

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Contra Costa

555 Escobar St.

Martinez, CA 94553

From: (Public Agency): City of Lafayette, CA

3675 Mt. Diablo Blvd. Ste. 210

Lafayette, CA 94549

(Address)

Project Title: Madison Park Apartments - 3483 Golden Gate Way

Project Applicant: Madison Park

Project Location - Specific:

3483 & 3491 Golden Gate Way, southeast corner of First St. and Golden Gate Way

Project Location - City: Lafayette

Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

DR22-19 & TP49-19, 3483 Golden Gate Way, LLC (Owner) C-1 Zoning: Request for 1) a Design Review permit for the demolition of an existing 27,040 sq. ft. apartment building and the construction of a new 71-unit 4-story residential building with a maximum height of 53'-6" including a subterranean parking garage, a public plaza, and parklet; 2) a Grading Permit to move 10,380 CY of earth (9640 cut/740 fill) and; 3) a Tree Permit for the removal of 48 protected trees on 1.47 acres encompassing two parcels in the downtown at 3483 & 3491 Golden Gate Way APN(S) 243-232-027 & 243-232-028. This application includes a CA State Density Bonus request with concessions and waivers.

Name of Public Agency Approving Project: City of Lafayette

Name of Person or Agency Carrying Out Project: Claire Han, Director of Development for Madison Park

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332; Class 32 In-Fill Exemption
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from environmental review under CEQA pursuant to CEQA Guidelines Section 15332, Class 32 In-Fill Development Projects because the proposal:

- involves development of the site in a manner that is consistent with the General Plan, Zoning and Density Bonus regulations as established by California State Law;
- develops a site that is under five acres and within the City of Lafayette's jurisdiction;
- is currently developed with structures and paving and is not known to have any values as habitat for endangered, rare or threatened species;
- is a 71-unit apartment project on a site that is currently developed with a residential structure and parking lot, the proposal will not significantly impact traffic, noise, air quality, or water quality as further outlined in the CEQA exemption memo on record; and,
- is located on a project site that is currently adequately served with utilities and public services and will continue to have those services in place after redevelopment.

Lead Agency

Contact Person: Sarah Allen, Senior Planner Area Code/Telephone/Extension: (925) 299-3208

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____