



**NOTICE OF AVAILABILITY  
for Public Review of a  
Mitigated Negative Declaration  
Distribution Date: October 13, 2020**

[Planning Commission](#)  
Kristina Sturm, Chair  
Farschad Farzan  
Gary Huisingh  
Stephen LaBonge  
Gregory Mason  
Anna Radonich

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As Lead Agency, the City of Lafayette hereby provides a 20-day public review period for a Mitigated Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA) for the following project:

**PROJECT TITLE:** MS501-19 Rezapour  
**FILE:** MS501-19  
**LOCATION:** 820 Acalanes Rd., APN: 167-270-021  
**OWNER:** Hamid Rezapour  
**REQUEST:** **MS501-19 Hamid Rezapour (Owner) R-10 Zoning:** Request for a Minor Subdivision to create two lots from one developed parcel within the Hillside Overlay District at 820 Acalanes Road, APN 252-040-047.

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**INITIAL STUDY DETERMINATION**

An Initial Study was completed by staff in accordance with the California Environmental Quality Act (CEQA), as is available for review in the project file in the Planning Department at 3675 Mt. Diablo Boulevard, Suite 210 in the City of Lafayette from 8 am to 5 pm, Monday through Thursday or online at [www.lovelafayette.org/CEQA](http://www.lovelafayette.org/CEQA). Based upon the Initial Study, insofar as the project involves a two-lot minor subdivision at a developed parcel (APN 252-040-047), the **project will not have a significant effect on the environment** because mitigation measures have been incorporated into the project or added by conditions of approval that will reduce potential impacts to less-than-significant.

**COMMENTS**

Comments may be filed with the City in response to the preparation of this Mitigated Negative Declaration, within 20-days review period beginning **Tuesday, October 13, 2020 and ending Monday, November 2, 2020**, pursuant to section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered along with the proposed Mitigated Negative Declaration (MND).

**Lead Agency:** City of Lafayette, Planning & Building Department

**Project Planner:** Jonathan Fox, Assistant Planner • (925) 299-3242 • [jfox@lovelafayette.org](mailto:jfox@lovelafayette.org)  
3675 Mt. Diablo Boulevard, Suite 210, Lafayette, CA 94549



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Jonathan Fox, Assistant Planner

October 13, 2020

# 820 Acalanes Road APN 252-040-047





**Planning Services Division**  
3675 Mt. Diablo Boulevard, Suite 210  
Lafayette, CA 94549  
Tel. (925) 284-1976 • Fax (925) 284-1122  
<http://www.ci.lafayette.ca.us>

**CITY OF LAFAYETTE**  
**INITIAL STUDY CHECKLIST FORM**

**INTRODUCTION**

- 1. Title:**  
MS501-19 Hamid Rezapour (Owner)
- 2. Lead Agency Name and Address:**  
City of Lafayette, 3675 Mt. Diablo Boulevard, Suite 210, Lafayette, CA 94549
- 3. Contact Person and Phone Number:**  
Jonathan Fox, Assistant Planner, (925) 299-3242, [jfox@ci.lafayette.ca.us](mailto:jfox@ci.lafayette.ca.us)
- 4. Project Location:**  
820 Acalanes Rd. Lafayette, CA 94549. APN: 252-040-047
- 5. Applicant's Name and Address:**  
Hamid Rezapour. 820 Acalanes Rd. Lafayette, CA 94549
- 6. General Plan Land Use Designations:**  
Medium Density Single-Family Residential up to 6 dwelling units/acre
- 7. Zoning:**  
R-10 Single-family Residential District - minimum lot size 10,000 sq. ft.
- 8. Description of Project:**  
  
**MS501-19 Hamid Rezapour (Owner) R-10 Zoning:** Request for a Minor Subdivision to create two lots from one developed parcel within the Hillside Overlay District at 820 Acalanes Road, APN 252-040-047.
- 9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)**  
Single family residential zoning and buildings occur to the north, south, east, and west.
- 10. Other Required Approvals: (e.g., permits, financing approval, or participation agreement.)**  
None

<sup>1</sup>This minor subdivision does not qualify for a CEQA Categorical Exemption under Section 15315 because the average slope across the parcel is greater than 20%.

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**11. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Assembly Bill (AB) 52, which took effect on July 1, 2015, amends CEQA and adds standards of significance that relate to Native American consultation and certain types of cultural resources. Projects subject to AB 52 are those that file a notice of preparation for an EIR or notice of intent to adopt a negative or mitigated negative declaration on or after July 1, 2015. As of July 1, 2016, the Governor's Office of Planning and Research (OPR) developed guidelines and the NAHC informed tribes which agencies are in their traditional area. In response to these guidelines, this Section VI, Tribal Cultural Resources, has been added as a stand-alone section to this Initial Study.

AB 52 requires the CEQA lead agency to begin consultation with a California Native American Tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if the Tribe requests in writing, to be informed by the lead agency through formal notification of the proposed projects in the area. The consultation is required before the determination of whether a negative declaration, mitigated negative declaration, or EIR is required. In addition, AB 52 includes time limits for certain responses regarding consultation. AB 52 also adds "tribal cultural resources" (TCR) to the specific cultural resources protected under CEQA.<sup>1</sup> CEQA Section 21084.3 has been added, which states that "public agencies shall, when feasible, avoid damaging effects to any tribal cultural resources." Information shared by tribes as a result of AB 52 consultation shall be documented in a confidential file, as necessary, and made part of a lead agencies administrative record. In response to AB 52, the City of Lafayette has not received any request from any Tribes in the geographic area within which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the City of Lafayette.

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<sup>1</sup> California Environmental Quality Act (CEQA) Statute, Section 21074.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is less than significant with mitigation incorporated, as indicated by the checklist on the following pages.

- |                                     |                                    |                                     |                           |
|-------------------------------------|------------------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/>            | Aesthetics                         | <input type="checkbox"/>            | Agricultural Resources    |
| <input checked="" type="checkbox"/> | Air Quality                        | <input checked="" type="checkbox"/> | Biological Resources      |
| <input checked="" type="checkbox"/> | Cultural Resources                 | <input checked="" type="checkbox"/> | Geology / Soils           |
| <input type="checkbox"/>            | Hazards / Hazardous Materials      | <input type="checkbox"/>            | Hydrology / Water Quality |
| <input type="checkbox"/>            | Land Use / Planning                | <input checked="" type="checkbox"/> | Mineral Resources         |
| <input type="checkbox"/>            | Noise                              | <input type="checkbox"/>            | Population / Housing      |
| <input type="checkbox"/>            | Public Services                    | <input type="checkbox"/>            | Recreation                |
| <input type="checkbox"/>            | Transportation / Traffic           | <input type="checkbox"/>            | Utility / Service Systems |
| <input checked="" type="checkbox"/> | Mandatory Findings of Significance |                                     |                           |

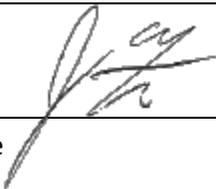
## DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- 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.

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Signature



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October 13, 2020

Date

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Jonathan Fox

Printed Name

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Assistant Planner

Title

**ENVIRONMENTAL CHECKLIST**

**I. AESTHETICS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?				X
<p><i>As illustrated in the City's General Plan, many of the City's scenic vista consist of views towards Lafayette, Mt. Diablo, Mt. View Ridge, and ridges in Moraga. The project would consist of a minor subdivision with future development of one single-family consistent with the parcel's zoning. The site is in the Hillside Overlay District, where typically significant views are to be preserved. However, the project site is not in an area with prominent visual access to a designated scenic vista as identified in Map I-5 of the City's General Plan. Project implementation would have no impact on a scenic vista.</i></p> <p><i>(Source: General Plan Map I-5 Scenic View Corridors)</i></p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?				X
<p><i>The nearest designated state scenic highway is SR-24 (California Department of Transportation 2019), which stretches from the Caldecott Tunnel in Oakland to Interstate 680 in Walnut Creek, passing through Lafayette about 0.5 miles north of the project site. Because the site is not visible from SR-24, the proposed project would not damage scenic resources within a state scenic highway or have impacts under this issue area.</i></p>				
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>The project site is in an urbanized residential area and is designated in the City's General Plan as Medium Density Single-family Residential (up to six dwelling units per acre). The site is zoned as Single-Family Residential District R-10. The project would result in the creation of one new lot that meets the minimum dimensional requirements and allow one single-family residence with accessory structures. Future development of the residence would require a Hillside Development Permit and Design Review for the City to evaluate the consistency with the natural topographic features of the area to ensure there is no conflict with applicable zoning or other regulations governing scenic quality.</i></p> <p><i>(Source: Chapter 6-20 Hillside Development, Residential Design Review Guidelines)</i></p>				
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p><i>Lighting associated with the project would primarily consist of exterior lighting for a new residence. As such, the project would not substantially change the existing light environmental beyond what is expected in areas zoned for R-10 development. The introduction of new exterior lighting would slightly increase the extent of lighting but continue the existing pattern of development for single-family residences. Development of a residence would require a Hillside Development Permit and Design Review where the development standards would require shielded and downward facing exterior lighting fixtures to reduce light pollution and glare. Impacts related to light and glare would be less than significant.</i></p>				

## II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>The Farmland Mapping and Monitoring program of the California Department of Conservation identifies the entirety of Lafayette as Urban and Built-up Land. As the site is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance, the proposed project would not convert these farmland designations to non-agricultural use. Based on this, there is no impact.</i>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
<i>The project site and surrounding areas are not subject to Williamson Act contracts. The project would only modify the project site; therefore, no Williamson Act contracts would be affected by project implementation and no impact would occur.</i>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
<i>The site is not currently zoned for forest land. The current zoning is R-10 and there is no proposal for rezoning. The site is not a designated national forest or protected forested land and not adjacent to open space. The parcel is surrounded by existing residential development. The vacant parcel is proposed to contain a new single-family residence which is allowed by right for R-10 zoning. (Source: Zoning Map; R-10 Zoning Regulations; CA Protected Forested Land Map; Site visit and photos of existing site.)</i>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
<i>The site is not currently zoned for forest land. The current zoning is R-10 and there is no proposal for rezoning. The site is not a designated national forest or protected forested land, nor adjacent to open space. The site is surrounded by existing residential development. The vacant parcel is proposed to contain a new single-family residence. (Source: Zoning Map; R-10; CA Protected Forested Land Map)</i>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?				X
<i>The site is not currently zoned for farmland or forest land. The current zoning is R-10 and there is no proposal for rezoning. The proposal is to develop a new single-family residence which is consistent with R-10 standards. (Source: Zoning Map; R-10 Zoning Regulations; CA Protected Forested Land Map)</i>				

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
<p><i>The applicable air quality plan is the 2017 Clean Air Plan (CAP) prepared by the Bay Area Air Quality Management District (BAAQMD). The BAAQMD CEQA Guidelines set forth criteria for determining consistency with the CAP. In general, a project is consistent if a) the project supports the primary goals of the Cap, includes control measures and C) does not interfere with implementation of the CAP measures.</i></p> <p><i>The proposed project would have a less than significant impact because a) the project supports the goals of the Cap in that it limits urban sprawl by proposing development within existing urban limits on an underutilized site; b) includes control measures to protect air quality during construction by implementing best control measures set forth by BAAQMD; and c) the proposed project would generate air quality emissions well below the BAAQMD criteria pollutant thresholds (114 dwelling units for construction and 56 dwelling units for operation). Therefore, the project will have less than significant impacts due to a conflict with the applicable air quality plan.</i></p> <p><i>(Source: BAAQMD CEQA Guidelines; General Plan; General Plan EIR)</i></p>				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards.		X		

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>While some pollution is expected from construction vehicles and activities, as well as the vehicle use of the future occupants of the home, development of a single family home in an area zoned for single family residential will not violate air quality standards or substantially contribute an air quality violation. While not required by law, the basic construction mitigation measures listed in Table 8-2 of the BAAQMD CEQA Guidelines are recommended and will help to reduce any potential impact and are recommended here as a precautionary measure.</i></p> <p><i>(Source: BAAQMD CEQA Guidelines; General Plan; Zoning Map)</i></p> <p><b>Mitigation Measure AQ #1: Inclusion of the basic construction mitigation measures list in Table 8-2 of the BAAQMD CEQA Guidelines related to limiting dust and idle times of construction equipment.</b></p> <ol style="list-style-type: none"> <li><b>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</b></li> <li><b>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</b></li> <li><b>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</b></li> <li><b>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</b></li> <li><b>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</b></li> <li><b>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</b></li> <li><b>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</b></li> <li><b>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</b></li> </ol>				
c) Expose sensitive receptors to substantial pollutant concentrations?			X	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>Sensitive receptors include school children and seniors. The subject parcel is located within a single-family residential zone and thus likely nearby children and seniors. However, the minor subdivision and future development of a single-family residence will not create substantial pollutant concentrations that could result in substantial pollutant concentrations that could impact sensitive receptors. Further, basic construction mitigation measures (MM-#1) listed in Table 8-2 of the BAAQMD Guidelines and above will help to reduce any potential impact (Source: BAAQMD CEQA Guidelines)</i></p>				
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p><i>Some odor from diesel vehicles may occur because of construction; however, the odor will disperse before reaching sensitive receptors. Residential development is not typically of objectionable odor as is an industrial use or landfill.</i></p>				

**IV. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?		X		

*A biological resources analysis report was prepared in February 2020, by Olberding Environmental, Inc. for the purpose of identifying sensitive plant and wildlife species, sensitive habitats, and biological constraints potentially occurring on the property. The California Natural Diversity Database (CNBDD), maintained by the California Department of Fish and Wildlife (CDFW), show that three special-status plant species have a moderate potential to occur on the property. Bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*), were identified as having a potential to occur on the property. Field observations conducted by Olberding Environmental, Inc. conclude there is a total of four bird species identified as having potential to occur on the property: red-shouldered hawk, red-tailed hawk, Cooper's hawk, and white-tailed kite. Field observations conclude that the presence of suitable onsite habitat lead the pallid bat, Townsend's big eared bat, and San Francisco dusky-footed woodrat have a moderate-high potential to occur.*

*The Report concluded that the subdivision of the land would not lead to a direct impact on these special-status species; however, construction of a single-family residence on the newly created lot would follow. Given this, adjacency to the creek habitat and removal of several mature trees could have potential impacts on the species; therefore, implementation of Mitigations Measures BIO-1, BIO-2, BIO-3, and BIO-4 is required to reduce any potential impacts to a less than significant level.*

***Mitigation Measure BIO-1: Rare Plant Survey***

***A rare plant survey of the property in accordance with CDFW and CNPS guidelines is required prior to construction. The surveyor shall coincide with the identified blooming or identification periods for those species have potential to occur (march-June). Any rare, threatened, or endangered plant species, including but not limited to those in Attachment 2, Table 2, shall be identified and mapped. If any of these species are found, consultant with the USFWS and/or CDFW is required regarding appropriate mitigation.***

***Mitigation Measure BIO-2: Pre-Construction Avian Survey***

***If project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) within and adjacent to the Property should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).***

**Mitigation Measure BIO-3: Pre-construction Bat Survey**

**A qualified wildlife biologist experienced in surveying for and identifying bat species shall survey the portion of the property with large trees and abandoned structures. If tree removal is proposed, the biologist shall determine if any special-status bats reside in the trees. Any special-status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed shall be erected in open space areas that would not be disturbed by project development.**

**Mitigation Measure BIO-4: Pre-Construction Dusky-footed Woodrat Survey**

**The San Francisco dusky-footed woodrat was determined to have a high potential of occurring on the property. Prior to commencing any project activities that may result in the destruction of dusky-footed woodrat nests; surveys shall be conducted by a qualified biologist to determine the occurrence of the nests. If found, to avoid impact, orange construction fencing will be installed around the nest, and a biologist monitor will be present upon the initiation of construction to monitor construction activities to ensure that the nests are not disturbed.**

*(Source: General Plan Map1-1 Land Use; General Plan Map III-I Hillside Overlay Area; Biological Resource Assessment by Olberding Environmental, Inc. dated February 18, 2020.)*

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?		X		
<i>Same as C?</i>				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

*The property contains wetlands/waters that may be considered jurisdictional by the Army Corps of Engineers, RWQCD or CDFW. A rock/cobble-lined intermittent stream flows across the Property. This feature has a clearly incised channel, a defined bed and bank, and obvious ordinary high-water marks. The project site does not require dredging or fill materials. However, grading and excavation activities could expose soil to increased rates of erosion into the stream during construction. During construction, runoff from the property could adversely affect aquatic life within the adjacent water features. The implementation of Mitigation Measures BIO 1-5 – Erosion control and BMP’s would avoid or reduce impacts to these resources, ensuring that potential impacts would be less than significant. Erosion control measures such as hay bales and silt fencing would decrease runoff and turbidity, thereby retaining existing water quality for aquatic life.*

**Mitigation Measure BIO 5 – Erosion Control and BMP’s**

***The property owner shall submit a stormwater pollution prevention plan (SWPPP) that identifies pollutant sources that may affect the quality of stormwater discharges from the construction site and describes best management practices to be implemented at the site, to prevent or reduce the discharge of pollutants, including proposed post-construction controls. BMPs shall be implemented to prevent the discharge of sediment from construction sites. Disturbed areas shall be minimized, disturbed soil shall be managed, and construction site entrances shall be managed to prevent sediment tracking. Excessive sediment tracked onto public streets shall be removed immediately.***

*(Source: Biological Resource Assessment by Olberding Environmental, Inc. dated February 2020; Mitigation Measure #5)*

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?		X		
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The bay/oak woodland provides a high potential for special status raptor species to occur. Grading and vegetation removal may result in the loss of habitat for these species. In addition, construction and construction related disturbance during the avian nesting season could result in the incidental loss of nesting opportunities with the site and immediately adjacent areas. An intermittent stream flows across the property adjacent to the proposed siting for the future residence. However, grading and excavation activities could expose soil to increased rates of erosion during construction. During construction, runoff from the property could adversely affect aquatic life within the adjacent water features. The implementation of Mitigation Measures BIO 1-5 would avoid or reduce impacts to these resources, ensuring that potential impacts would be less than significant. Erosion control measures such as hay bales and silt fencing would decrease runoff and turbidity, thereby retaining existing water quality for migratory fish and other aquatic life.

**Mitigation Measure BIO 5 – Erosion Control and BMP’s**

**The property owner shall submit a stormwater pollution prevention plan (SWPPP) that identifies pollutant sources that may affect the quality of stormwater discharges from the construction site and describes best management practices to be implemented at the site, to prevent or reduce the discharge of pollutants, including proposed post-construction controls. BMPs shall be implemented to prevent the discharge of sediment from construction sites. Disturbed areas shall be minimized, disturbed soil shall be managed, and construction site entrances shall be managed to prevent sediment tracking. Excessive sediment tracked onto public streets shall be removed immediately.**

*(Source: Biological Resource Assessment by Olberding Environmental, Inc. dated February 2020; Mitigation Measure #5)*

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
<p>The project will require the removal of three protected trees. The project will not be in conflict with the tree ordinance or the policies in the General Plan as replacement planting or in lieu fees will be required as mitigation.</p> <p><i>(Source: Arborist Report by Traverso Tree Service dated May 6, 2020; Chapter 6-Tree Protection Ordinance; General Plan Policy OS-4.3 &amp; 4.4)</i></p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

*There are no adopted or approved local, regional, or state habitat conservation plans applicable to this project. The project is not located within a scenic easement but, is within the Hillside Overlay District which is the general location of environmentally sensitive land according to General Plan Policy OS-4.5; however, the East Contra Costa County Habitat Conservation Plan does not include the project area.*

*(Source: General Plan Map III-I Hillside Overlay Area*

*[https://www.contracosta.ca.gov/depart/cd/water/HCP/archive/hcp\\_nccp\\_content/hcp\\_nccp/hcp\\_nccp\\_figs/Fig1-1\\_inventory\\_area.pdf](https://www.contracosta.ca.gov/depart/cd/water/HCP/archive/hcp_nccp_content/hcp_nccp/hcp_nccp_figs/Fig1-1_inventory_area.pdf); <http://www.dfg.ca.gov/habcon/>; [http://www.co.contra-costa.ca.us/depart/cd/water/HCP/documents/CCC\\_Ordinance.pdf](http://www.co.contra-costa.ca.us/depart/cd/water/HCP/documents/CCC_Ordinance.pdf) )*

**V. CULTURAL RESOURCES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?				X
<i>The City of Lafayette only has 5 registered historical landmarks including: Town Hall Theatre, Plaza Park, Wayside Inn, Pioneer Store and the Methodist church. The project does not affect any of the registered landmarks (Source: City Council Landmark Resolutions # 36-76, 33-78 and 85-83)</i>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
<i>There are no known archeological resources at this subject site. While limited, the grading for the project could expose undiscovered archeological resources. General Plan Program LU-22.1.7 states that all work must be halted, and evaluation undertaken by a qualified archaeologist in the event archaeological resources are uncovered on any construction project in the City. As a precautionary measure, Mitigation Measure CR-1 is required. With the implementation of <b>MM CR-1</b> and compliance with General Plan Project LU-22.1.7 impacts would be reduce to a less than significant level.</i>				
<b>Mitigation Measure CR-1</b>				
<b><i>If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be redirected, the Planning Department shall be contacted directly, and a qualified archaeologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery.</i></b>				
<i>(Source: General Plan Program LU-22.1.7)</i>				

c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	
<p><i>The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access. With adherence to existing regulations, impacts to unanticipated human remains would be less than significant.</i></p>				

**VI. ENERGY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
<p><i>Future development of the site would involve on-site energy demand and consumption in relation to the development of a single-family residence. Parcel boundaries have been designed to create a discrete building site and, therefore, limit the need for excessive grading and tree removals, thereby reducing wasteful, inefficient, or unnecessary energy use. Future construction of a residence would be confined to specific days and hours per the City's standard conditions of approval, limiting the amount of energy that can be used at a time. The project is also required to meet Title 24 energy requirements before the issuance of a building permit. The 2019 Building Energy Efficiency Standards also requires all new single-family development to install a solar photovoltaic system to help off-set their energy use. (Source: California Energy Commission; Standard Conditions of Approval; 2019 CA Building Code as amended by the Contra Costa County; <a href="https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency">https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency</a> ).</i></p>				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
<p><i>Although the minor subdivision does not formally involve construction of a new residence, it is presumed that the site will be developed with one single-family residence in line with the Permitted Uses for the R-10 zoning district. Development of a single-family residence will need to comply with the 2019 California Green Building Standard Code and the Building Energy Efficiency Standards before issuance of a permit,</i></p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><b>Would the project:</b></p> <p><i>which includes the applicant to install a solar photovoltaic system on the residence. All residences in the City of Lafayette are automatically enrolled in the Marin Clean Energy (MCE) “light green” power supply which is made up of 50-percent of renewable power with the option to convert to “deep green, MCE’s 100-percent renewable power or “local sol” 100-percent local solar option.</i></p> <p><i>(Source: California Energy Consumption; 2019 CA Uniform Building Code as amended by the Contra Costa County; City of Lafayette Environmental Action Plan; City of Lafayette Environmental Strategy)</i></p> <p><a href="https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency">https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency</a>; <a href="https://www.mcecleanenergy.org/">https://www.mcecleanenergy.org/</a>)</p>				

**VII. GEOLOGY AND SOILS**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><b>Would the project:</b></p> <p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <ul style="list-style-type: none"> <li>i) Strong seismic ground shaking?</li> <li>ii) Seismic-related ground failure, including liquefaction?</li> <li>iii) Landslides, mudslides or other similar hazards?</li> </ul>			X	
<p><i>The site is in the San Francisco Bay Area which is a seismically active area. The Geotechnical Report prepared by Joe Gray of Gray Geotech states it is likely that the site will experience one or more episodes of strong ground shaking during the design life of the project. However, the report states the project site is not located within an Alquist-Priolo fault rupture zone, liquefaction zone, or earthquake triggered landslide hazard zone. General Plan Map VI-3 identifies an active fault running east of the project site. The report, based on maps from the United States Geological Survey, concludes the liquefaction susceptibility of the site to be very low. General Plan Map V-1 Liquefaction Potential confirms this by identifying the site in an area where liquefaction is “probably absent”. A Map of Landslide Deposits prepared by the USGS shows a large landslide deposit northeast of Parcel B but does not indicate slide movement on the subject site. General Plan Map Vi-2 Landslide Hazard identifies the site as “gently sloping areas least likely to develop slides”. Considering the site is not mapped in areas of high potential for seismic shaking, liquefaction, or landslides, impacts of this project would be less than significant.</i></p>				

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>(Source: General Plan Program S-2.1.1; General Plan Map VI-3 Earthquake Hazard; General Plan Map V-1 Liquefaction Potential; General Plan Map VI-2 Landslide Hazard; Geotechnical Report by Joe Gray, Gray Geotech dated June 12, 2020;</i>				
b) Result in substantial soil erosion or the loss of topsoil?			X	
<i>The subdivision would result in a newly created parcel and one added building site. Development of the residence at a future date is not expected to result in substantial soil erosion. The geotechnical report prepared by Gray Geotech details that only the areas receiving fill would be stripped of topsoil. Substantial fill is not required considering the building site is located on the least sloped area of the property. During construction, standard erosion control measures will be required for grading activities, particularly in the rainy season. (Source: Gray Geotech Report, Project Plans, Standard Conditions of Approval)</i>				
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?			X	
<i>The Geotechnical Report prepared by Joe Gray of Gray Geotech indicates that there is a very low possibility of liquefaction, landside or lateral spreading. The report contains recommendations to ensure the structure is stable and current building codes also contains provisions for structure safety. (Source: Geotechnical Report prepared by Joe Gray of Gray Geotech dated June 12, 2020)</i>				
d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial direct or indirect risks to life or property?		X		
<p><i>The Geotechnical Report prepared by Gray Geotech states that regional soil database information indicates the sites soils are likely highly expansive. The following recommendations found in the Geotechnical Report by Gray Geotech are hereby incorporated as mitigation measures to ensure impacts are less than significant.:</i></p> <p><b><i>Mitigation Measure GEO-1: Design the structure with sufficient rigidity to distribute differential movement over a longer span or minimize curving (hogging or dishing) of the slab or foundations. This is often used in combination with design of the superstructure, plumbing and vertical elements to allow differential movement, such as with the use of control joints in slabs or hardscape, impervious flexible joints between floors and footings/walls, cladding with articulated joints or panels, and modular</i></b></p>				

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>construction so walls, floors or portions of the building can move as a unit.</i></p> <p><b>Mitigation Measure GEO-2:</b> <i>Since shrink/swell behavior typically occurs as a result of seasonal moisture variation; certain construction and maintenance practices may be used to promote constant moisture in the foundation soils, such as surface drainage to eliminate ponded water, protecting excavations from drying, and construction of the foundation should be in the period following the wet season or use of soakage hoses to saturate the subgrade. Construction must avoid curbs or depressed flower beds that allow for ponding of water near the structure, avoid or remove trees and heavy vegetation within 10 to 15 feet of the foundation or 1 to 1.5 times the tree height, and maintain gutters, spouts and drains to convey runoff away from the structure. Plumbing or utility trenches may contribute to soil moisture beneath the foundation. Use a plug of non-permeable material (such as controlled density fill or certain clays) at the point where trenches enter the building footprint to prevent infiltration of groundwater through the pipe bedding or backfill.</i></p> <p><b>Mitigation Measure GEO-3:</b> <i>A structure may be supported on deep footings, piers or piles extending to material that is not likely to shrink or swell (typically either to at least twice the depth of the active zone or to a non-expansive layer). The piles and grade beams may either be designed to resist uplift forces from surface soils or designed as suspended structural floors with a void or compressible material under grade beams and slabs. This may be accomplished in pier and grade beam foundation by pier spacing, reinforcement in grade beams, and the use of tie beams between piers. The project’s structural engineer shall certify incorporation of the soil engineer’s recommendations prior to the issuance of a building permit.</i></p> <p><b>Mitigation Measure GEO-4:</b> <i>Full or partial removal of the expansive material and replacement with non-expansive material or in-situ lime/cement mixing of limited depth. This typically requires excavation to below the active zone or to a non-expansive layer to create a more uniform condition for shallow foundations and slabs with different embedment depths and confining loads. A partial excavation may reduce (but not fully eliminate) the potential shrink/swell behavior. The project’s structural engineer shall certify incorporation of the soil engineer’s recommendations prior to the issuance of a building permit.</i></p> <p><i>(Source: Geotechnical Report prepared by Gray Geotech dated June 12, 2020)</i></p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Sewers are available for the purpose of wastewater disposal thus the soil does not need to support a septic tank or alternative wastewater disposal system. (Source: Central Sanitary District e-mail response to referral received October 1, 2019).</i>				
F) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
<p><i>There are no known resources at the site; however, if resources are discovered with the new development, construction would be required to stop, and a paleontologist called in to evaluate the resources.</i></p> <p><b>Mitigation Measure GEO-5</b>  <i>If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be redirected, the Planning Department shall be contacted directly, and a qualified paleontologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery.</i></p> <p><i>(Source: Site visit; aerials and context map showing neighborhood; Geotechnical Report prepared by Gray Geotech dated June 12, 2020)</i></p>				

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
<p><i>The project's proposed construction activities, energy use, daily operational activities, and mobile sources (traffic) would generate GHG emissions. However, the potential construction of one single-family residence is below the Bay Area Air Quality Management District's (BAAQMD) screening threshold (114 dwelling units for construction and 56 dwelling units for operation) for a GHG emission analysis and would have a less than significant impact on the environment from construction and operation-related GHG emissions.</i></p> <p><i>(Source: BAAQMD's CEQA Guidelines for GHG emissions).</i></p>				

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p><i>The proposal will be consistent with the goals of reducing greenhouse gas emissions stated in the General Plan by not allowing wood-burning stoves or fireplaces, by allowing infill development and through payment of the Transportation Mitigation Fees. The project will be required to comply with the Green Building Code Requirements, as a matter of law, including energy efficiency measures like the Title 24 regulations which is consistent with the California Air Resources Board's Climate Change Scoping Plan. (Source: BAAQMD CEQA Guidelines; General Plan; Zoning Map; Transportation Mitigation Fee Nexus Study; First Update to the California Air Resources Board's Climate Change Scoping Plan <a href="http://www.arb.ca.gov/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf">http://www.arb.ca.gov/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf</a>)</i></p>				

#### IX. HAZARDS AND HAZARDOUS MATERIALS

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
<p><i>The use will be residential in nature. No use, transport, or disposal of hazardous waste is proposed as part of the project. (Source: Project Description; Contra Costa Environmental Health Department)</i></p>				
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?				X
<p><i>The use is residential in nature. Thus, hazards from toxic chemicals or byproducts from processing as might occur with an industrial use will not be present. (Source: Project Description; Activity Classification)</i></p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>The project is residential and will not emit hazardous emissions or handle hazardous materials. This would not be permitted in the R-10 zone. (Source: Aerial Maps; Project Description; R-20 Zoning)</i>				
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				X
<i>The site is not located on a documented hazardous materials site. (Source: CA Department of Toxic Substance Control - Hazardous Waste and Substances Site List )</i>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
<i>The site is not located near an airport. (Source: Aerial Maps)</i>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<i>The project is a residential use in an existing developed area and will not block entrance or exit to the City, nor would it block an emergency evacuation route since the parcel is located away from an emergency evacuation route. (Source: Safety Element of the General Plan pg. VI-14; Emergency Operations Plan)</i>				
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.			X	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>Implementation of the City's Wildfire Evacuation Plan would not be impeded by the proposed project. Future construction and operation would not restrict implementation of the plan nor would it impede the emergency access route of Zone 13 along Acalanes Road. No roads would be permanently closed because of the proposed project, and no structures would be developed that could potentially impair implementation of an adopted emergency response plan or emergency evacuation plan.</i></p> <p><i>The Contra Costa County Fire Protection District has reviewed the development proposal and indicated the site place appears to comply with Fire District requirements. When development of the residence is proposed, CCCFPD will review the construction plans for fire sprinklers, fire protection water supply, and defensible space ensuring the risk of loss, injury or death involving wildland fires are mitigated.</i></p> <p><i>(Source: Areal Maps; Site Visit; Referral Comments from Contra Costa County Fire Protection District, City of Lafayette High Fire Hazard Severity Zone Map; Municipal Code, Chapter 6-20 Hillside Development</i>  <a href="https://www.lovelafayette.org/home/showdocument?id=2490+">https://www.lovelafayette.org/home/showdocument?id=2490+</a>;  <a href="https://www.lovelafayette.org/Home/ShowDocument?id=1950">https://www.lovelafayette.org/Home/ShowDocument?id=1950</a>)</p>				

**X. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>Future development of a single-family residence will generate new runoff due to new impervious surfaces of the roof, and driveway. The City's standard conditions of approval require best management practices as required by the C.3 Guidelines and the Lafayette Stormwater Pollution Prevention Ordinance will reduce potential for stormwater pollution, as well as ensure waste is stored in such a manner so as to not create water quality issues. These standard condition of approval for an erosion and drainage control plan is incorporated as Mitigation Measure for further monitoring and review.</i></p> <p><b>Mitigation Measure H-1: Erosion Control and BMPs</b>  <i>The property owner shall submit a stormwater pollution prevention plan (SWPPP) that identifies pollutant sources that may affect the quality of stormwater discharges from the construction site and describes best management practices to be implemented at the site, to prevent or reduce the discharge of pollutants, including proposed post-construction controls. BMPs shall be implemented to prevent the discharge of sediment from construction sites. Disturbed areas shall be minimized, disturbed soil shall be managed, and construction site entrances shall be managed to prevent sediment tracking. Excessive sediment tracked onto public streets shall be removed immediately.</i></p> <p><i>(Source: Plan, Standard Conditions of Approval with Stormwater Conditions; Stormwater Pollution Prevention Ordinance; DFW Website – Water Quality  <a href="https://www.wildlife.ca.gov/Conservation/Watersheds/Water-Quality">https://www.wildlife.ca.gov/Conservation/Watersheds/Water-Quality</a>)</i></p>				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>The project will not require groundwater as it will be served by existing supply of water from the East Bay Municipal Utility District. Currently, the site is entirely vacant allowing infiltration of water back into the ground. The proposed development will reduce the ability for water to percolate directly given new impervious surface; however, water will re-enter the system after proper treatment occurs through an energy dissipator, which is allowed under the C.3 stormwater provisions. These drainage improvements are to be reviewed by the Lafayette Engineering Department prior to the issuance of a building permit. (Source: East Bay MUD Service Area; Aerial Maps; Project Plans).</i></p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would;</p> <ul style="list-style-type: none"> <li>i. Result in substantial erosion or situation on-or offsite;</li> <li>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;</li> <li>iii. 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; or</li> <li>iv. Impede or redirect flood flow?</li> </ul>			X	
<p><i>The application proposes to subdivide an existing developed parcel and create one new undeveloped parcel in the hillside overlay district. It is expected the granted subdivision would result in future development of the property with a single-family residence and driveway, modifying the current drainage pattern of the site. Stormwater would be re-directed by private drainage improvements, collected, and percolated through pipes to an energy dissipator. The drainage will not cause substantial siltation or erosion since the water will be treated by slowly percolating through pipes and then discharged into the energy dissipators.</i></p> <p><i>(Source: Standard Conditions of Approval; Applications Forms; Project Plans; Aerial Maps; Contra Costa Clean Water Program C.3 Stormwater Guidelines; Contra Costa County Watershed Program Website).</i></p>				
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>				X

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>The area does not contain threat of seiche, tsunami or mudflow due to location, surroundings, weather patterns and geography. (Sources: Location Maps; Site Plans)</i>				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<i>The project will generate new runoff due to new impervious surfaces of the roof, and driveway. Standard conditions of approval require best management practices as required by the C.3 Guidelines and the Lafayette Stormwater Pollution Prevention Ordinance to reduce potential for stormwater pollution as well as ensuring waste is stored in such a manner as to not create water quality issues. The project will also require review, approval and permits from other agencies related to water and water quality including Contra Costa Sanitary District ensuring sewage and wastewater is properly handled and the Department of Fish and Wildlife ensuring pollution, diversion or alteration of a watercourse will not impact water quality or affect fish and wildlife resources. (Source: Grading and Drainage Plan, Standard Conditions of Approval with Stormwater Conditions; Stormwater Pollution Prevention Ordinance; DFW Website – Water Quality <a href="https://www.wildlife.ca.gov/Conservation/Watersheds/Water-Quality">https://www.wildlife.ca.gov/Conservation/Watersheds/Water-Quality</a>)</i>				

**XI. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				X
<i>Project implementation would continue the existing residential development pattern in the neighborhood and would not cut off connected neighborhoods or land use from each other. No new roads are proposed that would divide and established community or limit movement, travel or social interaction between established land uses. (Source: Project Description; Aerial Maps)</i>				
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>The project, to create a conforming parcel and building site, is consistent with the City's General Plan land use designation and underlying zoning district. Future development of a single-family residence is expected to require a hillside development permit, tree permit, and creek setback determination for review against the City's regulations intended to protect the environment, in compliance with all applicable land use plans, policies and regulations.</i></p> <p><i>(Source: R-10 Zoning Regulations; General Plan Map I-3)</i></p>				

**XII. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?				X
<p><i>No mineral resources are located within the City of Lafayette (USGS 2019b), and both the City's General Plan and County General Plan do not identify any significant mineral resources or mining operations within the City. (Source: City of Lafayette General Plan 2002; Contra Costa County General Plan 2004).</i></p>				
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?				X
<p><i>There are no known mineral recovery sites described in the City's General Plan or local Specific Plans. (Source: Lafayette General Plan; Specific Plan)</i></p>				

**XIII. NOISE**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><i>The proposed subdivision itself would not directly expose persons to noise levels that exceed the City's noise standards for residential land uses. However, periods of increased noise may occur during the future construction of a single-family residence. A standard ongoing condition of approval would regulate the permitted hours of construction to ensure compliance with the City's Noise Ordinance. (Source: Site Plans; General Plan Noise Ordinance; Standard Conditions of Approval)</i></p>				
b) Generation of excessive groundborne vibration or ground borne noise levels?			X	
<p><i>Temporary ground borne or vibration may be caused by grading or foundation work as part of the construction process. Hours for construction will be limited based on standard conditions of approval for compliance with the City's Noise Ordinance. After construction, the project will not create such noise given the nature of the use. (Source: Standard Conditions of Approval; Project Description)</i></p>				
c) For a project located within the vicinity of a private airstrip or 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?				X
<p><i>The project is not located within an airport land use plan and is located further than two miles of an airport. (Source: Location Maps)</i></p>				

**XIV. POPULATION AND HOUSING**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Induce substantial unplanned 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)?			X	
<p><i>Future development of one single-family residence following subdivision of the land is expected to result in a negligible increase in population. Table 2 on page V-8 of the General Plan Housing Element shows a projected population increase in the City and the State mandated Regional Housing Need Allocation require hundreds of new housing units over the next five years. The project would not induce significant population growth in the City of Lafayette or its surrounding communities. (Source: 2011 General Plan House Element; 2000-2015 Population Projections; R-10 zoning)</i></p>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p><i>The project would not result in the removal of housing from the City. Therefore, the project would not displace existing people or housing. (Source: Contra Costa County Assessor Records; Site Visit).</i></p>				

**XV. PUBLIC SERVICES**

<p><b>Would the project:</b></p>	<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant With Mitigation Incorporated</b></p>	<p><b>Less-Than-Significant Impact</b></p>	<p><b>No Impact</b></p>
<p>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 including;</p> <ul style="list-style-type: none"> <li>• Fire protection?</li> <li>• Police protection?</li> <li>• Schools?</li> <li>• Parks?</li> <li>• Other public facilities?</li> </ul>			<p>X</p>	
<p><i>The site is currently served by the Contra Costa County Fire Protection District. The applicant will be required to install fire sprinklers, but no new fire station would need to be created or altered to maintain response times because of this project. The existing area is also served by the Lafayette Police Department. The Lafayette Police Department has not indicated the project would impact police protection. No new facilities will be required because of the project as one new single-family residence will not add substantial burden to the system. Further, the Fire District also is the first responder for most emergency call so the impact to police services will be minimal. The project will serve one new family; therefore, existing public schools will not be adversely impacted, and no new school facility will need to be constructed. An increase in use of parks can be anticipated because of new residential dwelling units. This has already been planned for and will be mitigated through parkland and park facilities fees which help pay for maintenance of existing facilities and development of new facilities. Other public facilities would include PG&amp;E service and roads. PG&amp;E currently provides service in the area and it is reasonable to assume similar serve can be provided to the project site without impacting other customers or the infrastructure. (Source: Context Map; Aerial Maps; Project Description; Referral Comments from the City Engineer &amp; Contra Costa County Fire Protection District, Project Plans; Standard Conditions of Approval; Lafayette Police Department; Chapter 6-16 Dedication of Parkland and Park Facilities and Payment of Fees for Park Trail and Recreation Purposes;</i></p>				

**XVI. RECREATION**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
<i>Future development of a single-family residence would result in incremental increase in population but would not significantly increase demand for park and recreation facilities. Additionally, park facilities fees will be collected for the project which helps to purchase new parkland and maintain existing facilities. (Source: Chapter 6-16 Dedication of Parkland and Park Facilities and Payment of Fees for Park Trail and Recreation Purposes; Project Plans; Project Description)</i>				
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?			X	
<i>The project does not include any recreational facilities. Future development of a single-family residence would not significantly increase demand for new or expanded recreational facilities. Prior to the issuance of a building permit, the developer would be required to pay in-lieu parkland/park facilities fees which helps to purchase new parkland and maintain existing facilities. (Source: Chapter 6-16 Dedication of Parkland and Park Facilities and Payment of Fees for Park Trail and Recreation Purposes; Project Plans; Project Description)</i>				

**XVII. TRANSPORTATION**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit roadways, bicycle and pedestrian facilities?			X	
<i>This parcel is zoned single family residential and is being proposed to be developed consistent with that zoning. Residential development in the project was analyzed in the General Plan EIR and the Circulation Element including traffic projections and the level of service for the development permitted by the Gen-</i>				

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>eral Plan. It was determined that new development, as permitted in the various zones, would cause an increase in traffic congestion; however, the General Plan and the specified land uses were approved. The addition of the peak trips generated by one new home will not affect the overall level of service in the City or affect the Lamorinda Action Plan. (Source: Lamorinda Action Plan, Sub-regional Transportation Fee; Project Description; approximate peak generation)</i></p>				
<p>b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?</p>			X	
<p><i>A single-family residence does would not significantly increase vehicle miles traveled, as the project is not expected to generate 110 trips per day. Therefore, the project will have a less than significant impact under this issue area. (Source: OPR Technical Advisory on Evaluating Impacts in CEQA 2018, General Plan, chapter II-Circulation; Standard Conditions of Approval; Lamorinda Action Plan <a href="https://ccta.net/">https://ccta.net/</a>. )</i></p>				
<p>c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>			X	
<p><i>The project is designed to reduce hazards by providing a driveway at the existing curb cut across from Black Forest Court to provide the greatest sight distance in each direction. Access to the property will need to comply with Fire District requirements before any permit is issued. The Contra Costa County Fire Protection District requires the project to provide emergency apparatus access roadways with all-weather driving surfaces of not less than 16 feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 35-feet and must be capable of supporting the imposed fire apparatus loading of 22 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete. (Source: Project Plan; Contra Costa County Fire Protection District E-mail received July 16, 2020)</i></p>				
<p>d) Result in inadequate emergency access?</p>			X	
<p><i>The application was referred to the Contra Costa County Fire Protection District and the comments received from the District state that, access as shown on Project Plans appears to comply with Fire District requirements. Approval from the Contra Costa County Fire Protection District is required prior to issuance of a building permit. (Source: Fire District Correspondence, dated July 16, 2020; Project Plans)</i></p>				

**XVII. TRIBAL CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ul style="list-style-type: none"> <li>i. Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1 (k) or</li> <li>ii. A resource determined by the lead agency in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.</li> </ul>				X
<p><i>There are no California Native American Tribes that have requested notification of the City's CEQA documents. The site is not listed on the historical resource register and is not a local historical resource. There are no known resources at the site; however, if resources are discovered an archeologist would be called in to evaluate the resources.</i></p> <p><b>Mitigation Measure TCR-1:</b>  <b><i>If historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be redirected, the Planning Department shall be contacted directly, and a qualified archaeologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery.</i></b></p> <p><i>(Source: Lafayette General Plan; General Plan Goal LU-22)</i></p>				

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<p><i>The site is connected to the Contra Costa County Central Sanitary system. Given that only the construction of only one single family home is expected, additional treatment facilities will not be required. (Source: Referral Comments from Contra Costa County Central Sanitary District, dated July 2, 2020, Site Plans)</i></p>				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<p><i>The project is part of an existing developed area served by East Bay Municipal Utility District. The applicant will be required to obtain a water meter for the single-family residence. Given that only the construction of only one single family home is expected, no expanded entitlements are anticipated and, given that it is a single-family home, the project will not demand enough water to be subject to the requirements of Water Code section 10910 and Government Code section 64737. (Source: EBMUD Service Area Map</i></p> <p><a href="https://www.ebmud.com/about-us/who-we-are/service-area/">https://www.ebmud.com/about-us/who-we-are/service-area/;</a>  <a href="https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=WAT&amp;sectionNum=10910">https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=WAT&amp;sectionNum=10910)</a></p>				
c) 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?			X	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>The Contra Costa County Central Sanitary District has provided feedback indicating they have no comments. Sanitary service is available either at the northeast or southeast side of the parcel, via a 6" diameter public main sewer located adjacent to Acalanes Road, near Black Forest Court, directly opposite of the project site. Central Sanitary approval is required before issuance of a building permit. (Source: Referral Comments from Contra Costa County Central Sanitary District dated July 2, 2020; Standard Conditions of Approval)</i></p>				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
<p><i>Lafayette is served by Contra Costa County Solid Waste Authority and Keller landfill has sufficient capacity to serve any development of the project site as zoned single family residential. (Source: Solid Waste Authority Service Area Map <a href="http://www.wastediversion.org/app_pages/view/243">http://www.wastediversion.org/app_pages/view/243</a> )</i></p>				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
<p><i>The City contracts with Contra Costa County Solid Waste Authority (Recycle Smart) which requires Allied Waste Serves to follow federal, state and local regulations as demonstrated in their agreement found on the Solid Waste Authority website. The City's General Plan Policy OS-9.3 requires compliance with State and Federal requirements regarding solid waste reduction. A Waste Management Plan will require 65% of construction debris to be diverted from the landfill. (Source: Standard Conditions of Approval; 2002 General Plan; <a href="http://www.recyclesmart.org/filebrowser/download/768;">http://www.recyclesmart.org/filebrowser/download/768;</a>)</i></p>				

**XX. WILDFIRE**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><i>The project site is within Zone 13 of the City's Emergency Operations Plan: Wildland Fire Evacuation Plan (2018). Future construction and operation would not restrict implementation of the plan nor would it impede the emergency access route of Zone 13 along Acalanes Road. No roads would be permanently closed because of the proposed project, and no structures would be developed that could potentially impair implementation of an adopted emergency response plan or emergency evacuation plan. Standard conditions of approval require all construction staging and parking to be located on the property, minimizing the need for parking on Acalanes Rd., which could potentially limit access for emergency access vehicles.</i></p> <p><i>(Site Plan; General Plan, Goal S-4, Program S-4.1.5; Standard Conditions of Approval; City of Lafayette Emergency Operations Plan Wildfire Evacuation Plan dated 2018; California Board of Forestry and Fire Protection</i>  <a href="https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/">https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/</a>)</p>				
<p>b) Due to slope, prevailing winds, and other factors exacerbate wildlife risks and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?</p>			X	
<p><i>The project site is in the City of Lafayette's Very High Fire Zone, and the hillside overlay district and is highly vegetated with steep slopes. To help reduce the potential risk of the uncontrolled spread of a wildfire the applicant is required to do and receive approval on a Vegetation Management Plan, requiring the applicant to plant native, drought tolerant and fire resistant species to help mitigate the spread of a wildfire. The applicant is also required by law to install fire sprinklers to help reduce the spread of a wildfire. Approval from the Contra Costa County Building Department and the Contra Costa County Fire Protection District are required before issuance of a permit.</i></p> <p><b>Mitigation Measure Wildfire 1:</b>  <b>Establish a Vegetation Management Plan requiring any new plants to be native, drought tolerant and fire resistant. The plan shall also specify dead vegetation must be removed within 100' of the home.</b>  <i>(General Plan, Goal S-4, Policy S-4.5, Standard Conditions of Approval; 2019 CA Uniform Building Code as adopted by Contra Costa County)</i></p>				

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
<p><i>The project is the development of a single-family residence in an existing urban area that has an already established road, power lines and additional utilities. All utilities for the proposed single-family residence are required to be underground, mitigating any potential fire risk.</i></p> <p><i>(Source: City of Lafayette Municipal Code, Title 7, Chapter 7-3 Underground Utilities)</i></p>				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?			X	
<p><i>The project site is not located in a highly susceptible landslide area. General Plan Map VI-2 Landslide Hazard identifies the project site in an area "least likely to develop slides". All drainage improvements are to be reviewed by the City Engineer to ensure risks are reduced to the greatest extent feasible. Development of the residence would require payment of the drainage impact fee, submittal of a drainage plan, implementation of design BMP's in the final design phase of the project, and submittal of an Erosion and Sediment Control Plan to ensure minimal erosion, flooding, and polluted runoff occur from the project. These requirements are found in Mitigation Measure H-1: Erosion Control and BMPs.</i></p> <p><i>(Source: Geotechnical Report by Gray Tech, Jun 12, 2020; General Plan Map VI-2 Landslide Hazard; Standard Conditions of Approval)</i></p>				

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Does the project have the potential to substantially 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-sustainable levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>		<p><b>X</b></p>		
<p><i>The proposed project would not substantially 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, threatened to eliminate a plant or animal community, substantially 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. Several special-status species or sensitive habitats occur or have the potential to occur on or near the project site. Mitigation Measures BOI-1 through BIO-5 are required to reduce these impacts to less than significant levels.</i></p> <p><i>Future construction of a single-family residence could impact unknown cultural and/or tribal resources. Mitigation measures have been incorporated into the project to reduce these impacts to less than significant levels.</i></p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>			<p>X</p>	
<p><i>The application is required to mitigate all impacts caused by the development either through replacement tree planting, filtering stormwater, or paying transportation mitigation fees. This project is not intended to further any short- or long-term environmental goals.</i></p>				

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially 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-sustainable levels, threaten to eliminate a plant or animal community, substantially 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?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p><i>The project has the potential to impact nesting bird habitat and water quality but will not have adverse impacts on human beings if the mitigation measures consistent with the biological resources report and the storm water quality control policies are followed. (Source: Initial Study; City Engineer Comments; Contra Costa County Clean Water Program; Biological Resources Assessment by Olberding Environmental, Inc. dated February 2020)</i></p>				

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**ENVIRONMENTAL CHECKLIST SUPPORTING SOURCES**

Arborist Report by Traverso Tree Service dated May 6, 2020  
Acalanes School District  
Aerial Photographs  
Association of Bay Area Governments (ABAG), Projections 2010  
Bay Area Air Quality Management District  
Biological Resources Analysis Report by Olberding Environment INC., dated February 2020  
California Air Resources Board  
California Board of Forestry and Fire Protection  
California Department of Transportation, District 4  
California Environmental Protection Agency, Hazardous Waste and Substance Sites List  
Caltrans Highway Design Manual  
Caltrans Traffic Manual  
Central Contra Costa County Sanitary District, correspondence dated July 2, 2020  
City of Lafayette Emergency Operations Plan  
City of Lafayette Engineering Division  
City of Lafayette Environmental Action Plan  
City of Lafayette General Plan  
City of Lafayette Grading Ordinance  
City of Lafayette Municipal Code  
    Chapter 6-20 Hillside Development  
City of Lafayette Residential Design Review Guidelines  
City of Lafayette Noise Ordinance  
City of Lafayette Parks and Recreation Department  
City of Lafayette Planning and Building Services Division  
City of Lafayette Police Department  
City of Lafayette Standard Specifications  
City of Lafayette Transportation Division  
City of Lafayette Tree Protection Ordinance  
City of Lafayette Zoning Map  
Contra Costa County  
Contra Costa County Clean Water Program/Stormwater Management Plan  
Contra Costa County Congestion Management Plan  
Contra Costa County Fire Protection District, correspondence dated July 16, 2020  
Contra Costa County Flood Control District  
Contra Costa County Solid Waste Authority  
Contra Costa Important Farmland 2000  
Contra Costa Water District  
Database for Lafayette General Plan, dated May 1992  
Department of Fish and Game, Natural Diversity Database Maps and Reports  
Earlier Analysis

East Bay Municipal Utility District,  
Experience with Other Projects of this Size and Nature  
Federal Emergency Management Agency, Flood Insurance Program  
Field Inspection / Investigation  
Final EIR for Lafayette General Plan Revision, dated July 2002  
Geotechnical Report prepared by Joe Gray of Gray Geotech dated June 12, 2020  
Lafayette School District  
Lamorinda Action Plan, dated September 2017  
Lamorinda Building Inspection Office correspondence, dated July 2, 2020  
Planner's Knowledge of Area  
Project Description / Application Information  
Project Plans  
Site Photos of Existing Site  
State Archaeological Clearinghouse, Sonoma State University  
State of California, Special Studies Zones (Revised Official Map)  
Uniform Building Codes and Appendices (as adopted by the City)  
USDA-SCS, "Soils of Contra Costa County"  
Utility and Service Providers  
Archaeological Reconnaissance  
Geologic Report

NOTE: Not all sources identified in this list may be applicable to the subject project; refer to environmental checklist for reference. Supporting sources are available under separate cover and/or available for review in the Planning Services Division.