

## 2. Introduction

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This Supplemental Environmental Impact Report (EIR) evaluates the potential impacts of the Homes at Deer Hill Project (Terraces of Lafayette Project Alternative), herein referred to as the “Revised Project.” An EIR was prepared according to the California Environmental Quality Act (CEQA) for the Terraces of Lafayette Project. The Terraces of Lafayette Draft EIR (SCH #2011072055) was prepared and sent to the State Clearinghouse on May 8, 2012 and reviewed by local, State, and federal agencies and the general public during a 52-day comment period that ended on June 28, 2012. A Final EIR, including responses to comments on the Terraces of Lafayette Draft EIR, was published on November 19, 2012. The Terraces of Lafayette EIR was certified on August 12, 2013. The Draft and Final EIRs for the Terraces of Lafayette Project are referenced throughout this Supplemental EIR and herein are together referred to as the “Certified EIR.”

Following the certification of the Terraces of Lafayette EIR, City of Lafayette staff presented to the City Council on December 9, 2013, an alternative to the Terraces of Lafayette Project (now termed the Homes at Deer Hill). A detailed description of the Revised Project is provided in Section 3, Project Description.

The Revised Project must also be reviewed according to the CEQA guidelines. CEQA Guidelines §15162 and §15163 contain provisions regarding Supplemental EIRs, and when they may be used in place of a full EIR or Subsequent EIR. According to CEQA Guideline §15162, a Subsequent EIR shall be prepared if changes are made to a project following certification of an EIR. According to CEQA Guideline §15163, a Supplemental EIR may be prepared in lieu of a Subsequent EIR if only minor changes would be needed to make the previous EIR adequately apply to the Revised Project. The changes contained in the Revised Project do not significantly change the analysis of the Terraces of Lafayette EIR, and for many resource categories the Revised Project would result in less intensive impacts. Therefore, this EIR has been prepared as a Supplemental EIR.

The purpose of this Supplemental EIR is to inform the general public and decision makers of the Revised Project. This Supplemental EIR examines the differences between the Revised Project and the Terraces of Lafayette and evaluates whether the impacts would be increased or reduced, and how they would differ. Because the Terraces of Lafayette EIR was certified in August 2013, the baseline against which environmental impacts will be measured is generally taken as the same existing conditions described in the Certified EIR. However, some updates to existing conditions and regulatory information are provided, to reflect any changes to the environmental setting and incorporate new information needed to analyze the Revised Project.

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### 2.1 NOTICE OF PREPARATION AND INITIAL STUDY

A Notice of Preparation was published for the Supplemental EIR on July 16, 2014. An Initial Study was prepared for the Revised Project and was circulated with the Notice of Preparation. The Initial Study evaluated the Revised Project against all CEQA thresholds of significance and determined that no new analysis is required in this Supplemental EIR for the following resource categories:

- Agriculture and Forestry Resources
- Geology and Soils
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

Although the Initial Study determined that no new analysis is required for the topics listed above, for some of these topics mitigation measures from the Certified EIR would be needed to mitigate impacts to less-than-significant levels. In these instances, mitigation measures are included in Table 1-1 in Section 1, Report Summary, of this Supplemental EIR.

### 2.2 SCOPING MEETING

A scoping meeting was held for this Supplemental EIR on July 21, 2014. Key issues raised in the scoping meeting are summarized in Section 1.6 of Section 1, Executive Summary, of this Supplemental EIR.

### 2.3 REPORT ORGANIZATION

This EIR is organized into the following sections:

- **Section 1: Executive Summary.** Summarizes the background and description of the Revised Project, the format of this EIR, alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the Revised Project. A Summary Table describing recommended mitigation measures and indicating the level of significance of environmental impacts before and after mitigation is also included for clarity.
- **Section 2: Introduction.** Provides a preface and overview describing both the intended use of the document and the review and certification process of both the Revised Project and the EIR.
- **Section 3: Project Description.** Describes the Revised Project in detail, including a statement of Project objectives and approvals required.

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- **Section 4: Environmental Analysis.** Organized into nine subsections corresponding to environmental resource categories identified in Appendix G of the CEQA Guidelines. Each subsection describes the changes in the Revised Project relevant to the resource category. Each subsection also includes a description of the thresholds used to determine if a significant impact would occur, the methodology to identify and evaluate the potential impacts of the Revised Project, and the potential cumulative impacts associated with the Revised Project. In some instances, the subsections reference the analysis in the Initial Study to explain why certain thresholds are not included in this Supplemental EIR, and why certain mitigation measures are being carried over from the Certified EIR.
- **Section 5: Alternatives to the Revised Project.** Considers a Mitigated Project Alternative.
- **Section 6: CEQA-Mandated Sections.** Discusses growth inducement, cumulative impacts, unavoidable significant effects and significant irreversible changes as a result of the Revised Project. Additionally, this section identifies environmental issues scoped out pursuant to CEQA Guidelines Section 15128.
- **Section 7: Organizations and Persons Consulted.** Lists the people and organizations that were contacted during the preparation of this Supplemental EIR for the Revised Project.
- **Appendices.** The appendices for this document (presented in PDF format on a CD attached to the back cover) contain the following supporting documents:
  - Appendix A: Notice of Preparation (NOP), Initial Study, and NOP Comment Letters
  - Appendix B: Architectural Plans for the Revised Project
  - Appendix C: Conceptual Landscaping Plans
  - Appendix D: Lighting Plan
  - Appendix E: Lighting Study
  - Appendix F: Air Quality and Greenhouse Gas Modeling
  - Appendix G: Health Risk Assessment
  - Appendix H: Biological Resources
  - Appendix I: Historical Resource Assessment
  - Appendix J: CCCFPD Review of the Revised Project Site Plan
  - Appendix K: Noise Data
  - Appendix L: Traffic Impact Analysis

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