Print Form

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

From: (Public Agency): City of Lafayette
3675 Mt. Diablo Blvd. Ste. 210
Lafayette, CA 94549
(Address)

Project Title: TR9539 Samantha Townhomes

Project Applicant: Bay Area Urban Development, LLC c/o Stuart Rickard 981 Park Street, Alameda, CA 94501 (510) 499-9400

Project Location - Specific:

Two vacant parcels on Stuart St. south of Hwy 24. APNs 233-021-011 & 233-021-012

Project Location - City: Lafayette Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

TR9539 , DR23-19, & TP50-19 Samuel Bing & Linda Lai Lee (Owners) C-1 Zoning: Request for a Major Subdivision and Design Review for the construction of 12 new townhomes that will require a grading permit for 3,000 CY of earth movement (2,000 cut/1,000 fill) and a Tree Permit for the removal of 14 protected trees on two vacant unaddressed parcels on Stuart Street, APN(S) 233-021-011 & 233-021-012. This project qualifies for an infill exemption under the California Environmental Quality Act and includes a CA State Density Bonus request with concessions and waivers.

Name of Public Agency Approving Project: City of Lafayette, CA

Name of Person or Agency Carrying Out Project: Bay Area Urban Development, LLC

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 (In-Fill Development Project)
- ☐ 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;
•develops a site that is under five acres and within the City of Lafayette jurisdiction;
•is currently vacant and is not known to have any values as habitat for endangered, rare or threatened species;
•will not significantly impact traffic, noise, air quality, or water quality; 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 development.

Lead Agency Contact Person: Jonathan Fox, Associate Planner Area Code/Telephone/Extension: (925) 299-3242

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: 7/30/21 Title: Principal

☐ 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: _____