

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 #: _____

Project Title: Atria Lafayette – Repair of Existing Roadway Retaining Wall - County File #CDDP20-03005

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Name: Syd Sotoodeh

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Phone Number: 925-674-7815

Project Location: Lafayette
City

Contra Costa County
County

Project Description (Proposed actions, location, and/or consequences).

The applicant seeks approval to modify Development Plan County File #DP88-3007 to allow life safety repairs of the existing, primary driveway structure for the Atria Park Lafayette assisted living facility (constructed in year 2003), including installation of new soldier pile retaining walls with concrete cribbing and tie rods (maximum height 30 feet) along either side of the existing 250-linear-foot driveway, approximately 2,100 cubic yards of cut/fill grading, enlargement of the existing box culvert beneath the driveway to a maximum height of 19 feet and length of 64 feet, replacement of the existing roadway surface. The applicant also requests approval of a tree permit to remove up to 29 code-protected trees and work within the driplines of up to 21 trees for the required construction activities. Approximately 13,000 square feet of the approximately 27,275 square-foot project area is located within the restricted development area, therefore, the project also seeks approval of the County to perform work within the restricted development area.

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

- Aesthetics: mitigations include non-reflective, natural finishes to minimize contrast with natural landscape features and restoration/revegetation of stripped or exposed areas.
- Air Quality: Bay Area Air Quality Management District Basic Construction mitigation measures during construction would reduce temporary impacts from dust, loose materials, and idling trucks/equipment.
- Biological Resources/Hydrology & Water Quality: mitigations include requiring pre-construction surveys for special status species by a qualified biologist, and providing buffers around nesting/roosting sites, delaying construction until the end of nesting or blooming periods, relocating bat roosts, obtaining necessary permits to work within creek area, and avoidance and minimization of direct effects to stream, including erosion/sediment control.
- Cultural Resources: mitigations include stopping work and requiring a qualified archaeologist or the County Coroner to examine the site/materials if any prehistoric/historical materials or human remains are encountered during ground disturbance activities.
- Geology/Soils: Mitigations include observation, testing, and reporting by an on-site geotechnical consultant which address expansive and corrosive soils prior to building permit issuance or during construction activities,
- Noise: mitigations for temporary noise due to construction activities include submitting a noise assessment prior to issuance of building/grading permits, notifying neighbors within 300 feet prior to grading/construction, limiting the hours of construction and heavy equipment usage and requiring all internal combustion engines to be fitted with mufflers.

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

None

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

- Contra Costa County Building Inspection Division
- Contra Costa County Grading Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Consolidated Fire Protection District
- Contra Costa County Environmental Health
- Contra Costa County Central Sanitary
- California Department of Fish & Wildlife