

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Lafayette

Project Title: 3933 Quail Ridge Road Residential Project

Project Location: Lafayette Contra Costa
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project would involve construction of a two-story, single-family residence, including an attached two-car garage and outdoor decks. The residence would be approximately 4,000 square feet in size, including the garage, and approximately 35 feet in height. During construction, four protected trees would be removed and replaced with at least three trees south of the proposed residence. Landscaping along the steepest portion of the slide mass near Quail Ridge Road would be installed as part of the project. Development on the project site is constrained by the landslide area and required setbacks from nearby ridgelines and from all property lines. Foundation piles would also be required to anchor the residence to the underlying stable bedrock in the northeast corner of the site. It is assumed that no soils engineering or other major earthwork processes that would require heavy-duty construction equipment would be necessary to prepare the site. A private driveway on Quail Ridge Road would provide vehicular access to the site.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Biological Resources - The project could have impacts on special-status species. MMs BIO-1 and BIO-2 require pre-construction surveys and reporting of special-status species and nesting birds. With this mitigation, impacts are less than significant.
 - Cultural Resources - The project could have impacts on unanticipated archaeological resources. MM CR-1 requires construction to halt and consultation with a qualified archaeologist to determine eligibility if resources are encountered. With this mitigation, impacts are less than significant.
 - Geology and Soils - The project could cause impacts from landslides, liquefaction, lateral spreading, subsidence, erosion, loss of topsoil, and expansive soils. These impacts are potentially significant and will be discussed in an EIR.
- The project could also impact unanticipated paleontological resources. MM GEO-1 requires monitoring by a qualified paleontologist during construction activities to identify resources and suspend construction activities as needed. With this mitigation, impacts to paleontological resources are less than significant.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

An active landslide affects approximately 90 percent of the project site. Neighboring landowners have expressed concern regarding development of this parcel due to this landslide, as the slide extends onto neighboring properties downhill of the project site. Concerns include re-activation of the landslide, erosion, and other geologic hazards.

Neighboring landowners have also expressed concern regarding the massing and height of the proposed residence, as well as its location within the property-line setback zones.

Please provide a list of the responsible or trustee agencies for the project.

City of Lafayette