <input type="checkbox"/> False

DEVELOPMENT AND OBJECTIVE STANDARDS	Applicant Response
<p>65852.28 (b)(1) and 66499.41 (d) Objective Zoning Standards. The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with Government Code Sections 65852.28 and 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>65852.28 (b)(2)(E) Setbacks. (A) No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations). (B) Required rear and side yard setbacks from the original lot line shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>65852.28 (b)(2)(D),(F) Parking. One parking space, which may be uncovered or not enclosed, shall be required per unit constructed on a parcel created pursuant to the procedures in this section, except that no parking may be required where the parcel is located within one-half mile walking distance of either a stop located in a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3.</p>	<input type="checkbox"/> True <input type="checkbox"/> False

DEVELOPMENT AND OBJECTIVE STANDARDS	Applicant Response
<p>65852.28 (b)(2)(G) Floor Area Ratio Standards. The following floor area ratios shall apply:</p> <ul style="list-style-type: none"> • For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0. • For a housing development project consisting of eight to ten units, inclusive, the floor area ratio is 1.25. 	<p><input type="checkbox"/> True <input type="checkbox"/> False</p>

PLEASE NOTE: There may be additional requirements after initial review by the city landscape consultant, city staff or the hearing authority (if applicable).

SIGNATURE OF PREPARER: _____ DATE: _____

PRINT FULL NAME: _____



STANDARD APPLICATION FORM

PROJECT INFORMATION

Project Address / Location		Assessor's Parcel Number (APN)	Zoning District	Flood Zone
General Plan Designation	Parcel Size (sq.ft.)	Grading: Cut (cu.yds.)	Grading: Fill (cu.yds.)	
Existing Gross Floor Area (sq.ft.)	Existing Building Footprint (sq.ft.)	Existing Impervious Surface (sq.ft.)	Existing # Parking Spaces (sq.ft.)	
Proposed Gross Floor Area (sq.ft.)	Proposed Building Footprint (sq.ft.)	Proposed Impervious Surface (sq.ft.)	Proposed # Parking Spaces (sq.ft.)	

Existing Land Use
 Single-Family Residential Multi-Family Residential Commercial Office Vacant Other (specify) _____

Proposed Land Use
 Single-Family Residential Multi-Family Residential Commercial Office Vacant Other (specify) _____

APPLICANT INFORMATION

OWNER INFORMATION

Applicant Name:			Owner Name:		
Applicant Address			Owner Address		
City	State	Zip	City	State	Zip
Phone () -	Cell () -		Phone () -	Cell () -	
Email (for official use only):			Email (for official use only):		

CHECK ALL APPLICABLE REQUESTS

- | | | |
|--|---|--|
| <input type="checkbox"/> 15-Degree Declination Exception | <input type="checkbox"/> Lot Line Revision | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Address Assignment / Change | <input type="checkbox"/> Major Subdivision / Tract (≥ 5 lots) | <input type="checkbox"/> Study Session |
| <input type="checkbox"/> Appeal (App. # _____) | <input type="checkbox"/> Minor Subdivision (4 lots or fewer) | <input type="checkbox"/> Temporary Land Use Permit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Public Art Permit | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Change of Conditions | <input type="checkbox"/> Reasonable Accommodation | <input type="checkbox"/> Variance / Exception |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Reconsideration (App. # _____) | <input type="checkbox"/> Wireless Communications Facilities Permit |
| <input type="checkbox"/> Family Day Care | <input type="checkbox"/> Re-Zone Property | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ridgeline Setback Exception | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Grading Permit (≥ 50 cu. yds.) | <input type="checkbox"/> Right-of-Way Abandonment | SB 9 Application |
| <input type="checkbox"/> Hillside Development Permit | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> SB 9 Housing Development |
| <input type="checkbox"/> Land Use Permit | <input type="checkbox"/> Senior Housing Permit | <input type="checkbox"/> SB 9 Urban Lot Split |

OWNER / AGENT STATEMENT

Property Owner Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application. I hereby grant permission to access the property to individuals involved in the processing of the subject application(s). I agree to defend, indemnify and hold harmless the City, its agents, officers, officials, and employees from all claims, demands, lawsuits, writs of mandamus, and other actions or proceedings (collectively "Actions") brought against the City or its departments, commissions, agents, officers, officials, or employees to challenge, attack seek to modify, set aside, void or annul any City decision made in connection with this application. In the event the City becomes aware of any such Actions, the City shall promptly notify me and shall cooperate fully in the defense. It is expressly agreed that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and I shall reimburse City for any attorney's fees, costs and expenses, including any plaintiff's or other third party's attorneys' fees, costs and expenses, directly and necessarily incurred by the City in the course of the defense.

Print Name	Signature	Date
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**City of Lafayette
Planning & Building Department**

AGREEMENT TO PAY FOR CITY SERVICES

Complete and submit this form with the development application.

In consideration for the City providing the services described in this Agreement, the undersigned agrees as follows:

1. The City services requested relate to development application number _____, property in the City of Lafayette located at _____, assessor's parcel number _____.
2. This Agreement is for services and fees that are in addition to the planning fees paid upon the filing of the referenced development application. I agree to pay for the additional charges imposed by the City for staff time spent processing the application based upon an hourly rate established by resolution of the City Council. These services include but are not limited to City staff time spent for engineering and other City administrative services regarding the application. In addition, I agree to pay for services of consultants retained by the City and required by it in connection with the development application at the hourly rate charged by each consultant to the City. These services include but are not limited to legal, landscaping, traffic engineering and environmental services and may also include the costs associated with such services such as mileage and photographic copies.
3. The City will bill for the services performed under this Agreement upon a monthly or other periodic basis. If at any time the balance due exceeds \$500.00, the City may cease processing the application, prepare a recommendation for taking action on the application and present the application to the appropriate hearing body for final action.
4. The development application account will remain open until it is paid in full. Final payment in full is due as follows:
 - a. In the case of a subdivision, upon release of the final improvement bond or when conditions of approval are satisfied, which ever is later in time;
 - b. In the case of all other applications, when the City authorizes Contra Costa County to issue final building inspection clearance or when work for which a permit is issued is completed;
 - c. If an application is denied, upon expiration of the appeal period or upon a final decision on appeal;
 - d. If an application is withdrawn, when all remaining staff work on the application is completed;
 - e. Upon the expiration of 12 consecutive months during which there was no activity on the application.
5. The undersigned is responsible for the payment of the costs and charges involved with the application even though the property or project is sold or assigned to another party. If the undersigned desires to transfer payment responsibility to another, it is the undersigned's responsibility to have this Agreement replaced by a new agreement with the responsible party. Any outstanding balance must be paid before the City will accept a replacement agreement.
6. The undersigned agrees to advise the City in writing of any change to their billing address and represents that (s)he is the party responsible for payment of the costs or any other obligations incurred under this Agreement.
7. The undersigned agrees to defend, indemnify and hold harmless the City, its agents, officers, officials, and employees from all claims, demands, lawsuits, writs of mandamus, and other actions or proceedings (collectively "Actions") brought against the City or its departments, commissions, agents, officers, officials, or employees to challenge, attack seek to modify, set aside, void or annul any City decision made in connection with this application or Agreement. In the event the City becomes aware of any such Actions, the City shall promptly notify the undersigned and shall cooperate fully in the defense. It is expressly agreed that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the undersigned shall reimburse City for any attorney's fees, costs and expenses, including any plaintiff's or other third party's attorneys' fees, costs and expenses, directly and necessarily incurred by the City in the course of the defense.

PROPERTY OWNER NAME (Print): _____ MAILING ADDRESS: _____

PROPERTY OWNER SIGNATURE: _____ CITY, STATE, ZIP: _____

DATE: _____ TELEPHONE _____

NOTE: THIS DOCUMENT IS NOT TRANSFERABLE • ORIGINAL TO FINANCE • COPY TO APPLICANT • COPY TO APPLICATION FILE

APPLICATION NO. _____ FOR OFFICIAL USE ONLY ACCOUNT NO. _____



APPLICATION FEES

Payment of fees is required for all applications prior to application review or processing.

- Fees Payment via cash, check, or credit card is required before application review or processing. Once the application is submitted, City staff will follow up electronically with an invoice for the total fee amount. Fees may be paid online via City's secure payment system or mailed for processing.

Tick mark your preferred payment method:

Cash Check Credit Card

If you choose to pay online using credit card via secure payment system, provide the name, email address and contact details of the person who will remit the fee payment below.

Name	Address	Email
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The Planning & Building Department collects two types of fees - application processing fees and development impact fees. Please refer to the [Planning & Development Fee Schedule](#) for a complete list of fees, as adopted by the City Council.



NARRATIVE OF THE PROPOSAL

BRIEF DESCRIPTION OF EXISTING/PROPOSED CONDITIONS

Project Description

Brief description of existing/proposed conditions



SB 684 SUBDIVISION/ HOUSING DEVELOPMENT

APPLICATION INSTRUCTIONS

This checklist is intended to cover all SB 684 development. Not all items may be applicable for the scope of your development, in which case check the N/A box. Please check all applicable items and indicate the sheet number(s) where prompted. An applicant may obtain preliminary review from a planner during Planning Counter Hours.² The Planning & Building Department will ultimately determine the level of detail needed to process your application once it has been submitted and is being processed. Hyperlinks are provided for the applicable handouts referenced in this document and are also available on the City’s website, www.lovelafayette.org, or at the City offices.

GENERAL SUBMITTAL REQUIREMENTS

YES N/A

- 1. SB 684 ELIGIBILITY CHECKLIST**
- 2. STANDARD APPLICATION FORM**
- 3. AGREEMENT TO PAY FOR CITY SERVICES FORM**

- 4. PRELIMINARY TITLE REPORT**
One (1) copy of report
 - a. Listing all recorded easements and restrictions
 - b. Providing legal description of the property

- 5. ARBORIST REPORT** prepared by a certified or consulting arborist³
One (1) copy of report (which may include colored attachments and/or exhibits), including:
 - a. Tree location, genus, species, diameter, dripline, and elevation at trunk base.
 - b. Health and condition of the tree, including existing hazards to the tree.
 - c. Potential impact of development on the tree or existing tree condition.
 - d. Evaluation of preservation potential based on the tree’s existing condition and in relation to any potential development.
 - e. Recommendations for protection, preservation, and requirements to maintain and improve tree health and assure survival.
 - f. Tree inventory table listing the tree number (as numerically tagged in the field), species, trunk diameter, health of tree, potential impact of proposal, and indicate whether tree is to be saved or removed.
 - g. Site plan showing: numbered trees, accurate driplines, and proposed location of tree protection fencing.
 - h. Photos as applicable.
 - i. Post construction recommendations as applicable.

² By appointment only for in-person, Tuesdays and Thursdays between 9 a.m. and 11 a.m. or 1 p.m. and 3 p.m.
³ Required if the proposal entails development within the dripline of an existing protected tree ≥ 4” in diameter

6. COLORS AND MATERIALS BOARD

Colored elevation of the proposal and referencing the color chips and manufacturers' specifications of the following:

- a. Body/Siding
- b. Trim
- c. Windows
- d. Roof
- e. Exterior light fixtures, residential and landscaping
- f. Fences
- g. Walls and retaining walls
- h. Hardscape

7. PHOTO AND VISUAL ANALYSIS

- a. Site and neighborhood photos on a sheet in the architectural drawings
- b. Field markers identifying the following:
 - i. Green ribbon tied around all trees to be maintained.
 - ii. Red ribbon tied around all trees proposed to be removed.
 - iii. Yellow ribbon outlining all property lines.
 - iv. Yellow ribbon outlining proposed addition(s).
- c. Photo montage
 - i. Outline the project or graphically set it into the photos.
 - ii. Submit photos from most prominent public vantage points and existing surrounding residences.

8. BIOTIC RESOURCES ANALYSIS/BIOTIC ASSESSMENT

If located within 100' of wetland/non-channeled creek or ½ mile of critical habitat, provide biotic resource analysis/biological assessment. Provide a report that includes:

- a. Type and location of threatened and endangered plant and animal species.
- b. Riparian vegetation on and within 100' of subject property.
- c. Oak woodland and other plant communities providing habitat.
- d. Location of watercourses, springs, drainage swales, wetlands, wildlife corridors, other natural features that may provide habitat or be subject to DFW⁴ or ACE⁵ jurisdiction.
- e. Area and location of undeveloped land on the subject property required to protect and enhance the continued viability of significant biotic resources, where applicable.
- f. Mitigation measures for impacts on significant biotic resources.

9. CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT APPROVAL

- a. Demonstrate legal access meeting current fire district standards.
 - b. Construction drawings shall have the fire protection district stamp and signature prior to submitting to the Lafayette Planning & Building Department (applicable to Housing Development only).
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⁴ Department of Fish and Wildlife

⁵ Army Core of Engineers

SB 684 PLAN SET SUBMITTAL REQUIREMENTS

YES N/A

1. LAYOUT

All sheets shall be the same size, oriented in the same direction, and include the following:

- a. North arrow
- b. Scale
- c. Graphic (bar) scale
- d. Date of preparation
- e. Revision date(s)
- f. Changes or modifications clearly identified
- g. Title block including:
 - i. Site address
 - ii. Assessor's parcel number (APN) or name of subdivision and lot number

2. COVER SHEET with the following:

- a. Sheet index
- b. Contact information for the following:
 - i. Owner
 - ii. Architect/Landscape Architect
 - iii. Arborist
 - iv. Engineer

3. MAPS Sheet Number(s) _____

- a. Vicinity map (minimum 1" = 600') showing the approximate location of the subject property within the vicinity of Lafayette.
- b. Context map (minimum 1" = 50') showing the location of the subject property within the context of the neighborhood.⁶
 - i. Show and label the following:⁷
 1. All parcels immediately adjacent to and around the site
 2. Approximate distance of the proposed addition (upper & lower story) to structures on adjacent lots
 3. Footprints of all structures
 4. Vacant parcels or open space
 5. Property ownership
 6. Property address
 7. Finished floor elevations
 8. Number of stories
 9. Approximate square footage
 10. Significant landscaping
 11. Significant topographic or man-made landforms and features

⁶ An aerial can be used to create the context map; however, it does not replace the context map.

⁷ Show buildings outlined in black, background in white, and vegetation/trees in gray.

**4. SURVEY** – wet stamped and signed ⁸

Sheet Number(s) _____

- a. All property lines
- b. Building footprint of all structures with dimensions to property line
- c. Easements, fully dimensioned, as reflected on a current title report including:
 - i. All public and private roads (labeled accordingly)
 - ii. Rights-of-way
 - iii. Easements, within and to the parcel
- d. Street improvements - (curb, gutter, sidewalk, edge of paving)
- e. Topography – (2' contour intervals in area to be developed)
- f. Drainage features including:
 - i. Swales
 - ii. Creeks (with required creek setbacks shown in both plan and sectional view) ⁹
 - iii. Wetlands
 - iv. Riparian habitat
- g. Trees - show all trees > 4" in diameter at 4.5' above grade within 100' of proposed development, with the following labeled:
 - i. Tree species
 - ii. Diameter of trunk
 - iii. Elevation at trunk base
 - iv. Field surveyed accurate driplines (generic symbols are not accepted)
 - v. Tree identification number, provided by the arborist
 - vi. Trees proposed to be removed with a prominent "X"

**5. SITE PLAN** – based on the aforementioned survey

Sheet Number(s) _____

- a. Property and zoning information, including:
 - i. Property lines, dimensioned.
 - ii. Setbacks (front, side, and rear), dashed.
 - iii. Sewage disposal and public utilities.
 - iv. Recorded easements (utility, drainage, access, etc.), labeled.
 - v. Total and net ¹⁰ parcel square footage.
- b. Building site(s) and footprint(s)
 - i. Existing and proposed structures with dimensions to property lines.
 - ii. Changes or additions to existing structures shown as hatched, shaded or otherwise highlighted.
- c. Parking and circulation
 - i. Location, dimensions, and quantity of existing and proposed covered and uncovered parking facilities. ¹¹
 - ii. Circulation plans for each vehicular and pedestrian way.
 - iii. Fire District turnarounds (ie the shunt, t-turn, or circle), road width, slope, and vertical clearance shall be overlaid or highlighted on the circulation plans.
- d. Impervious surface, existing and proposed
 - i. Include a table calculating the square footage, including building footprint, driveway, patios, walkways, pools, etc.
 - ii. Shade or hatch changes and additions
- e. Structures - existing and proposed fences and retaining walls
 - i. Label top-of-wall (TW) and bottom of wall (BW) spot elevations
 - ii. Shade or hatch changes and additions
- f. Existing trees - show all trees \geq 4" in diameter at 4.5' above grade within 100' of proposed development and label:

⁸ Required if proposal encroaches within 5' of required setbacks, or if the property is within a ridgeline setback

⁹ See separate handout entitled "[Creek Setback Determination Guide](#)"

¹⁰ Excludes the area within vehicular rights-of-way and vehicular easements

¹¹ Parking space minimum dimensions are 10' by 20' per space

- i. Tree species
- ii. Diameter of trunk
- iii. Elevation at base of trunk
- iv. Field surveyed accurate driplines (generic symbols are not accepted)
- v. Tree identification number, provided by the arborist
- vi. Trees proposed to be removed with a prominent "X"
- g. Trails - general location of each hiking, riding and bicycle trail and recreational facility
- h. Open space that will remain upon completion of development
 - i. Designate a development boundary line that limits the area of development
- i. Ridgelines
 - i. Class I, Class II, or Class III ridgelines located within the project boundaries or within 100' beyond the project boundaries
 - ii. Setback areas (measured in plan view from the centerline of the ridge)
 - 1. Class I ridgeline setback is 400'
 - 2. Class II ridgeline setback is 250'

6. SITE-SECTIONS **Sheet Number(s)**_____

- a. For all Hillside Applications:
 - i. Provide cross-section(s) across the full extent of the property. Be sure to show the relationship of the proposal with the neighboring properties to demonstrate massing, neighborhood context, and privacy impacts.
- b. For Class I and Class II ridges:
 - i. Provide an adequate number of cross-sections through the project site to show ridgeline declination.
 - 1. No portion of a structure may be erected adjacent to a Class I or Class II ridge that is higher than a plane sloping downward at a declination of 15° from the horizontal intercept of the ridge.
 - 2. The measurement shall be made at the nearest point of the development to the ridgeline and measured perpendicular to the ridgeline or as a radius from the endpoint of the ridgeline.
 - 3. The declination line terminates at the boundary line of the hillside overlay district.
- c. For Class III ridges:
 - i. Provide an adequate number of cross-sections through the project site to show horizontal planes intercepting the ridge.
 - 3. No portion of a structure may be erected higher than the horizontal plane.
 - 4. The horizontal plane shall be at the nearest point of the development to the ridgeline and perpendicular to the ridgeline or have an arc of 90° from the endpoint of the ridgeline.

7. FLOOR PLANS **Sheet Number(s)**_____

- a. Scale – drawn at the largest architectural scale that can fill the sheet (1/8" = 1' or larger)
- b. Gross floor area –Table calculating existing and proposed ¹²
 - i. Include all existing and proposed structures having three walls and a roof, such as attached/detached accessory structures, garage, carport, basement, second stories, area capable of being developed as habitable space.
- c. Rooms - label all existing and proposed rooms for each floor level including:
 - i. All usable or potentially usable areas or spaces (including basements, attics, crawl spaces with significant headroom, lofts, accessory buildings, etc.)
 - ii. All decks, balconies, porches, garages/carports, etc.
 - iii. Exterior and interior building dimensions.
 - iv. Existing and proposed square footage of all usable or potentially usable areas.
 - v. Doors, windows, bay windows, chimneys, stairways, other architectural features.
- d. Demolitions, changes, and additions shown as dashed, highlighted, or otherwise called out

¹² Total horizontal area in sq. ft. of each floor level within the exterior walls of all buildings on a parcel, as measured at the exterior face of the enclosing walls

- e. Existing and proposed floor plans shown with (2) two separate plan view drawings, done at the same scale and shown on the same sheet.
 - i. For example, on one sheet, side-by-side or one-above-the-other, show existing and proposed conditions for the same floor plan, labeled accordingly
- f. Lighting (exterior residential):
 - i. List and label existing and proposed lighting
 - ii. Provide a legend and indicate quantity of each lighting type

- 8. ELEVATIONS** **Sheet Number(s)**_____
- a. Scale – drawn at the largest architectural scale that can fill a sheet (1/8" = 1' or larger)
 - b. Dimensions
 - c. Building height as defined by the Lafayette Municipal Code Section 6-313¹³
 - d. Finished grade indicating existing and proposed
 - e. Demolitions, changes, and additions shown as dashed, highlighted, or otherwise called out
 - f. Existing elevations with dashed lines over proposed elevations
 - g. Existing and proposed elevations shown with two separate plan view drawings, done at the same scale and shown on the same sheet.
 - i. For example, on one sheet, side-by-side or one-above-the-other, show existing and proposed conditions for the same elevation, labeled accordingly
 - h. Indicate roof, doors, windows, trim, down spouts, and all other architectural features
 - i. Call out manufacturers' specifications for exterior walls, trim, and roofing materials.
 - i. Retaining wall and fence elevations/profiles indicating heights, colors, and materials
 - j. Perspective, colored elevations to indicate shadow and visual relief. Renderings shall include site development, accurate topography, and vegetation. *

- 9. BUILDING SECTIONS** **Sheet Number(s)**_____
- a. Scale – drawn at the largest architectural scale that can fill a sheet (1/8" = 1' or larger)
 - b. Coincident with critical roof ridges or site conditions
 - c. Locate where cross sections are taken on the site plan and/or floor plans
 - d. Indicate foundation, finished floor, and roof ridge elevations (above established datum)

- 10. GRADING AND DRAINAGE PLANS**¹⁴ **Sheet Number(s)**_____
- a. Contours, existing and proposed
 - i. 2' contour intervals in the area to be developed
 - ii. Extend contours a minimum of 50' beyond property lines
 - b. Calculate the amount of cut, fill, import or export in cubic yards
 - c. Drainage facilities¹⁵ - existing and proposed drainage facilities within and adjacent to the site, including but not limited to:
 - i. Swales
 - ii. Creeks
 - iii. Drainage ditches
 - iv. Discharge facilities
 - v. Catch basins
 - vi. Subsurface drainage pipes (closed and open)
 - d. Sanitary sewers and storm drain facilities, existing and proposed
 - e. Incorporate appropriate pollutant source control and design measures,¹⁶ to treat runoff
 - f. Existing trees - show all trees > 4" in diameter at 4.5' above grade within 100' of proposed development and label:
 - i. Tree species

¹³ See separate handout entitled "[Building Height](#)"

¹⁴ Required if project involves ≥ 500 sq. ft. of new or replacement impervious surface or ≥ 50 cubic yards of grading.

¹⁵ See separate handout entitled "[Drainage Plan Guidelines](#)"

¹⁶ See separate handout entitled "[Stormwater Quality Control Guidelines](#)"

- ii. Diameter of trunk
- iii. Elevation at trunk base
- iv. Field surveyed accurate driplines (generic symbols are not accepted)
- v. Tree identification number, provided by the arborist
- vi. Trees proposed to be removed with a prominent "X"
- g. Open space - areas of natural open space that will remain upon completion of development
 - i. Designate a development boundary line that limits the area of development
- h. Roof plan – elevation of each roof ridge above established datum shall be noted.
 - i. Changes or additions to existing structures shall be hatched, shaded, or otherwise highlighted.
- i. Prepare a Stormwater Control Plan ¹⁷ if:
 - i. Your project creates > 10,000 sq. ft. of impervious surface; OR
 - ii. Your project results in addition or replacement, which combined, total \geq 10,000 sq. ft. of impervious surface.

11. LANDSCAPE AND IRRIGATION PLANS **Sheet Number(s)** _____

- a. Topography - show existing topography with a light line weight and proposed topography with a darker or heavier line weight
- b. Existing trees - show all trees \geq 4" in diameter at 4.5' above grade within 100' of proposed development and label:
 - i. Tree species
 - ii. Diameter of trunk
 - iii. Elevation at trunk base
 - iv. Field surveyed accurate driplines (generic symbols are not accepted)
 - v. Tree identification number, provided by the arborist
 - vi. Trees proposed to be removed with a prominent "X"
- c. Plant list table – list proposed planting as follows:
 - i. Trees – species (common and botanical name), quantity, size to be planted, and whether species is native.
 - ii. Shrubs - species, quantity, size to be planted, and whether species is native.
 - iii. Groundcover - species, size and spacing, and whether species is native.
 - iv. All other plants may be shown and referred to in general terms.
 - v. Only list those plants shown in the plan.
- d. Irrigation - submit a preliminary plan showing:
 - i. Watering zones (drip/spray) with corresponding legend and table
 - ii. No spray irrigation or lawn shall be within 15' of oak trees (existing or proposed)
- e. Lighting (landscape):
 - i. List and label existing and proposed lighting.
 - ii. Provide a legend and indicate quantity of each lighting type.
- f. Water Efficient Landscape Ordinance (WELO) ¹⁸:
 - i. Total landscaped area (sq. ft.) – all planting areas, turf, and water features
 - ii. Note that "all proposed planting and irrigation shall be WELO compliant" ¹⁹

PLEASE NOTE: There may be additional requirements after initial review by the city landscape consultant, city staff or the hearing authority (if applicable).

SIGNATURE OF PREPARER: _____ DATE: _____

PRINT FULL NAME: _____

¹⁷ See separate handout entitled "[Stormwater Control Plan Submittal Requirements](#)" (PDF pg. 11)

¹⁸ Refer to Lafayette's WELO [website](#) for a complete list of triggers

¹⁹ Required if landscaped area \geq 500 sq. ft.

SB 684 LOT SPLIT

FORM & CONTENT REQUIREMENTS FOR TENTATIVE PARCEL MAP

The following is a Form & Content list of information that should be reflected on the Parcel Map (per Contra Costa County Code and City Requirements). Submit an electronic copy that is clearly and legibly drawn, and shall contain the following information:

- 1. The Title, which shall contain the type of subdivision (SB 684 Subdivision).**
- 2. Names and address for:**
 - a. Legal owner of property
 - b. Subdivider, and
 - c. Person or persons who prepared the map (including registration number)
- 3. A topographical contour map** showing accurately (within one foot) the existing terrain within the subdivision, and, a minimum of 100' beyond the perimeter of the project boundary, including existing drainage channels, roads, culverts, overhead and underground utility lines which affect the design of the subdivision, wells and springs, major structures, irrigation ditches, utility poles, and other improvements in their correct location. Topography and other site details under trees or heavy vegetation shall be field verified if located within 100 ft. of any proposed house location, driveway or grading. Elevations shall be in accord with the U.S. Geological Survey (1929 Sea Level Datum). The map shall be drawn to an engineer's scale large enough to show all information clearly, but not smaller than thirty feet to the inch. Contour interval shall not be greater than 2' feet if the ground slope is less than ten percent nor larger than five feet for ground slopes greater than ten percent; and at such intervals that the contour lines will not be spread more than one hundred-fifty feet (ground distance) apart.

The surveyor or civil engineer shall provide a certification on the map that he/she performed the field verifications and the information on the map represents field conditions as of a certain date. The map shall show:

- a. Per the 6-3811, 3, (f), the building site may not exceed 30% slope; therefore, all construction on each building site shall take place within the designated 30% slope area with certain exceptions related to access and ancillary structures.
- b. The outline of existing slides, slips, slump areas, and areas subject to inundation or ponding,
- c. The edges of pavement on both sides of existing paved roads, driveways, and the edges of existing traveled ways within the public rights-of-way and easements or within private common rights-of-way,
- d. Location of existing property lines and approximate boundaries of existing easements within the subdivision, with the names of the owners of record, of easements, exclusions, and the properties abutting the subdivision,
- e. The proposed lot and street layout with scaled dimensions and sizes of each lot. Engineering data must show the approximate finished grading of each lot, the preliminary design of all grading, the elevation of proposed building pads, the top and toe of cut and fill slopes to scale, and the identifying Parcel Letter of each lot,

- f. Preliminary grading for streets, house sites, driveways, lots and drainage,
- g. The location of all proposed easements for drainage and access,
- h. Street names, width of streets and easements, approximate grade, and radius of curves along property lines of each street,
- i. Typical geometric sections for streets showing pavement width, curbs, sidewalks, grading in marginal strips, slopes of cuts and fills, and other construction proposed or applicable,
- j. Areas to be used for public purposes,
- k. Location, approximate grade, direction of flow and type of facility of existing drainage channels and storm drains. If there are any creeks on the property, the map shall show the creek centerline, top of bank and creek setback line required by Lafayette Code Article 4, Section 6-1841 Creek Setback Requirements.
- l. A vicinity map showing roads, adjoining subdivisions, towns, creeks, railroad, and other data sufficient to locate the proposed subdivision and show its relation to community development,
- m. North arrow and scales for maps and contour interval. A temporary benchmark is required on-site or nearby and it shall be identified on the map and staked.
- n. Boundary lines of existing land use zones shall be delineated,
- o. Type of trees, field verified location of all trees over 4" in diameter as measured 4 ft. above grade, and spot elevation at the base and driplines for trees within 100' of house footprint, driveway or any grading or within 20' of any street right-of-way. Tree canopies shall be filled with a medium gray tone on the Parcel Map. Any trees proposed to be removed shall be identified with a prominent "X".
- p. A conceptual drainage plan prepared by a registered civil engineer, showing the proposed alignment and layout for the collection of drainage originating within the subdivision, as well as drainage entering the subdivision, and the means of conveying drainage downstream, drainage easements or erosion control shall be indicated on the plan.
- q. Small scale drawing showing the watershed drainage basin in which the subdivision is located including approximate acreage.

4. Off-site Easements

To accomplish your subdivision will you need any easements across the property of a third party? These might be easements for access, utilities or drainage. If so, you need to investigate securing these easements in advance of submitting your application.

If you are unsuccessful in securing the necessary easements(s), you will need to provide evidence of a good faith effort to acquire the easement. At a minimum this evidence should consist of a written description of the easement in question, the property owner(s) involved, and a record of the contacts made in attempting to secure the easement.

FORM AND CONTENT - DATA TO ACCOMPANY TENTATIVE PARCEL MAP

The Parcel Map shall be accompanied by one (1) copy of the following data, which shall be submitted at the time the map is filed with the Planning Department:

- 1. A written statement of general information containing the following information.**
 - a. Existing use or uses of property.
 - b. A description of the proposed lot split, their average and minimum size, and nature of development.
 - c. A preliminary title report prepared within three months prior to filing the Parcel Map.
 - d. Source of water supply.
 - e. Calculations for each lot size, depth, width, and slope of each lot.
 - f. The method of sewage disposal proposed.
 - g. Other improvements proposed.
 - h. Certification in writing from all utilities that the proposed subdivision can be adequately served.

You must prepare a Stormwater Control Plan if:

- Your project creates 10,000 square feet or more of impervious surface; OR
- It is a project on a previously developed site that results in addition or replacement, which combined, total 10,000 square feet or more of impervious surface.

See the separate handout, "Stormwater Control Plan Submittal Requirements" available at the Planning Services Division or at www.lovelafayette.org > City Departments > Planning > Planning Handouts > Stormwater Control Plan Submittal Requirements.

- I acknowledge that I have read the Tentative Parcel Map Form & Content requirements for a SB 685 subdivision, and have submitted at least the minimum submittal requirements to the Planning Services Division Staff. I agree to submit more materials regarding my application, if requested to do so.

Applicant Signature _____ Date _____



SB 684 SUBDIVISION

REQUIRED STATE MAP ACT §66474 FINDINGS

Response to Findings – The applicant assumes the burden of producing evidence that the listed standards and that the intent of the objectives of the General Plan will be satisfied. The applicant is responsible for responding to the findings required by the State Map Act, Section 66474 for lot split approval. On the following page, respond to all of the findings listed below by describing how the project will will prove satisfy each finding.

1. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451.
2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
3. That the site is physically suitable for the type of development.
4. That the site is physically suitable for the proposed density of development.
5. That the design of the subdivision and/or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Additional Comments - Provide any additional comments and response to findings on the following sheets.

