

4. Environmental Analysis

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 new analysis is required in this Supplemental EIR for the following resource categories:

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

These topics are addressed in Section 4.1 through 4.9 of this Supplemental EIR.

ENVIRONMENTAL SETTING

The Environmental Setting subsections in Sections 4.1 through 4.9 are reproduced from the Terraces of Lafayette EIR (“Certified EIR”). Because the Certified EIR was certified in August 2013 – less than one year from the date of preparation of this Supplemental EIR – the baseline against which environmental impacts will be measured is generally taken as the same existing conditions described in 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.

CHAPTER ORGANIZATION

Each subsection in Section 4 generally follows the same format and consists of the following subsections:

- The *Environmental Setting* subsection contains an overview of the federal, state, and local laws and regulations applicable to each environmental review topic, and describes current conditions with regard to the environmental factor reviewed.

ENVIRONMENTAL ANALYSIS

- The *Changes in the Revised Project* subsections summarizes key components of the Revised Project, in comparison to the Terraces of Lafayette project that was analyzed in the Certified EIR, relevant to each environmental topic.
- The *Standards of Significance* subsection lists the thresholds against which the Revised Project is analyzed in this Draft Supplemental EIR. This subsection notes any thresholds of significance for which the Initial Study found that no new analysis is needed in this Supplemental EIR. These thresholds are based on the CEQA Guidelines and other regulatory criteria where noted.
- The *Impact Discussion* gives an overview of potential impacts of the Project and explains why impacts were found to be significant or less than significant.
- The *Cumulative Impacts* subsection includes a discussion of cumulative impacts of the Revised Project.
- The *Summary of Significant Impacts and Mitigation Measures* subsection numbers and lists identified impacts and identifies measures that would mitigate each impact, where such measures are available.

In Sections 4.1 through 4.9, each numbered impact is considered significant prior to mitigation, unless it is specifically identified as less than significant. Mitigation measures have been suggested that would reduce significant impacts to less-than-significant levels. Impacts would be less than significant after mitigation unless they are noted as significant and unavoidable in the text.

CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. A cumulative impact consists of an impact created as a result of the combination of the project evaluated in the EIR together with other reasonably foreseeable projects causing related impacts.

Where the incremental effect of a project is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. Where the cumulative impact caused by the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant. Because this is a Supplemental EIR, the cumulative analysis contained in this EIR considers whether the Revised Project would involve any new cumulatively considerable components that could create new cumulative impacts. The results of the cumulative impact analysis are presented in each Impact Discussion section in Sections 4.1 through 4.9.