



Notice of Preparation
Vineyards at Deer Creek
Environmental Impact Report

2019049008

Date: April 2, 2019

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organization and Interested Persons

Lead Agency City of Brentwood
Community Development Department
150 City Park Way
Brentwood, CA 94513
Attn: Mr. Erik Nolthenius, Planning Manager

Summary

The City of Brentwood, as lead agency, has determined that an Environmental Impact Report (EIR) is required to evaluate the physical environmental effects of the proposed Vineyards at Deer Creek Project ("Project" or "proposed project"). This programmatic EIR will address the environmental impacts associated with the adoption and implementation of the proposed project. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

The City has prepared this Notice of Preparation (NOP) to provide Responsible Agencies, Trustee Agencies, and other Interested Organizations and Persons with a description of the Project and to identify potential environmental effects pursuant to CEQA requirements.

Project Location

The approximately 815-acre Project site is located southwest of the City of Brentwood, in unincorporated Contra Costa County; north of Balfour Road, east of Deer Valley Road, and west of the westerly City limits.

Project Description Summary

The Vineyards at Deer Creek (the Project) is a proposed residential community of up to 2,400 residential units within Special Planning Area (SPA) 2 of the Brentwood General Plan, at least 80% (1,920 units+/-) of which will be age-restricted active adult and a maximum of 20% (480 units+/-) will be un-restricted market-rate housing. The Project site is currently located outside of the City of Brentwood's city limit lines, Sphere of Influence (SOI), and Urban Limit Line (ULL). Thus, the entitlements include requests for annexation, rezoning, SOI Amendment, and ULL Amendment (by voter initiative pursuant to Measures J

and L). The average gross density across the Project site would be three dwelling units per acre, which is beyond the scope of the General Plan land use designation for SPA 2, thus requiring an amendment to the General Plan. Each of the six residential neighborhoods may have a neighborhood recreation center. A centrally-located community recreation center will serve as the focal point to the community and include a variety of indoor and outdoor recreation amenities. Located adjacent to Balfour Road and Deer Valley Road, an approximately 20-acre commercial/civic area is envisioned for civic events and functions. Integrated throughout the Specific Plan area will be approximately 225 acres of permanently established agricultural and open space land use areas. These areas will include extensive areas of vineyards, olive groves, and open space, reinforcing the characteristics of a Mediterranean environment. To improve traffic circulation and safety, off-site roadway improvements include, but are not limited to, widening Balfour Road from two to four lanes and extending American Avenue west and north to Balfour Road.

For further details, please see the Detailed Project Description attached.

Public Review and Comment Period

Further notice is hereby given that the City invites comments on the scope and content of the EIR in response to this NOP. Pursuant to Section 15082 of the CEQA Guidelines, this NOP will be circulated for a 30-day review period. At a minimum, responses to this NOP should focus on the potentially significant environmental effects that the proposed project may have on the physical environment and that should be addressed in the Project EIR, ways in which those effects might be minimized, and potential alternatives to the proposed project that should be addressed in the EIR. In your response, please include your name, the name of your agency or organization (if applicable), and contact information.

Comments regarding the scope and content of the environmental review to be conducted for the proposed project should be sent to the City in writing by 5:00 p.m. on May 1, 2019. Please send your written comments to:

Lead Agency Contact:

Erik Nolthenius, Planning Manager
City of Brentwood
Community Development Department
150 City Park Way
Brentwood, CA 94513
(925) 516-5137
enolthenius@brentwood.ca.gov

Scoping Meeting: The City will conduct a scoping meeting on April 23, 2019, beginning at 3:00 PM, located at the Brentwood Community Center (upstairs conference room), 35 Oak Street, Brentwood, California, at which agencies, organizations, and the public will have an opportunity to submit verbal comment. However, all comments must also be submitted in writing in the manner described above.

EIR Process: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all applicable environmental topic areas in Appendix G of the CEQA Guidelines and take into consideration NOP comments. In accordance with Sections 15105(a) and 15087 of the CEQA Guidelines, the Draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR that will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and to approve or deny the Project.

Detailed Project Description

The following section includes a detailed description of the Project, including project location, existing and adjacent land uses, General Plan land use designations, and detailed descriptions of the Project's components.

Project Location

The approximately 815-acre Project site is located southwest of the City of Brentwood, in unincorporated Contra Costa County, north of Balfour Road, east of Deer Valley Road, and west of the westerly City limits in Contra Costa County (see Figure 1, Regional Location Map and Figure 2, Project Vicinity Map). The City of Antioch city limits are located along the northern boundary of the Project site, as well as the southwestern portion of the Project site. The Project site is currently located outside of the City of Brentwood's city limit lines, Sphere of Influence (SOI), and Urban Limit Line (ULL). The Project site is identified as the following assessor's parcel numbers (APNs): 019-120-002 (approximately 160 acres); 019-120-007 (approximately 80 acres); 019-120-008 (approximately 307 acres); and a portion of 057-060-008 (approximately 270 acres).

Existing and Adjacent Land Uses and Setting

As can be generally seen in Figure 2, Project Vicinity Map, the Project site is undeveloped. The site is currently used for agricultural purposes, including dry grass farming and limited seasonal cattle grazing. An existing easement traverses the center of the site in a southeast to northwest trending manner. The easement contains three pipelines, including a 24-inch crude oil pipeline maintained by Chevron, an 18-inch multi-purpose/refined oil product pipeline maintained by Kinder Morgan, and a 26-inch abandoned Pacific Gas and Electric natural gas pipeline. Adjacent land uses include the single-family Shadow Lakes residential neighborhood to the east and agricultural and open space to the north, west, and south. Areas to the north and south of the site are planned for residential development per the City of Brentwood's General Plan. Heritage High School and Adams Middle School are located southeast of the Project site and are accessed from American Avenue. The Deer Ridge residential neighborhood is located farther southeast from the project site, as well as the Trilogy development.

General Plan Land Use Designation

The Project site is located in an area designated in the City of Brentwood General Plan as Special Planning Area (SPA) 2. The General Plan envisions the future development for SPA 2 as the following:

"SPA 2 should include a significant area of protected open space, with open space protection prioritized for hillsides, sensitive natural habitat, and areas of exceptional

scenic beauty. Residential uses may include Ranchette Estate and Very Low Density Residential. An increase in the overall residential density within SPA 2 may be allowed in order to accommodate the development of age-restricted housing units. Limited areas of local-serving General Commercial may also be allowed within SPA 2". (Brentwood General Plan, page 9-10)

According to the General Plan EIR, 583 residential units and 79,899.9 square feet of non-residential uses were assumed for the approximately 815-acre SPA 2 area.

1992 Memorandum of Understanding

The Project site is currently unincorporated and located outside the spheres of influence of both the City of Brentwood and the City of Antioch. In 1992, the cities of Antioch and Brentwood adopted a Memorandum of Understanding (MOU), which expires in October 2022, that recognizes the mutual interest of the two cities in resolving boundary issues, including the SPA 2 property. Along with several development standards (open space buffers, ridgeline protection, grading, visual, tree protection, circulation, etc.), the MOU stipulates that neither City shall file to change its SOI or to annex within the boundary line of the other City. If the City were to proceed with the Project, the MOU would be terminated by the Brentwood City Council.

Project Components

The Project is a residential community supporting both an age-restricted active-adult community and market (unrestricted) residential development set among an agriculturally-themed landscape of vineyards and olive groves. Figure 3, Land Use Exhibit, illustrates the proposed land uses. Table 1, Land Use Summary, identifies the acreages proposed for each land use category. All numbers are rounded to the nearest whole number.

Table 1: Land Use Summary

Land Use	Gross Acres ¹
Residential ²	± 555
Community Recreation Center	± 15
Commercial / Civic	± 20
Open Space	± 225 ³
Total	+/- 815

Notes:

1. Gross acres inclusive of roadways, and other miscellaneous areas; rounded to the nearest whole number.
2. Includes stormwater basins.
3. Consistent with the General Plan, open space includes agricultural (a minimum of 50% of which will be permanently agricultural crops), parks, permanent open space, and other similar uses, as well as waterways.

The Project includes a maximum of 2,400 total residential units, at least 80% (1,920 units+/-) of which will be active adult households and a maximum of 20% (480 units+/-) of which will be unrestricted to market-rate households. This results in an average gross density of three dwelling units per acre, which is beyond the scope of the General Plan land use designation for SPA 2, thus requiring an amendment to the General Plan. The City of Brentwood General Plan amendment would include a modification to the Land Use Map

from "Special Planning Area (SPA) 2" to "SPA 2/Vineyards at Deer Creek Specific Plan Area" (SPA 2/VDCSP), as well as additional conforming text amendments to the General Plan. The housing types will include a combination of single-family attached and detached, and multi-family residential units. An amendment to the City of Brentwood Zoning Code (Title 17 of the Municipal Code) would also be required, in part, to add the Vineyards at Deer Creek zoning district, as well as an amendment to the Zoning Map to designate the Specific Plan area as the VDCSP district.

The Project envisions six residential neighborhoods, each with a neighborhood recreation center. A centrally-located community recreation center will serve as the focal point of the community and will include a main clubhouse and a variety of recreation amenities such as a multi-purpose room for community events, a fitness center, an indoor pool, locker rooms, a restaurant, a health spa, and space for various informal recreation activities (e.g., library, craft room, pool table). Outdoor recreation amenities may include a separate outdoor pool, tennis/pickleball courts, bocce ball courts, barbecues, informal gardens and seating areas.

An approximately 20-acre commercial/civic area, located within the portion of the Project site adjacent to Balfour Road and Deer Valley Road, is envisioned for civic events and functions. Uses of this area may include an outdoor amphitheater, winery, a "farm to table" restaurant/bar, and a wine barn for tastings, weddings, and other community events. In support of the agrarian theme for the Specific Plan area, this sub-area may also include a commercial nursery (up to 5,000 square feet of building area), an indoor community greenhouse, and outdoor community garden plots.

The Project site will include approximately 225 acres of permanently established agricultural and open space land use areas. These areas will include extensive areas of vineyards, olive groves, and open space, reinforcing the characteristics of a Mediterranean environment. They will also include space for a series of stormwater detention basins designed to mitigate impacts to water quality and regulate off-site flows during storm events. As shown in Figure 3, Land Use Exhibit, a lineal open space area is proposed along the center of the site in a northwest to southeast trending manner, consistent with the location of the pipeline easement.

Project Phasing

The Project is anticipated to be developed over approximately 20 to 25 years and in a phased approach. The conceptual sequence and location of the anticipated phases are shown in Figure 4, Conceptual Phasing Plan. As shown in the figure, a total of five phases are conceptually anticipated. The phases are anticipated to begin in the south-central portion of the site and would be built out in a counterclockwise order. Phase 1 would be located north of Balfour Road, within the south-central area of the Project site. Phase 1 is anticipated to include residential land uses, as well as the proposed community recreation center. Phases 2, 3, and 4 would include residential and open space land uses. Phase 5 would be located in the southwestern portion of the Project site and would include the commercial/civic area land use along Balfour Road. The phases described above are only conceptual at this time, with details to be determined by the developer(s) in response to market conditions, availability of financing, and other factors.

As the Project is implemented over time, the project developer(s) shall include reasonable provisions to secure and maintain the undeveloped land prior to development as part of the Project. All or any portion of the existing infrastructure is permitted to remain in place and continue in use while the development allowed under the Specific Plan is constructed. Any future development would be responsible for the

construction of both private and public infrastructure, within the Specific Plan area and in relevant circumstances (e.g. water, sewer, stormwater) in adjacent off-site areas. As each phase with infrastructure is built, the constructed public infrastructure would be dedicated to the City of Brentwood upon its acceptance.

Specific Plan Contents

The proposed Vineyards at Deer Creek Specific Plan will include the following chapters:

- Introduction;
- Context and Setting;
- Land Use Plan and Development Standards;
- Circulation and Mobility;
- Infrastructure and Public Services;
- Design Guidelines;
- Resource Management; and
- Implementation, Administration and Financing.

Further details regarding the Specific Plan contents, including the proposed Land Use Plan, circulation and mobility, infrastructure, and resource management are provided below.

Land Use Plan

As set forth in the Land Use Plan and Development Standards chapter of the Specific Plan, a description of the four land use designations that apply within the Specific Plan area is presented below.

Residential (VDC-R)

The purpose of the Residential (VDC-R) land use designation is to allow for the development of a maximum of 2,400 residential units. Of the total number of units, at least 80% will be active-adult age-restricted, and a maximum of 20% will be non-age restricted.

The multi-family units shall only be age-restricted and may be rental or ownership, assisted living, or other forms of senior care facilities. Multi-family residential could not be located on hilltops or ridgelines. Furthermore, along the eastern boundary of the Specific Plan area there shall be a 100-foot minimum landscaped buffer and adjacent uses shall be limited to single-family residential units.

The residential units will be developed on approximately 555 acres within the 815-acre Specific Plan area, for a maximum gross density of three dwelling units per acre for the entire Specific Plan area.

With buildout of the Specific Plan area expected to take 20 to 25 years, the final household types, specific densities, and lot locations within the Specific Plan area will be determined based on site conditions and market trends. The housing types are envisioned to include a combination of single-family attached and detached, and multi-family residential units.

The Specific Plan contemplates that each residential neighborhood may include a smaller private neighborhood recreation center, with denser housing types (e.g., multi-family or attached residential)

located adjacent to such neighborhood social areas. This could work to create a clustered focal point for each neighborhood.

The approximate gross acreage for residential development also includes acreage for water storage tanks, roads, and utility services, as well as a series of stormwater detention basins designed to mitigate impacts to water quality and regulate off-site flows during storm events.

Community Recreation (VDC-CR)

The purpose of the Community Recreation (VDC-CR) land use designation is to allow for the development of an approximately 15-acre centrally located Community Recreation Center. The Community Recreation Center will serve as the focal recreation point for the community, used predominantly for recreational, social, cultural, and educational purposes and may include other minor supporting uses or activities.

Indoor amenities may include a multi-purpose room for community events, post office, a fitness center, an indoor pool, locker rooms, a restaurant, a health spa, demonstration kitchen, and space for various informal recreation activities (e.g. library, craft room, pool table). Outdoor recreation amenities may include features such as a separate outdoor pool, tennis/pickleball courts, bocce ball courts, barbecues, informal gardens, parks, trails, dog park, and putting greens.

The Community Recreation Center is anticipated to be linked to the rest of the Specific Plan area through pedestrian, bicycle, and local use vehicle (e.g., golf cart) accessible connections.

As determined by future development, some portions of the Community Recreation Center may be open to the public, while other areas will be restricted to the exclusive private use by the members of the homeowner's association(s) and their guests.

The Specific Plan allows for development of additional smaller private neighborhood recreation centers associated with different neighborhoods. These smaller private areas could include amenities such as an outdoor swimming pool and patio area associated with a small community building with bathrooms for small private events.

Depending on market trends and to allow a degree of flexibility, the Specific Plan allows for development of one Community Recreation Center, or a series of neighborhood recreation centers or a combination of the two. The final constructed mix of amenity uses will be market-driven. While being recreation focused, the ultimate indoor and outdoor offerings of the Community Recreation Center will be refined based on the mix of housing types, evolving market trends, and programing requirements.

Commercial/Civic (VDC-CC)

The purpose of the Commercial/Civic (VDC-CC) land use designation is to allow for the development of community-based and agriculturally-themed neighborhood commercial, agricultural and farm-to-table uses, and civic land uses. The Commercial/Civic (VDC-CC) land use designation shall be located on approximately 20 acres in the southwestern corner of the Specific Plan area, off of Balfour Road.

As a focal point of the area, the Specific Plan allows for an outdoor amphitheater to host anything from concerts and performances to community events, set against the backdrop of the hillside vineyards. The site could also include a winery, a restaurant with bar, and a wine barn for tastings, weddings, and other

community events. In support of the agrarian theme of the Specific Plan area, the VDC-CC area may also include a commercial nursery, an indoor community greenhouse, and/or outdoor community garden plots.

Open Space (VDC-OS)

The purpose of the Open Space (VDC-OS) land use designation is to allow for a minimum of 225 acres of open space, a portion of which will be permanent agricultural crops, such as vineyards and olive groves, to the greatest extent feasible, reinforcing the characteristics of a Mediterranean environment.

Land in this designation would remain as open space in perpetuity. Uses may include permanent agricultural crops, natural areas, formal or informal parkland, low-impact (permeable and semi-permeable) trails, and waterways. Other uses may include those that support the maintenance and preservation of the open space uses, including barns, maintenance buildings, irrigation facilities, and gravel or improved access roads, as well as underground and above-ground utilities.

The open space is anticipated to ultimately be owned and maintained by a homeowner's association(s), or a similar entity, which is expected to use a third-party organization(s) to conduct the farming (e.g., cultivation, pruning, irrigation, harvesting) and related operations on-site.

Open space in the Specific Plan would include areas along existing utility easements and areas surrounding the existing oak trees. Where feasible, existing oak trees that are in good health would be retained, and those in poor health or posing a potential risk will be replaced on-site.

Circulation and Mobility

The conceptual locations of all streets to be constructed within the Specific Plan area are shown in Figure 5, Street Network and Hierarchy. As presented in the Circulation and Mobility chapter of the Specific Plan and shown in the figure, primary access to the Specific Plan area will be via a four-lane divided minor arterial roadway north from Balfour Road. Vehicular access to the rest of the Specific Plan area would be via an internal restricted (gated) road, which consists of both a two-lane divided minor arterial road and two-lane collector loop road. A series of collector and local streets providing access to the residential neighborhoods radiate from the loop road. A number of roundabouts are proposed along the main loop road, providing access the residential neighborhood areas. Roadways would transect the lineal open space area at four locations. The individual neighborhoods are designed to facilitate pedestrians, bicyclists, and local use vehicle drivers throughout the Specific Plan area.

Secondary controlled and emergency vehicle access would be provided from Hillcrest Avenue upon completion of the northerly section of the Project site.

Pedestrian Network

The Specific Plan emphasizes pedestrian circulation by providing an interconnected network of sidewalks along internal streets and a series of trails in open space. Pedestrian connections would be provided throughout residential neighborhoods and to open space and recreation centers. Sidewalks would be a minimum of four feet in width.

Bicycle Circulation

Bicycle circulation would be integrated throughout the Specific Plan area through on-street bike lanes and separated off-street bike or multi-use paths. Where bike lanes are not provided (such as along local roads), bicyclists and slower-moving vehicles would share the road.

Multi-Use Paths

Multi-use (or shared) paths are envisioned adjacent to arterial and collector roads. A separated multi-use path is also envisioned along the east side of Deer Valley Road. Multi-use paths would be designed to support multiple recreation and mobility opportunities, such as walking, jogging, bicycling, inline skating and people in wheelchairs. They would be physically separated from motor vehicle traffic and may include a landscaped buffer or barrier.

Infrastructure

The proposed infrastructure improvements presented in the Infrastructure and Public Services chapter of the Specific Plan are discussed in further detail below.

Water

The Project's connections to the existing off-site potable water supply infrastructure is shown in Figure 6, Existing and Proposed Potable Water. As shown in the figure, the Project would include at least three new connections, an on-site pump station, and a three million-gallon storage tank.

The first connection to existing infrastructure, which would occur during Phase 1, would be at the southern portion of the site, along Balfour Road. A 20-inch potable water line is currently located along Balfour Road and is stubbed near the site's southeastern corner. The proposed project would include extending the existing 20-inch line along Balfour Road west to Deer Valley Road. The Project would connect to the new 20-inch line at three locations.

The second connection, which would also occur during Phase 1, would be to the existing eight-inch potable water line at the City Park located at the south end of Canmore Court, at the southeastern border of the site.

The third connection, which would occur as part of Phase 2, would be to an existing 12-inch line through Rolling Hills Park from an existing 12-inch line located on Waterville Drive, within the Shadow Creek residential neighborhood to the east of the site.

In addition to potable water supply, the Project would connect to existing non-potable water infrastructure in the vicinity of the site (see Figure 7, Existing and Proposed Irrigation and Recycled Water). The Project would use irrigation water from the East Contra Costa Irrigation District (ECCID) and would involve construction of new infrastructure to access such water through one of the four alternatives shown in Figure 7. The four alternatives include the following:

- **Alternative 1 (Preferred)** would require a new turnout and pump station from the 48-inch ECCID pipe at the intersection of John Muir Parkway and Balfour Road. A new line would be constructed west on Balfour Road to the Specific Plan area.

- **Alternative 2** would use the existing ECCID water facilities for either Shadow Lakes or Deer Ridge golf course, which would include use of the existing basins and/or modifications to the existing pumping facilities. A new line would be constructed west on Balfour Road to the Specific Plan area.
- **Alternative 3** would require a new pump station at the end of the ECCID irrigation pipe adjacent to Heidorn Ranch Road. The ECCID water would then be directed south through the City of Antioch and into the northeast basin.
- **Alternative 4** would use the City of Brentwood untreated water accessed from a 20-inch line (the Roddy line) located in Balfour Road. In the future, the City intends to blend this line with recycled water.

In addition, the Project may include use of recycled water provided from the City of Brentwood. As shown in Figure 7, an existing 20-inch untreated water line runs from the Roddy Ranch Pump Station on Fairview Avenue, west along Balfour Road. Ultimately, the City of Brentwood will connect their recycled water system to the Roddy Ranch Pump Station and blend the untreated and recycled water together. Even with ECCID service to the Specific Plan area, a future developer may also choose to connect to the existing non-potable water lines. Options for connection include tying into the existing 20-inch line within Balfour Road. In addition, a connection could be made to the existing six-inch non-potable line located within Canmore Court of the Shadow Creek residential neighborhood to the east. The recycled water lines would provide alternate irrigation options for landscape areas.

Additional looped water connections may be implemented during the detailed design of individual phases, if the need arises.

Sewer

The Project site would be split into two sewer sheds, as shown in Figure 8, Existing and Proposed Sanitary Sewer. The northerly sewer shed, which would predominantly include Phases 2 through 4, would involve a series of new eight-inch sewer lines that would ultimately flow to a new pump station in the northeastern corner of the site. A new 12-inch sewer line would connect the pump station to an existing line within the Shadow Creek residential neighborhood to the east of the site. Please see the discussion under the Off-Site Improvements section below for further details regarding the potential alternatives for the pump station location and associated off-site improvements. The southerly sewer shed would predominantly consist of Phases 1 and 5. The existing 12-inch sewer main within Balfour Road, which is stubbed at the project's southeastern corner, would be extended along the project's frontage. The new internal sewer system within the southerly sewer shed would connect to the extended 12-inch main at two points.

Drainage

The proposed storm drainage system for the Project is shown in Figure 9, Existing and Proposed Stormwater Conveyance. As shown in the figure, a total of four water sheds and five stormwater basins would be included in the proposed project. The on-site drainage system would allow for gravity flow through underground stormwater pipes to the stormwater basins, which would collect and detain runoff, provide water quality treatment, and manage peak flows leaving the Specific Plan area. The majority of the Project site would drain to the Northeast Basin, which is anticipated to drain to an existing drainage channel to the north of the site. The southernmost portions of the Phase 1 and Phase 4 areas would drain

to the Southeast Basin, which would eventually discharge into an existing 30-inch storm drain line within Balfour Road that drains to Deer Creek downstream of the Deer Creek Reservoir. It should be noted that upon development of Phase 1, prior to development of any other phases, it is anticipated that all stormwater would flow to the Southeast Basin in the interim. The northernmost portion of the Phase 4 area would drain to the Northwest Basin, which is anticipated to drain to a proposed outfall to Horse Valley Creek. The Phase 5 area would drain to two basins (the Balfour Basin and Commercial Basin), both of which would eventually discharge into existing drainage facilities in Balfour Road to a new outfall to Deer Creek, tentatively to be co-located with replacement of the undersized, upstream culvert on Deer Creek. The ability of existing drainage facilities to accommodate the project's impact to runoff and water quality will be evaluated in the EIR, as well as any needed onsite and offsite improvement upgrades.

Resource Management

The Specific Plan provides for an integrated resource management concept. The approach is to combine the various man-made and natural elements of the site in a comprehensive management strategy. The elements include maintaining the existing drainage patterns, preservation of the existing oak woodlands, improving agricultural quality, mitigating for habitat protection, conserving water use, and incorporating standards to improve stormwater management. The Resource Management chapter of the Specific Plan addresses sustainable uses and protection of natural resources that would be preserved by implementation of the Specific Plan. Resource management policies and mitigation programs described in the chapter address:

- Open Space;
- Tree Preservation;
- Habitat Protection;
- Stormwater Management (described above); and
- Geological Hazard Abatement District Formation.

Details regarding a few of these programs are described below.

Open Space Preservation

The Project includes approximately 225 acres of open space. As discussed above, a portion of the proposed 225 acres of open space would be permanent agricultural crops, such as vineyards and olive groves. Although existing dryland farming practices would cease, the intent of the planned agricultural program is to create farmland of higher value and production and serve to maintain the economic integrity of the Specific Plan area for agricultural use. Such land would be owned and managed by a homeowner's association(s) and would use a third-party organization(s) to conduct the farming and open space management practices (i.e., weed abatement, mowing, pest control).

The agricultural areas would be located predominantly on steeper slopes and are strategically planned throughout the property, particularly around the Project's perimeter, where they would serve as both a land use buffer to adjacent properties and enhance aesthetics.

To provide a framework for the development and management of agriculture and open space land, the Specific Plan includes an Open Space (VDC-OS) land use designation to preserve and manage open space within the Specific Plan area in perpetuity.

Habitat Protection

The Specific Plan area is located within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCHCP/NCCP). The ECCHCP/NCCP provides a framework to protect natural resources in eastern Contra Costa County, while improving and streamlining the environmental permitting process for impacts on endangered species. The Specific Plan has an opportunity to participate in the Plan to mitigate its impacts on protected species and resources.

Pursuant to the City of Brentwood Municipal Code, future development activity would be subject to either: 1) A development fee imposed upon and collected for each acre of land permanently disturbed; or 2) A dedication of land in lieu of some or all of the development fee that would otherwise be imposed upon a development project. Any offer of dedication may be considered for acceptance only if the land dedication is considered by the Community Development Director to be consistent with the ECCHCP/NCCP and implementing agreement.

Geological Hazard Abatement District Formation

As part of the Specific Plan, any future development may propose to create a Geological Hazard Abatement District (GHAD) to provide for long-term monitoring and maintenance of open-space slopes, in-tract slopes, drainages, stormwater detention and treatment improvements, and other improvements as appropriate and permitted under applicable law, and to respond to slope maintenance issues in a timely and efficient manner. Should a future applicant decide to form a GHAD, a "Plan of Control" would have to be prepared that describes the geologic hazards and includes a plan for the prevention, mitigation, abatement, or control of the identified hazards. The Plan of Control is prepared by a Certified Engineering Geologist and would need to be adopted by the GHAD Board of Directors (along with other relevant resolutions) and would set forth the activities to be undertaken by the GHAD and the priorities thereof.

Off-Site Improvements

The proposed project would involve a number of off-site improvements, which are each described in further detail below. Location and nature of intersection improvements (e.g., signalization, roundabouts), as well as the ability of existing off-site infrastructure to mitigation the project's impacts, will be further evaluated in detail in the EIR.

Roadways

To improve traffic circulation and safety, off-site roadway improvements include widening Balfour Road from two to four lanes and extending American Avenue west and north to connect to Balfour Road. A number of safety improvements along Deer Valley Road are also proposed. The improvements are shown in Figure 10, Anticipated Off-site Roadway Improvements.

American Avenue

Currently, American Avenue contains two travel lanes in each direction, and a bike lane and sidewalk on the western side, and dead ends at Adams Middle School. Consistent with the General Plan Circulation Diagram, the Project would include connecting the existing terminus of American

Avenue to Balfour Road, as shown in Figure 11, American Avenue Interim Improvements. The interim American Avenue improvements would include a landscaped median and one travel lane, a parking or bike lane, lighting, and sidewalk in each direction. The interim improvements would occur concurrently with Phase 1 and prior to issuance of any building permit in that phase. Although the American Avenue extension would initially include two lanes, the roadway would accommodate an ultimate buildout of four lanes (to be completed by others). To improve access onto the existing American Avenue from the east, the two-existing westbound left-turn lanes would be extended along Balfour Road. To assure completion of the American Avenue improvements, bonds or other improvement security for the American Avenue extension would be provided in accordance with the requirements of the Subdivision Map Act.

Balfour Road

Consistent with the General Plan Circulation Diagram, Balfour Road would be widened from two to four lanes from the existing American Avenue intersection, west to the new American Avenue intersection (described above), and a three-lane arterial roadway from the new American Avenue intersection with Balfour Road to Deer Valley Road. Improvements to Balfour Road would be completed in at least two phases, as follows:

- **Phase 1:** Balfour Road will be widened from two to four lanes from the existing American Avenue intersection to the new American Ave intersection with Balfour Road, including a new traffic signal at this intersection. The widening shall occur concurrently with other improvements required for the Phase 1 small-lot final subdivision map within the Specific Plan area and prior to issuance of the first building permit for that subdivision. Bonds or other financial security for the Phase 1 improvement would be provided to the extent required under the Subdivision Map Act.
- **Phase 2:** Balfour Road will be improved as a three-lane roadway with two lanes westbound, a bike lane, a landscaped median, parkway landscaping, curb, gutter and sidewalk and a lane in eastbound from the new western American Avenue intersection to Deer Valley Road. The widening shall occur concurrently with other improvements required for the phase 2 and prior to issuance of the first building permit for that phase. The improvements are consistent with the General Plan Circulation Diagram and allows for the future widening of the roadway to four lanes by others. Bonds or other financial security for the improvement would be provided to the extent required under the Subdivision Map Act.

Deer Valley Road

Under existing conditions, Deer Valley Road current contains a travel lane and gravel shoulder in each direction. Public safety concerns associated with the current configuration of Deer Valley Road shall be improved through major roadway geometric changes (e.g., to improve proper sight distance both vertical and horizontal alignment clearances), and signage. The East Contra Costa Regional Fee Program anticipate that Deer Valley Road would undergo various roadway improvements to improve roadway safety conditions.

Water

As shown in Figure 6, the proposed project would include extending the existing 16-inch water line within American Avenue along the proposed American Avenue extension and connecting to the proposed 20-inch line within Balfour Road. As part of Phase 1, the project includes working to complete the installation of the 16-inch water line connection from the end of Foothill Drive to John Muir Parkway. In addition, as part of Phase 3, a new off-site pump station would need to be constructed and operational, which would be located next to the City's existing Reservoir 1.3, adjacent to St. Regis Avenue.

Sewer

As mentioned above, the proposed project would include a new pump station and associated improvements within the northeastern portion of the site. Three alternatives for the pump station and improvements are being considered. The sewer alternatives are shown in Figure 8. The first two sewer alternatives would involve a pump station located near the northeastern-most cul-de-sac within the project site. For Alternative 1, a 12-inch sewer line would extend east from the pump station, then follow adjacent to an existing gas line easement south, and connect to the existing eight-inch line within St. Regis Avenue, west of the intersection with Capilano Drive. For Alternative 2, a 12-inch sewer line would extend east from the pump station, then cut south to the cul-de-sac of Copperfield Court, where the line would connect to an existing eight-inch line. Alternative 3 would involve a pump station located farther south within the northeastern portion of the site. A 12-inch sewer line would connect the pump station to the existing eight-inch line within the westernmost terminus of St. Regis Avenue. For all sewer alternatives, a portion of the existing eight-inch sewer line within St. Regis Avenue is proposed to be upsized to 12 inches to the San Jose Avenue force main, or a parallel line would be required, in order to ensure sufficient capacity.

Project Approvals

At present, the Project site is not located within the City of Brentwood's city limit lines, SOI or ULL. As such, future development would require the following actions or approvals:

- Revision or termination of the MOU with the City of Antioch;
- Pre-annexation agreement between City and landowner;
- Urban Limit Line Amendment (by voter initiative pursuant to Measures J and L);
- General Plan amendment (possibly by voter initiative);
- Specific Plan (possibly by voter initiative);
- Pre-zoning (possibly by voter initiative);
- SOI expansion and annexation approval by Contra Costa Local Agency Formation Commission (LAFCo);
- Development Agreement between City and landowner;
- Annexation to the ECCID approval by Contra Costa LAFCo; and
- Subsequent discretionary approvals by City may include but are not limited to subdivision map(s), design review, and conditional use permits.

The Project also may require concurrent or subsequent discretionary approvals or permits from other federal, state, and regional agencies including:

- Federal regulatory agencies with jurisdiction over the project, which may include the United States Fish and Wildlife Service and the United States Army Corps of Engineers; and
- Other state and regional agencies, which may include: the Contra Costa County LAFCo, Contra Costa County Flood Control and Water Conservation District (CCCFCO), Contra Costa Transportation Authority (CCTA), Contra Costa Water District (CCWD), California Department of Fish and Wildlife (CDFW), San Francisco Bay Regional Water Quality Control Board (SFWRQCB), Bay Area Air Quality Management District (BAAQMD), California Department of Transportation (Caltrans), ECCID, East Contra Costa Fire Protection District (ECCFPD) and the East Contra Costa County Habitat Conservancy (ECCCHC).

Environmental Factors Potentially Affected

The EIR will include a summary of the analysis and conclusions, project description, description of the existing environmental setting, and potential environmental impacts and feasible mitigation measures needed to mitigate any significant impacts. Consistent with the Appendix G of the CEQA Guidelines, the following environmental factors will be considered in relation to this Project:

- Aesthetics
- Air Quality
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Energy
- Project Alternatives
- Cumulative Impacts
- Environmental consequences, including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effect found not to be significant; and (e) cumulative impacts.

CEQA allows environmental issues for which there is no likelihood of a significant impact to be "scoped out," and not analyzed further in the EIR. An initial evaluation of the project has determined that it would not have an effect on mineral resources. Therefore, this issue will not be analyzed in detail in the EIR, although the basis for this determination would be discussed.

Figure 1
Regional Location Map



Source: Kimley-Horn and Associates, 2019

Figure 2
Project Vicinity Map

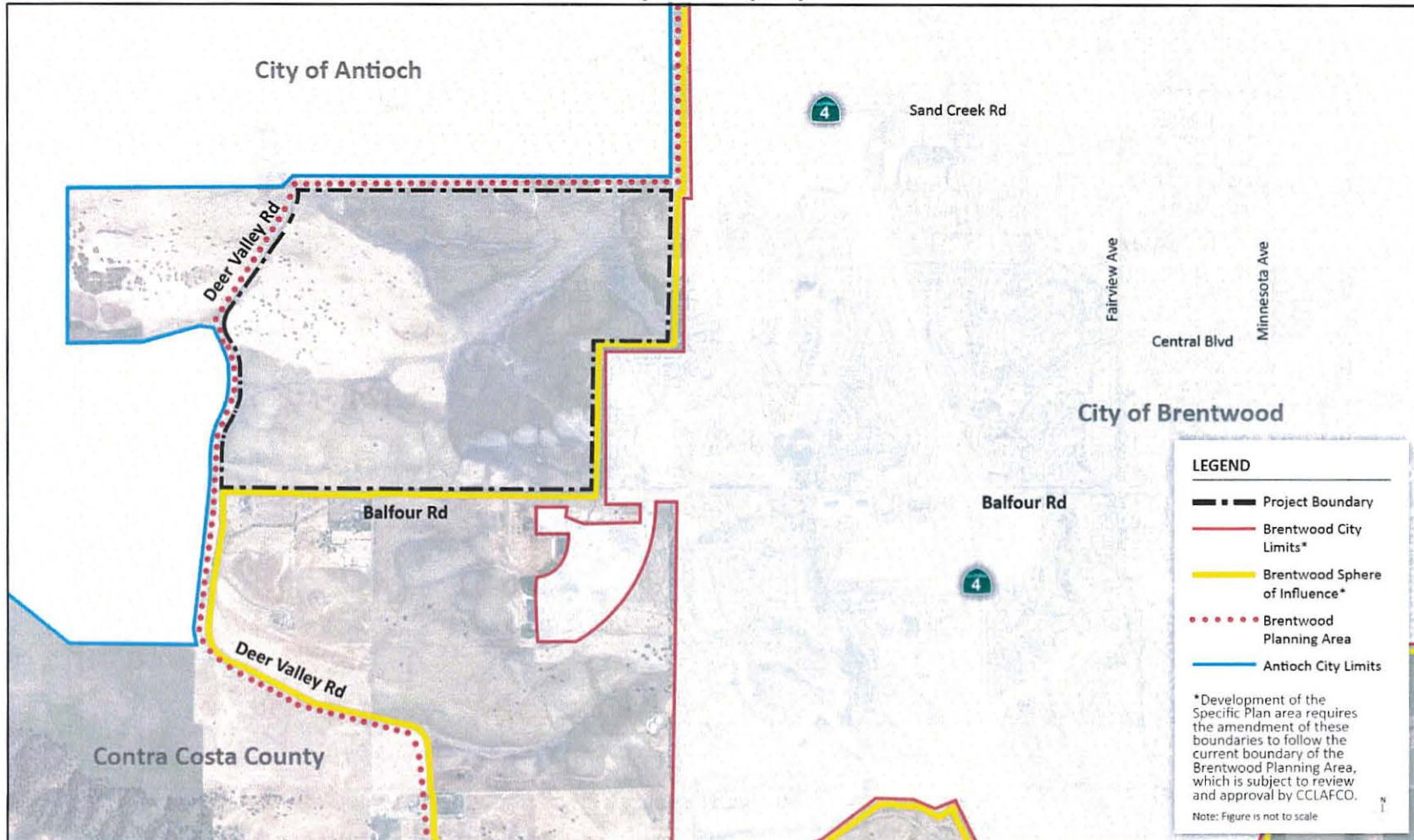
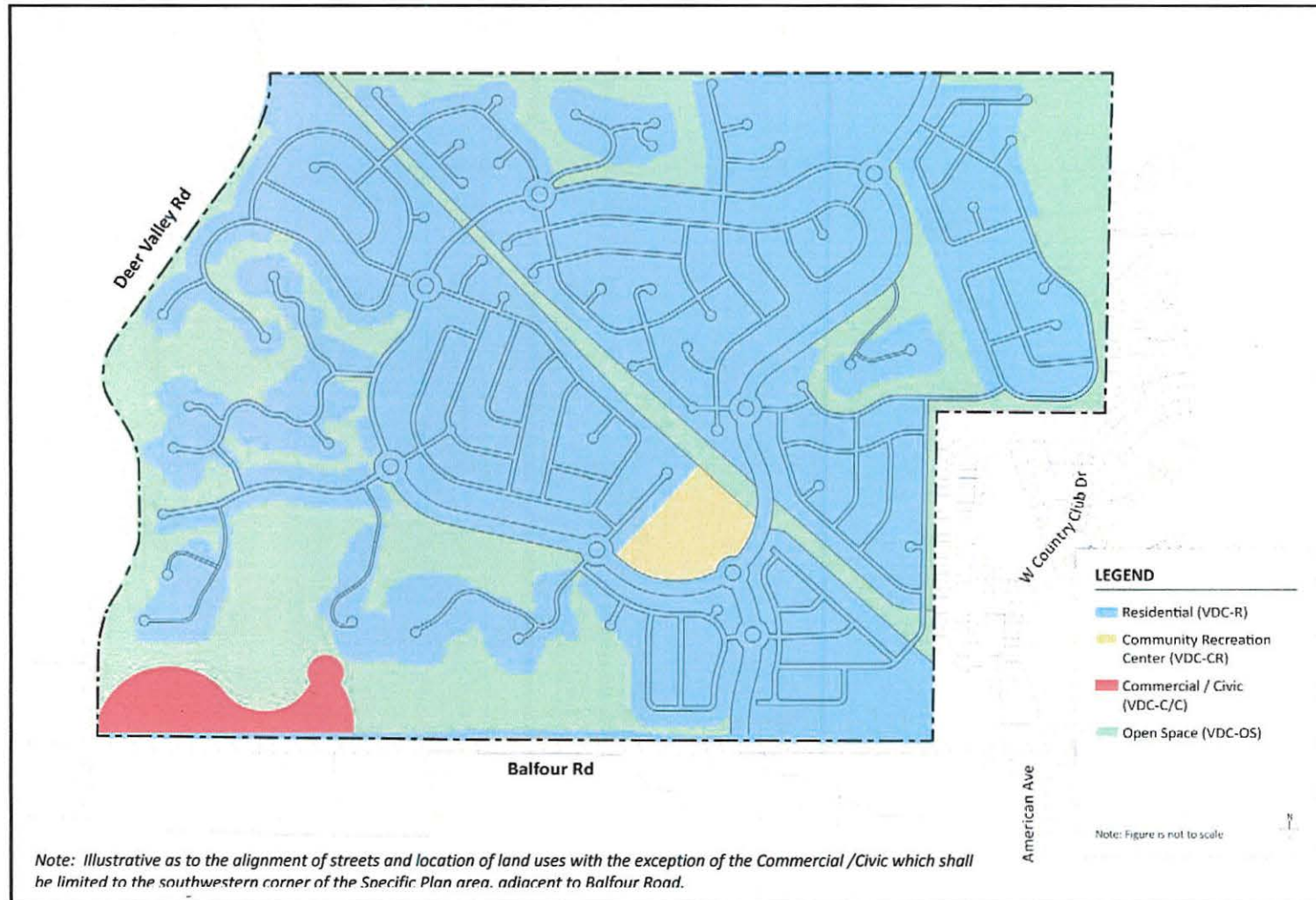
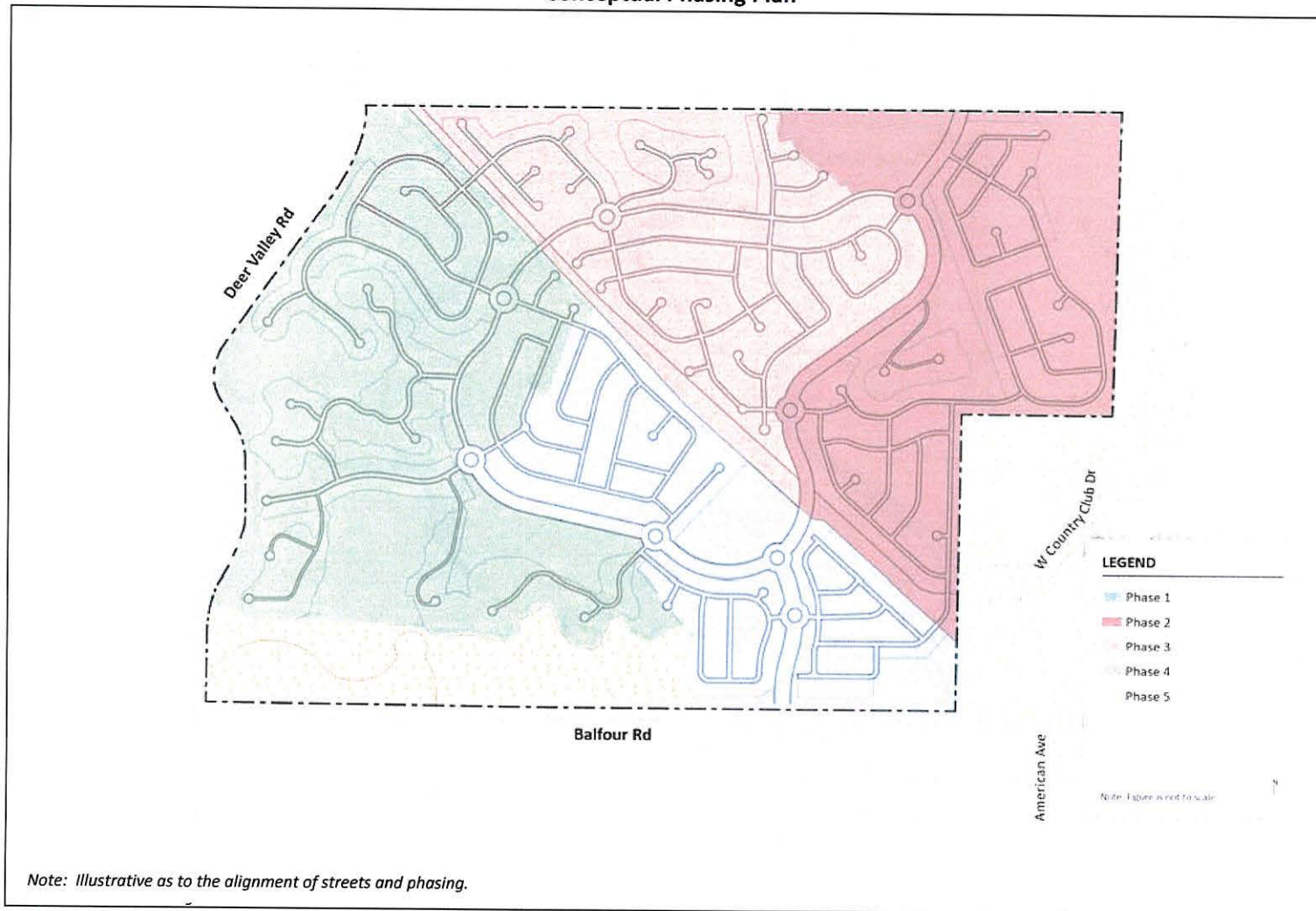


Figure 3
Land Use Exhibit



Source: Carlson, Barbee & Gibson, Inc. 2019

Figure 4
Conceptual Phasing Plan



Source: Carlson, Barbee & Gibson, Inc., 2019

Figure 5
Street Network and Hierarchy

Note: Illustrative as to the placement of streets. Specific placement and design of conceptual cross-sections to be determined during subdivision map approval.



Figure 6
Existing and Proposed Potable Water

Note: Illustrative as to the alignment of streets and location of infrastructure.

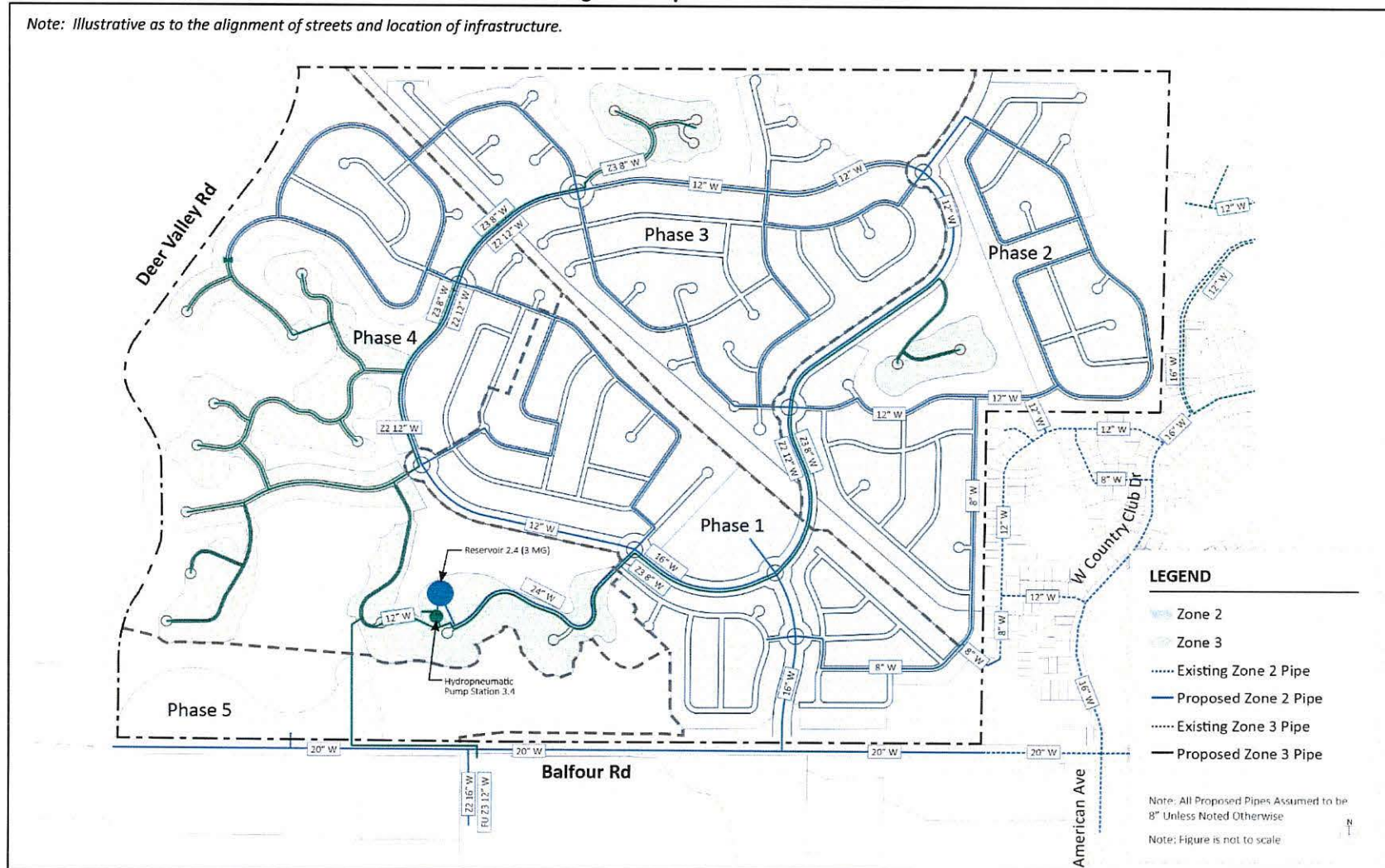
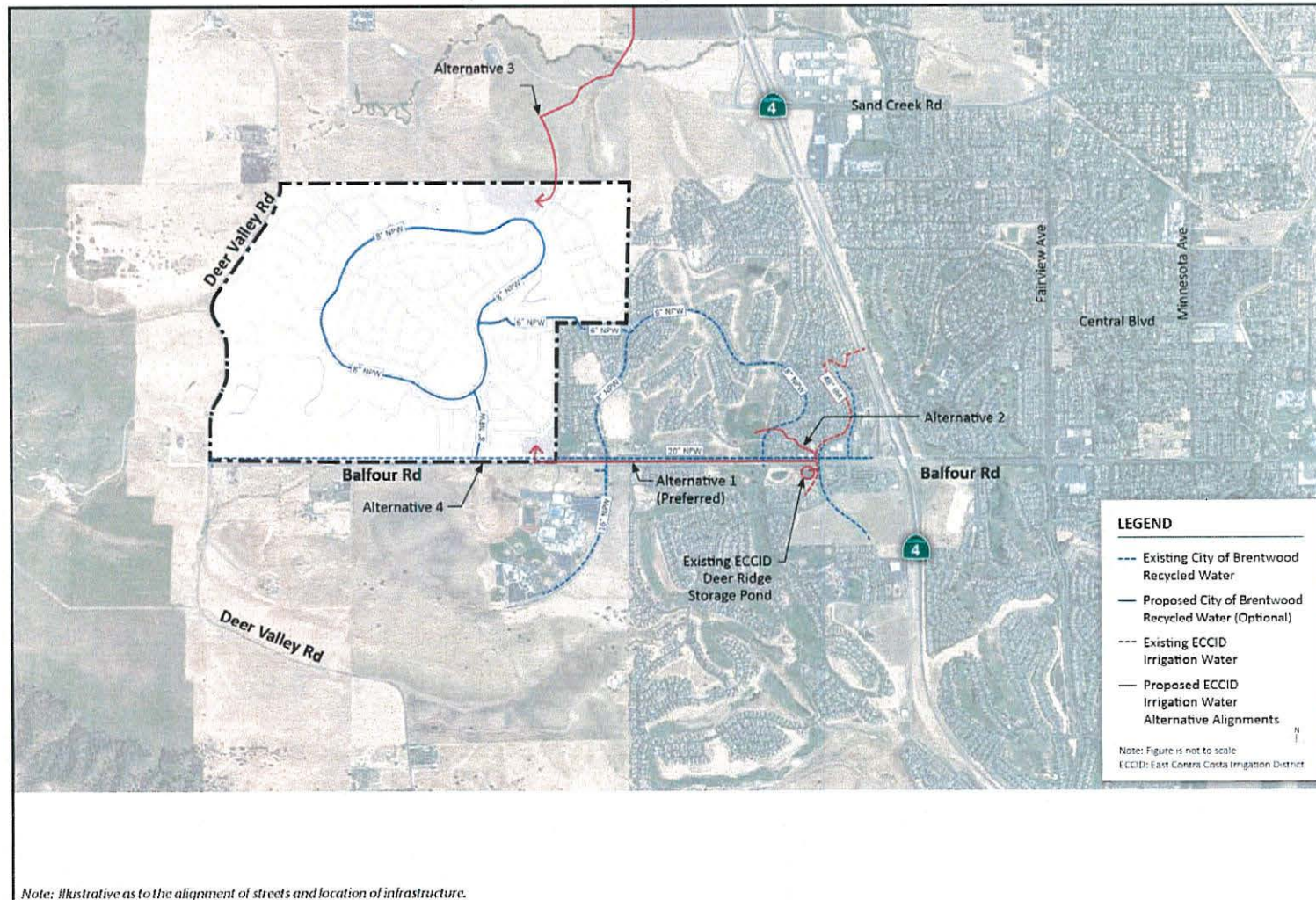
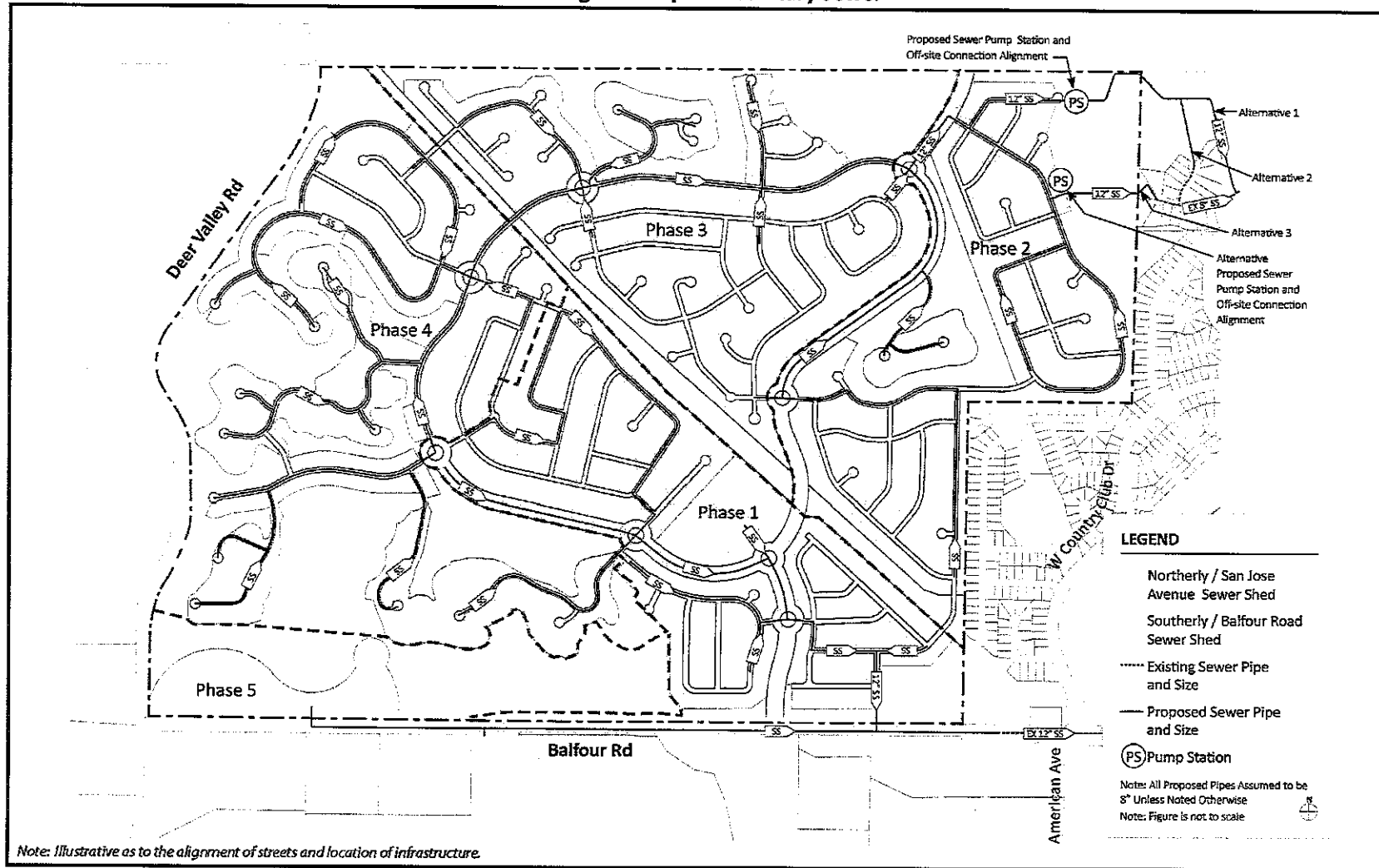


Figure 7
Existing and Proposed Irrigation and Recycled Water



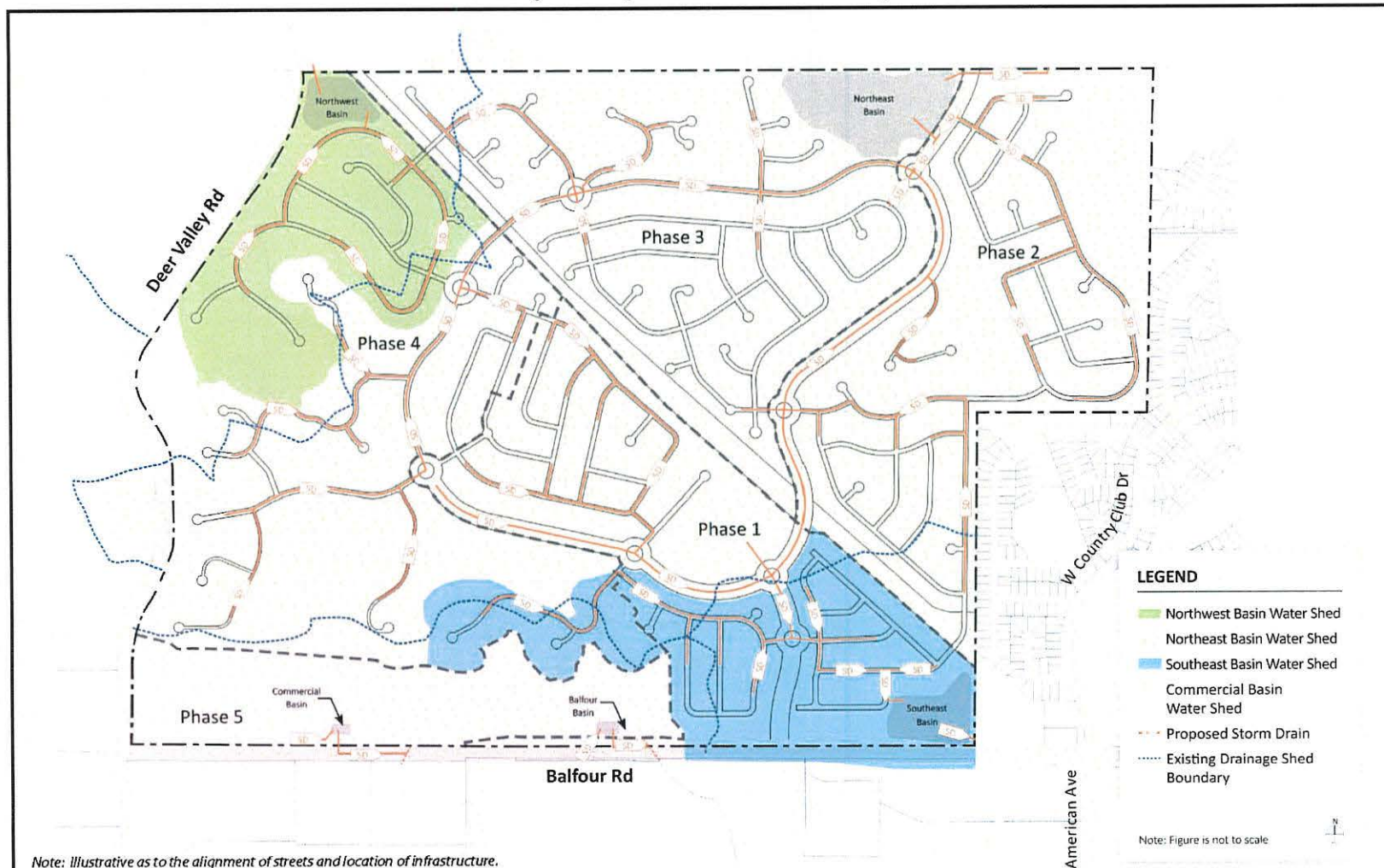
Source: Carlson, Barbee & Gibson, Inc.

Figure 8
Existing and Proposed Sanitary Sewer



Source: Carlson, Barbee & Gibson, Inc, 2019

Figure 9
Existing and Proposed Stormwater Conveyance



Source: Carlson, Barbee & Gibson, Inc, 2019

Figure 10
Anticipated Off-site Roadway Improvements

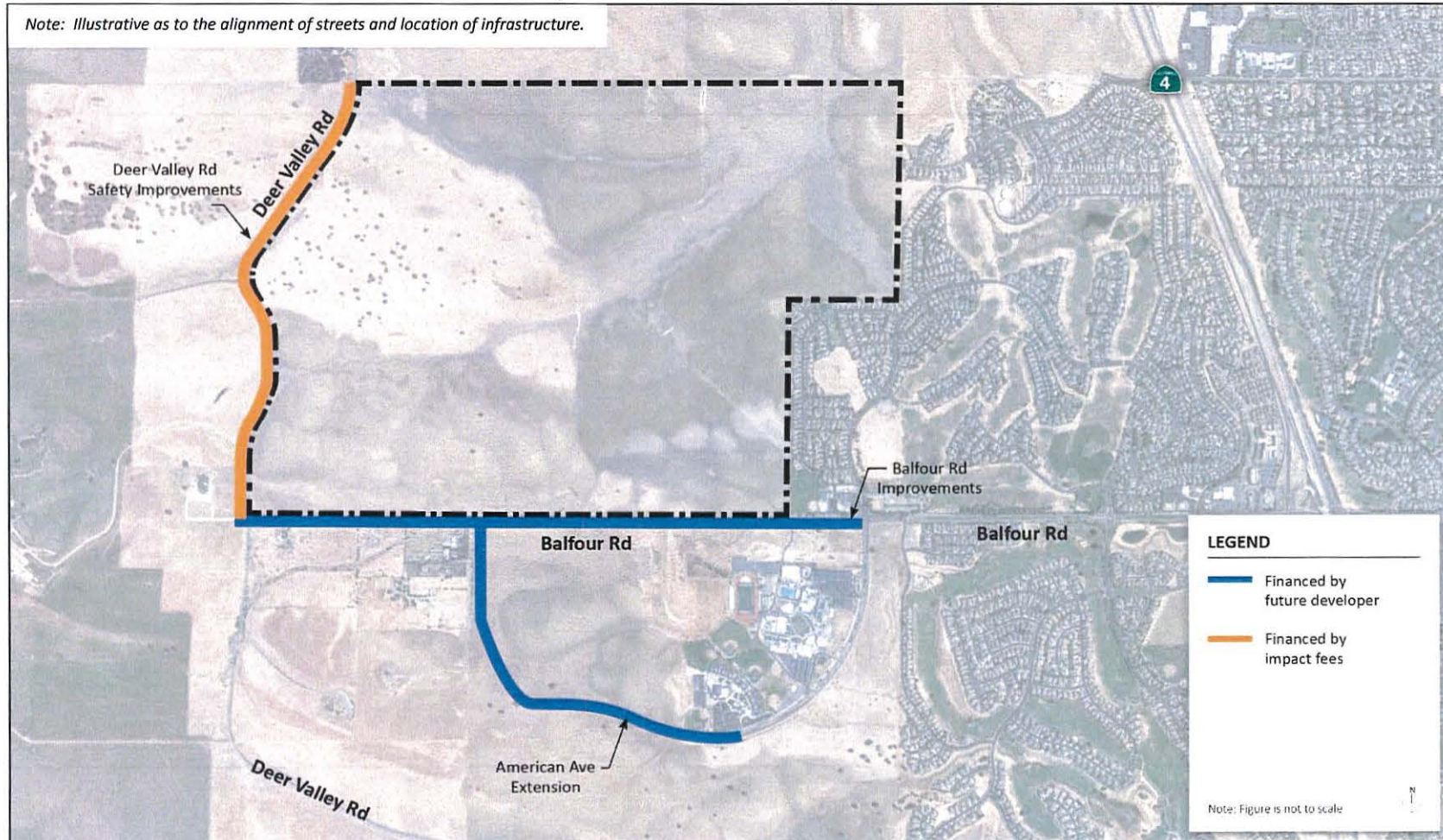
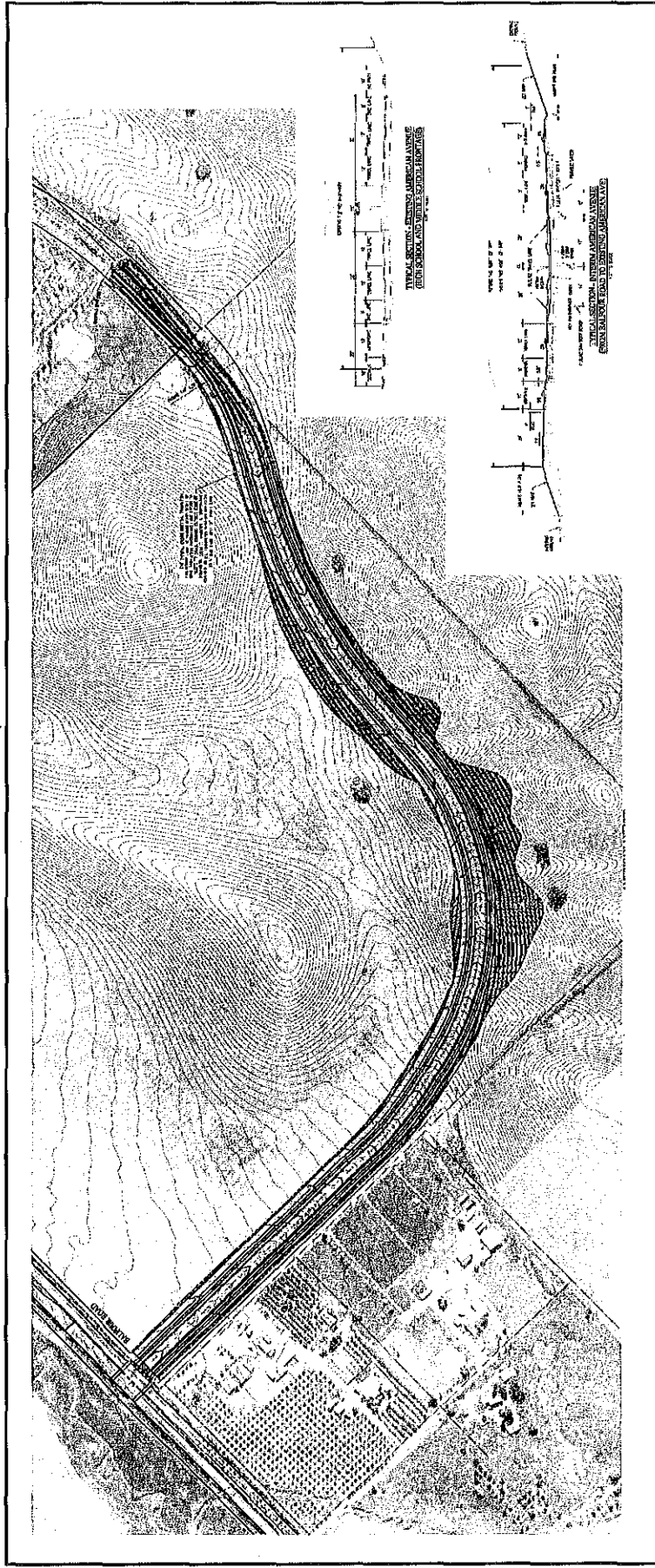


Figure 11
American Avenue Interim Improvements



Source: CBG, 2019