



CITY OF LAFAYETTE

NOTICE OF PREPARATION

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Lafayette
3675 Mount Diablo Boulevard, Suite 210
Lafayette, CA 94549

gwoff@ci.lafayette.ca.us

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

The City of Lafayette will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

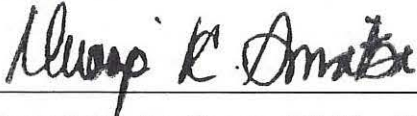
Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Greg Wolff at the address shown above. We will need the name for a contact person in your agency.

Project Title: Homes at Deer Hill (Terraces of Lafayette Project Alternative)

Lead Agency: City of Lafayette

Date: 6/12/2014

Signature: 
Name, Title: Niroop K. Srivatsa, Planning & Building Director
Telephone: (925) 284-1976

HOMES AT DEER HILL (TERRACES OF LAFAYETTE PROJECT ALTERNATIVE) SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Summary: The City of Lafayette is preparing a Supplemental Environmental Impact Report (EIR) for the Homes at Deer Hill project (proposed project), which is the Terraces of Lafayette Project Alternative. The Supplemental EIR is a supplement to the EIR prepared for the Terraces of Lafayette project (SCH #2011072055, certified August 12, 2013).

Additional information about the Project may be found at <http://www.ci.lafayette.ca.us/terraces-pa>.

Project Location: 3233 and 3312 Deer Hill Road

Project Description: The proposed project would redevelop the 22.27-acre project site (Assessor's Parcel Number (APN) 232-150-027) with 44 single-family, detached homes and a community park. In addition, as part of the project, a dog park would be created on a 3-acre site on the north side of Deer Hill Road on APN 232-140-016.

The site plan for the proposed project is attached as Figure 1. The homes would be located on two interior roadways in the central portion of the parcel on the south side of Deer Hill Road. Main vehicular access to the homes would be via a driveway at the western end of the project site's Deer Hill Road frontage. A new roundabout would be constructed at the project driveway. Two additional driveways would be provided on Deer Hill Road that would be limited to emergency vehicles.

In the northern portion of the project a new, all-weather soccer and lacrosse field would be developed with restrooms, a playground, and parking lot. The parking lot would be accessible by eastbound Deer Hill Road lane and southbound Pleasant Hill Road. The parking lot would include a designated student drop-off area. Bus turnouts would be provided on Deer Hill and Pleasant Hill Roads.

A 10-foot-wide multi-use trail would traverse the southern portion of the project site.

The site plan for the proposed dog park is illustrated in Figure 2. The dog park would be accessed by a new roundabout that would be constructed on Deer Hill Road at the Project driveway as part of the proposed Project. As shown in Figure 2, there are two design plans for the dog park. Phase One of the dog park would be developed by the Project applicant along with the other components of the proposed Project. The future enhancements of the dog park would be developed by other parties at a later date. The precise timeframe for the future phase has not yet been determined.

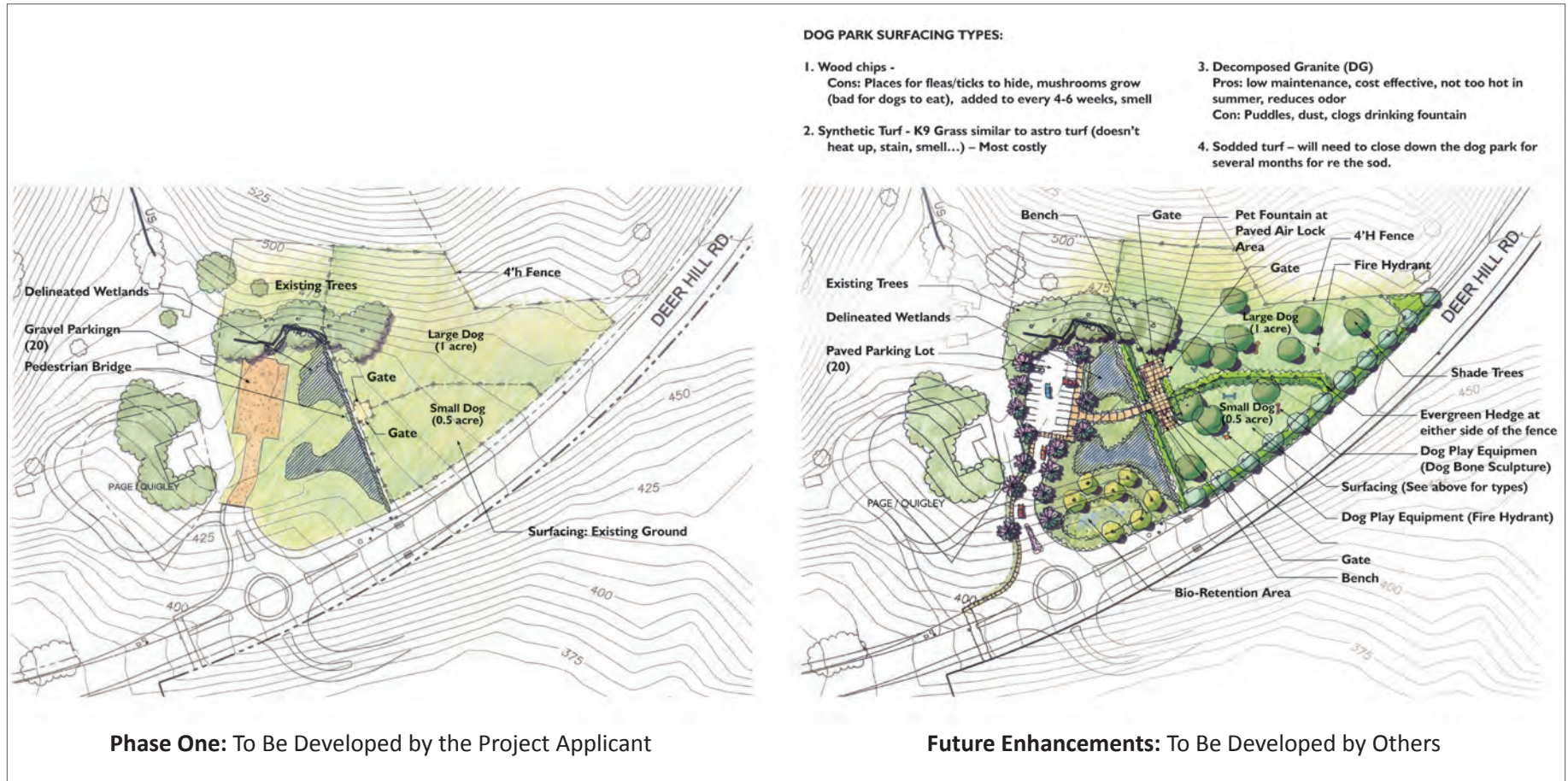
Phase One of the dog park development would include a gravel driveway and parking lot. Existing buildings on the site would be demolished to allow for the development of the parking lot and driveway. Existing ground materials would be maintained as the surface for the dog park. Delineated wetlands on the dog park site would remain on the site and a pedestrian bridge would provide a crossing from the parking lot to the fenced dog areas, which include a half-acre area for small dogs and 1-acre area for large dogs. The dog areas would be accessed by gates in the center of the dog park site. The dog areas would be surrounded by 4-foot fences.

Future enhancements of the dog park would include a paved driveway and parking lot. A bio-retention area would be provided on site to treat stormwater runoff from the paved areas. As under Phase One, delineated wetlands on the dog park site would remain on the site and a pedestrian bridge would provide a crossing from the parking lot to the fenced dog areas, which include a half-acre area for small dogs and 1-acre area for large dogs. Future enhancements would include a sidewalk along the park driveway and walkway leading from the parking area to the pedestrian bridge crossing. A paved area would be provided at the entrance to the dog areas that would contain benches, a drinking water fountain for pets, and dog play equipment.



Source: Gates + Associates, June, 2014.

Figure 1
Revised Project Proposed Site Plan



Source: Gates + Associates, March 6, 2014.

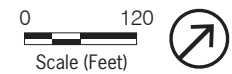


Figure 2
Proposed Dog Park Site Plan

Environmental Effects to be Addressed in the EIR: An Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15063. The Initial Study is included as an attachment to this NOP. As shown in the attached Initial Study, the following environmental topic areas will be analyzed in the Supplemental EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use
- Noise
- Transportation/Traffic