

From: Srivatsa, Niroop

Sent: Tuesday, July 10, 2018 12:08 PM

To: Bryan Wenter (bryan.wenter@msrlegal.com); amoore@Wendel.com; Dave Baker (dave@bakerthorn.com); 'Dennis O'Brien' (dobrien@obrienhomes.net); Caryn Kali (CARYN@obrienhomes.net)

Cc: Eisberg, Jean

Subject: FW: Terraces CEQA Update

Hi Terraces team,

Contract planner Jeannie Eisberg has completed her assessment of the Terraces EIR and has prepared the attached document containing her recommendations. This week, I will review our plans, projects and policies to see if there have been any changes that would affect the CEQA document. Jeannie, BBK's Sarah Owsowitz and I are available to meet the afternoon of July 16. Please let us know if you can meet then.

Regards,

Niroop

Hi Niroop,

Attached is a memo summarizing my assessment of the Terraces CEQA document, including recommendations about which sections need to be updated. As you are reviewing, please consider whether there have been changes to any plans, projects or policies in the last 6 years that I may not be familiar with. (Status of Climate Action Plan? New projects in the immediate vicinity of the project site?) I don't see this project site being affected by the Downtown Specific Plan or Creeks Plan, for example.

Let me know if you have any suggested edits or feel free to call me to discuss.

Thank you,

Jeannie



City of Lafayette Memorandum

Date: July 2, 2018
To: Niroop Srivatsa
From: Jean Eisberg, Contract Planner
Subject: Deer Hill Terraces – CEQA Update

The Terraces of Lafayette EIR was prepared in 2012 and certified by the Lafayette City Council on August 12, 2013. This memo analyzes the Draft EIR to identify how the passage of time in the intervening 5-6 years has affected the impact analysis and suggest which sections need to be updated at this time. The analysis below assumes that there are no changes to the proposed project.

Supplemental review is required, based on CEQA Guidelines, since the following conditions are true:

- an EIR was previously certified
- the project is unchanged
- time has passed
- follow-up discretionary action is necessary
- circumstances have changed (e.g., updated data and local conditions)

Notably, recirculation of the Draft EIR is likely not necessary. Rather the Supplemental EIR could come in the form of revised chapters on key topics and/or a checklist.

The table on the following pages shows the substantive items from the table of contents for the 2012 Draft EIR in the first column and a suggestion for the level of revision required based a review of each section and background knowledge about changes in the local and regional context (e.g. updates to the BAAQMD Clear Air Plan, new projects in the City). The color coding is intended to provide a visual indication of the overall level of effort that may be required:

- **green** indicates no substantive changes (e.g., no revisions required or minor revisions to make subsections consistent);
- **yellow** indicates minor changes (e.g., data changes, new thresholds); and
- **red** indicates that more substantive or major revisions may be required (e.g., new technical studies required).

Table 1: 2012 Draft EIR Chapters, by Level Anticipated Level of Revision

<i>Chapter</i>	<i>Level of Revision Expected</i>
03. Chapter 1 Introduction	Minor update - if CEQA document type changes
04. Chapter 2 Report Summary	Major update - revise based on changes to topical sections
05. Chapter 3 Project Description	No substantive changes
06. Chapter 4 Environmental Evaluation	Major update – update recent/pending list of development projects in Lafayette that represent cumulative analysis
07. Chapter 4-1 Aesthetics Visual Resources	No substantive changes, unless recent projects in the vicinity would affect the existing/proposed visual simulations
08. Chapter 4-2 Air Quality	Major update - new Clean Air Plan, update data tables, updated BAAQMD thresholds (if appropriate), update cumulative analysis based on new development project list (see chapter 4)
09. Chapter 4-3 Biological Resources	Minor update - unlikely that there have been substantial changes, but consultants should update the wetlands, biological and tree assessments, or provide a memo indicating that there have been no changes.
10. Chapter 4-4 Cultural Resources	No substantive changes
11. Chapter 4-5 Geology Soils Seismicity	No substantive changes - but, Building Department will require more recent geotech study prior to building permit submittal
12. Chapter 4-6 GHG Emissions	Minor update - update BAAQMD screening thresholds and mitigations, if necessary
13. Chapter 4-7 Hazards Hazardous Materials	No substantive changes
14. Chapter 4-8 Hydrology Water Quality	No substantive changes
15. Chapter 4-9 Land Use Planning	No substantive changes, unless recent projects, area plans, or policy measures that need to be addressed
16. Chapter 4-10 Noise	Major update - new noise measurements; update noise analysis based on revised traffic analysis
17. Chapter 4-11 Population Housing	Minor update - update RHNA, population, and housing data
18. Chapter 4-12 Public Services	Minor update - update public services data, fees, etc.
19. Chapter 4-13 Transportation Traffic	Major update - update traffic study (new traffic counts, verify intersections, cumulative project analysis, etc.)
20. Chapter 4-14 Utilities Service Systems	Minor update - update utilities data
21. Chapter 5 Alternatives	Minor update - revise based on changes in topical sections; no changes to alternative scenarios
22. Chapter 6 CEQA-Required Assessment	No substantive changes
26. Appendix A. NOP. IS	Minor update - Reissue NOP; no need to prepare Initial Study
27. Appendix B. NOP. Scoping	Minor update - Reissue NOP and hold new Scoping Meeting
33. Appendix F. Biological Resources Data	Minor update - unlikely that there have been substantial changes, but consultants should update the wetlands, biological and tree assessments, or provide a memo indicating that there have been no changes.

	Chapter	Level of Revision Expected
	34. Appendix G. Preliminary Stormwater Control Plan	No substantive changes
	35. Appendix H. Air Quality GHG HRA	Major update - Rerun AQ/GHG report with latest CalEEMod Version; update BAAQMD thresholds (if appropriate); update Health Risk Assessment
	36. Appendix I. Noise Data	Major update - new noise measurements; update noise analysis based on revised traffic analysis
	39. Appendix J. Traffic Data	Major update - update traffic study (new traffic counts, verify intersections, cumulative project analysis, etc.)
	40. Appendix K. Phase I Phase II ESA	No substantive changes
	42. Appendix M. Geology Soils Data	No substantive changes - but, Building Department will require more recent geotech study prior to building permit submittal
	43. Appendix N. Cultural Resources Data	No substantive changes
	44. Appendix O. Lighting Study	No substantive changes