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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019071038

Project Title: 3933 Quail Ridge Road Residential Project

Lead Agency: City of Lafayette

Contact Name: Nancy Tran, Senior Planner

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Project Location: Lafayette, Contra Costa County
City *County*

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 be required to anchor the residence to the underlying stable bedrock in the northeast corner of the site. Because the residence would be built on the stable portion of the site, no soils engineering or other major earthwork processes that would require heavy-duty construction equipment are proposed. A private driveway on Quail Ridge Road would provide vehicular access to the site.

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

Initial Study (EIR Appendix A) Mitigation Measures. - BIO-1 and BIO-2 require pre-construction surveys for special-status species and nesting birds to ensure impacts to species are less than significant. - CR-1 requires stopping work following the discovery of unanticipated archaeological resources to ensure impacts are less than significant. - PAL-1 requires construction monitoring for the discovery of unanticipated paleontological resources to ensure impacts are less than significant. - NOI-1 requires construction noise reduction measures are implemented to reduce impacts to less than significant.
EIR Mitigation Measures. - GEO-1 requires a final geotechnical investigation and geologic hazard setbacks be completed and recommended during project design and permit approval. This measure would reduce impacts from the exposure of people to landslide hazards to less than significant. - GEO-2a requires utilities and drainage systems be designed with redundancy to ensure water from these systems does not trigger landslide movement. GEO-2b limits the type of landscaping to drought-tolerant plants and restricts the amount of irrigation allowed to be installed. GEO-2c requires undocumented non-engineered fill material to be removed from the site. These measures would reduce the potential for the project to reactivate the landslide to less than significant. GEO-3 restricts the cantilevered design of the project during the design review phase, which would reduce the potential for project design to contribute to landslide risks to less than significant. - COA-5 requires a site-specific erosion control plan to reduce potential erosion impacts to less than significant.

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

Geological and geotechnical issues are a community concern, given the active landslide present on the project site.

Provide a list of the responsible or trustee agencies for the project.

City of Lafayette (lead agency). No other agency approvals are required.