



CITY OF LAFAYETTE

NOTICE OF AVAILABILITY

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT for the TERRACES OF LAFAYETTE PROJECT ALTERNATIVE “THE HOMES AT DEER HILL”

SCH # 2011072055

Notice is hereby given that the **Draft Supplemental Environmental Impact Report (Draft SEIR)** for the **Terraces of Lafayette Project Alternative – “The Homes at Deer Hill” (Revised Project)** has been prepared and is now available for review

The **Draft SEIR** is a report that assesses the potential environmental consequences of approving the Terraces of Lafayette Project Alternative – “The Homes at Deer Hill.” Additionally, the Draft SEIR identifies feasible mitigation measures and Revised Project alternatives that would reduce or avoid significant environmental impacts. The Draft SEIR is intended to inform decision-makers, other agencies, and the public of the nature of the Revised Project. The Draft SEIR has been prepared in accordance with the California Environmental Quality Act (CEQA). The City of Lafayette is the lead agency for the Project.

Project Description The proposed Revised Project would construct 44 single-family residences and a community park on a largely vacant 22.27-acre site. In addition, a dog park would be created on a 3-acre site on the north side of Deer Hill Road. The project would require a General Plan Amendment, Re-Zoning, Planned Unit Development, Hillside Development Permit, Land Use Permit, Design Review, Tree Removal Permit, Grading Permit, Subdivision, and Development Agreement.

Project Location The proposed Revised Project is located in the City of Lafayette, in central Contra Costa County. The Project site is located at 3233 & 3312 Deer Hill Road and in east central Lafayette, west of Pleasant Hill Road, and north of State Highway 24.

Significant Environmental Effects The Draft SEIR discusses significant environmental effects that could result from the Revised Project in the following categories: aesthetics and visual resources; air quality; biological resources; cultural resources; greenhouse gas emissions; hazards and hazardous materials; land use and planning; noise; and traffic and transportation.

Project Alternatives The Certified EIR for the Terraces of Lafayette Project analyzed three alternatives: No Project Alternative; Mitigated Project Alternative; and Office Development Alternative. The Draft SEIR analyzes an additional alternative – a Mitigated Revised Project Alternative.

Availability of the Draft SEIR

- ◆ The Draft EIR is online at the City’s website at: www.ci.lafayette.ca.us/Terraces-PA
- ◆ For a CD copy of the Draft SEIR or for questions, please call (925) 299-3204
- ◆ The Draft SEIR can be viewed at:

City of Lafayette Offices
3675 Mount Diablo Boulevard, Suite 210

Lafayette Library and Learning Center
3491 Mount Diablo Boulevard

Your written comments on the Draft SEIR are encouraged. The public review period begins January 29, 2015 and ends March 16, 2015. All written comments received during this period will be included and addressed in the Final SEIR.

Deadline for comments – 5:00 pm on March 16, 2015

Please submit your comments to:

City of Lafayette
Attn. Greg Wolff, Senior Planner
3675 Mount Diablo Boulevard, Suite 210
Lafayette, CA 94549
Email: gwolff@ci.lafayette.ca.us
Fax: 925.284.3169

Comments may also be submitted at public meetings on the Revised Project. If you would like to receive notification of meetings on The Homes at Deer Hill project before any of the City’s hearing bodies, please visit the City’s e-notification page at www.lovelafayette.org/e-notification and check off “Project – Terraces of Lafayette.” If you have any questions or would like to be added to the email distribution list specific to this project, please contact Greg Wolff, Senior Planner at the email listed above.