

DATE: August 2, 2019

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: Debbie Hill, Senior Planner, City of Brentwood

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED BRIDLE GATE PROJECT

The City of Brentwood is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Bridle Gate project (proposed project). The scope of the EIR has been proposed based on a determination by the City of Brentwood. The City of Brentwood has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City of Brentwood is also soliciting comments on the scope of the EIR from interested persons.

SCOPING MEETING

A public scoping meeting will be held regarding the EIR for the proposed project on August 20, 2019, at 7:00 PM at the City of Brentwood Council Chambers located at 150 City Park Way, Brentwood, California, 94513.

Project Background

On June 6, 2006, the City of Brentwood Planning Commission approved the first version of the Bridle Gate subdivision map. Commensurate with that approval, an IS/MND was adopted, which identified that all impacts resulting from the project could be reduced to a less-than-significant level with implementation of mitigation measures.

The currently proposed version of the project includes a number of substantial differences from the original application. This requires the preparation of an updated Initial Study. Based on preliminary findings from the Initial Study, an EIR was deemed necessary in order to address potential impacts, including air quality, greenhouse gas (GHG) emissions, and transportation and circulation.

PROJECT DESCRIPTION

The following provides a description of the project site's current environmental setting, as well as the discretionary actions required for the proposed project and the proposed project components.

Project Location and Setting

The proposed project site consists of a single large parcel totaling approximately 134 acres in the city of Brentwood (see Figure 1 and Figure 2) and is identified by the Contra Costa County Assessor as Assessor's Parcel Number (APN) 019-082-007. It also includes one smaller parcel of approximately two acres located at the far southeast corner of the project site. This parcel is identified as APN 019-110-076. The project site is bounded by Old Sand Creek Road to the north, State Route (SR) 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. A small segment of existing San Jose Avenue bounds the project site at the site's farthest southeastern corner. The western terminus of Sand Creek Road, constructed as part of the interchange with SR 4, is located adjacent to the eastern site boundary. According to the City's General Plan, the project site is designated Regional Commercial (RC) north of the Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) (see Figure 3). The site is zoned Planned Development No. 36 (PD-36). Sand Creek flows west to east through the northern portion of the project site and supports both native riparian vegetation and a variety of escaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation.

According to the USGS Brentwood Quadrangle, the project site is located within the Brentwood Oil and Gas Field. Based on a Phase I Environmental Site Assessment prepared for the proposed project by ENGEO, Inc., the project site previously contained eight active oil production wells and an oil tank farm that facilitated oil production and waste treatment.¹ In addition, the site previously contained 24 active groundwater monitoring wells. The oil wells, tank farm, groundwater monitoring wells, and associated facilities have been properly abandoned under the oversight of the California Regional Water Quality Control Board (CRWQCB). CRWQCB letters dated December 19, 1996, July 7, 2000, and March 29, 2001 confirm that all of the former oil wells, tank farm, and monitoring wells were all remediated, and further investigation and/or monitoring is not required.² Development of the proposed project would require the provision of appropriate setbacks from abandoned oil wells as dictated by the Brentwood Zoning Ordinance.

Proposed Project Components

Implementation of the proposed project would require approval of several entitlements, including a General Plan amendment (GPA), a rezone (RZ), a Development Agreement (DA), a vesting tentative subdivision map (VTSM), and multiple design review (DR) applications. Each project component is discussed in detail below.

¹ ENGEO, Inc. *Phase One Environmental Site Assessment, Elissondo Property, Brentwood, California*. June 16, 1998.

² California Regional Water Quality Control Board, Central Valley Region. *Monitoring Well Abandonment, ENEA, Brentwood Oil and Gas Field, Contra Costa County*. March 29, 2001.

Figure 1
Regional Project Location

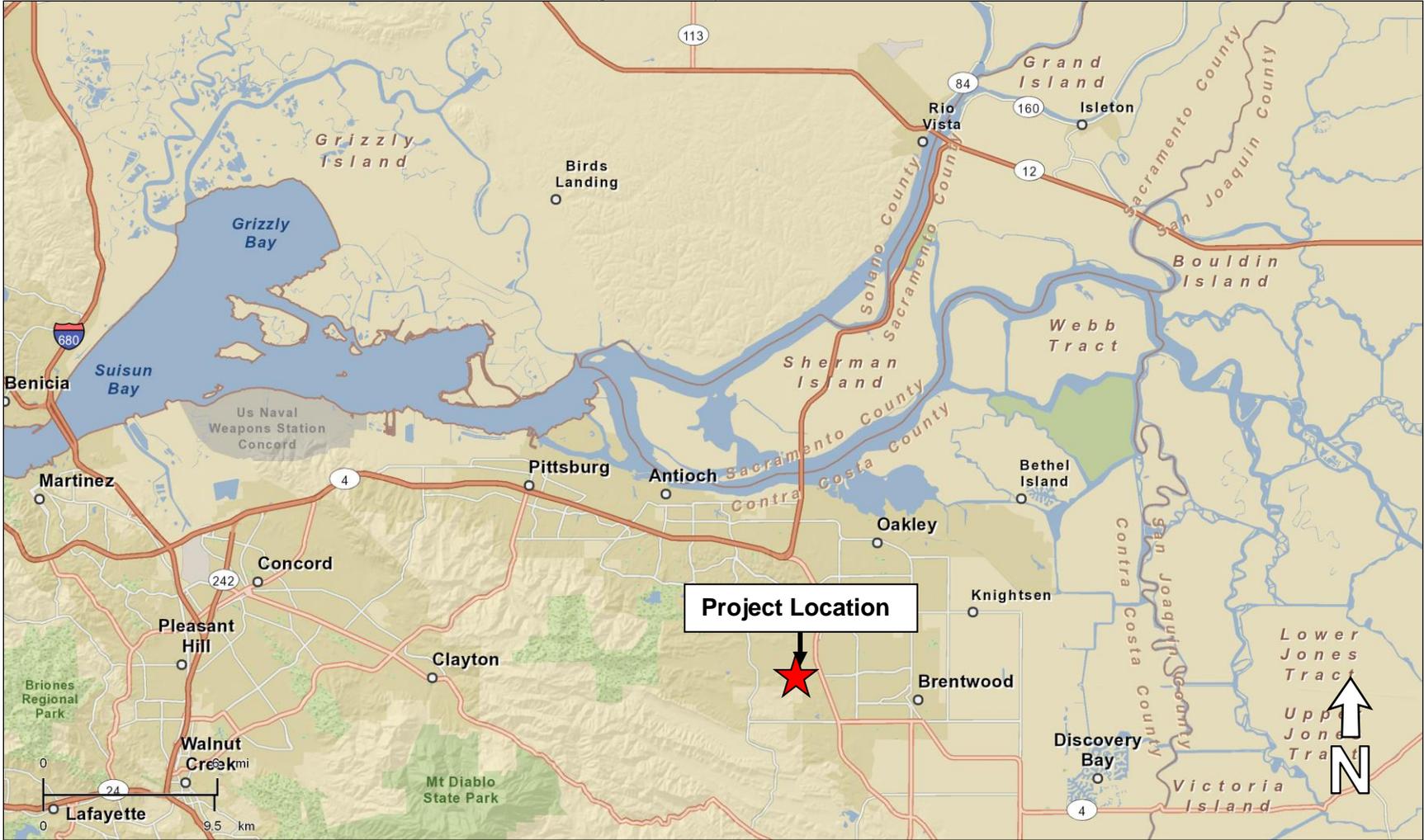
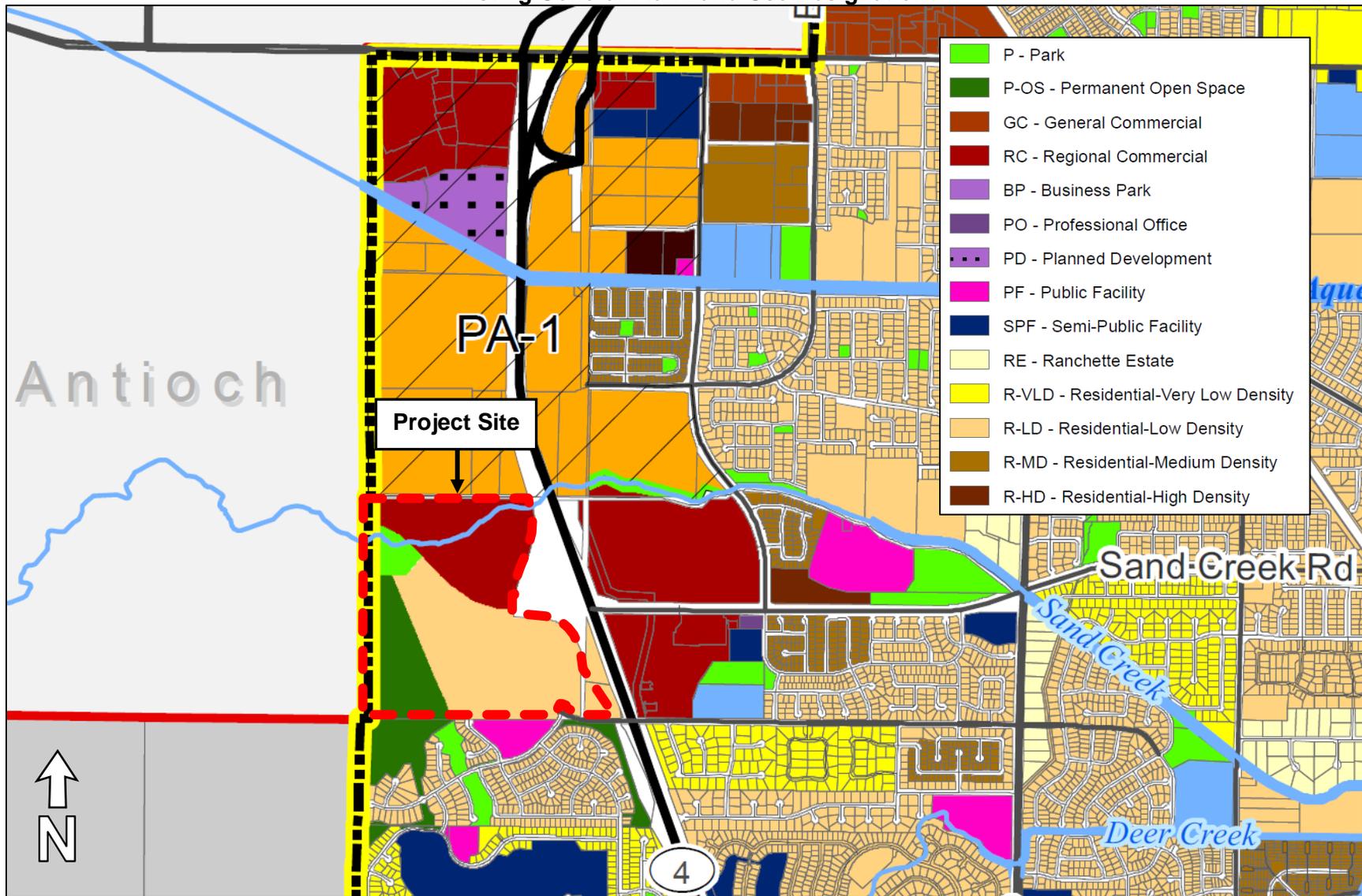


Figure 2
Project Vicinity Map



Figure 3
Existing General Plan Land Use Designation



General Plan Amendment

As noted above, the proposed project would require a GPA to change a portion of the project site, currently designated Regional Commercial (RC), to Planned Development (PD) for up to 258 very high density residential units, and to accommodate the proposed range of uses for the project.

Rezone

The proposed project site is currently zoned Planned Development No. 36 (PD-36). The proposed project would include text and map amendments to the City's Zoning Ordinance to establish development standards for PD-36 specific to the proposed project.

Development Agreement

The proposed project would include a development agreement between the City and the developer, which will provide vested rights to the proposed project. The parties are negotiating terms regarding the proposed school site, fire and medical support contributions and a trail connection.

Vesting Tentative Subdivision Map and Preliminary Grading Plan

The proposed project would include the development of 252 single-family homes and associated improvements within the southern portion of the project site (see Figure 4). Sand Creek Road would be extended westward into the project site, and would provide access to a new on-site circulation system. Although not shown on the project plans, the City anticipates that Sand Creek Road will be extended across Sand Creek and terminate at the City's western boundary in conjunction with project improvements. In addition, the Vesting Tentative Subdivision Map and Preliminary Grading Plan prepared for the proposed project include several miscellaneous parcels, designated for very-high density residential, commercial, a school site, and parks. Each component of the Vesting Tentative Subdivision Map and Preliminary Grading Plan is discussed below.

Single-Family Development

The proposed project would include subdivision of the project site to construct 252 single-family homes in the southeastern portion of the site, south of the proposed extension of Sand Creek Road. Lot sizes would range from 4,500 to 16,912 square feet (sf). Buildout of the single-family residential area would result in a density of approximately 4.64 dwelling units per acre (du/ac). The single-family residential area would be organized around an 11.35-acre parcel (see Figure 4, "Parcel K"), to be sold to the Brentwood Union School District for development as an elementary school.

Future Multi-Family Development

An 11.41-acre parcel located in the northwest portion of the proposed project site (see Figure 4, "Parcel A") would be retained for development of a 258-unit apartment complex. The proposed General Plan amendment would designate Parcel A as Planned Development (PD), with a density of up to 258 units, which is what has been analyzed in the traffic study prepared for the project. Parcel A would be bounded by Old Sand Creek Road to the north, a new roadway to the east, Sand Creek to the south, and the extension of Heidorn Ranch Road to the west. The proposed roadway to the east of Parcel A would provide primary access to the multi-family development.

Commercial Parcel Development

The proposed project would include two parcels to the north of the proposed Sand Creek Road extension (see Figure 4, "Parcels E and F"). Parcels E and F comprise 4.12 acres and 13.37 acres, respectively, and are currently designated for Regional Commercial development per the City's General Plan. The parcels are set back approximately 75 feet from the edge of Sand Creek to the north.

While both parcels are anticipated for future development, neither parcel would be developed as part of the proposed project. Consistent with the proposed PD-36 standards, and in order to provide a conservative estimate of the project's potential impacts, the EIR will analyze future buildout of the parcels at the maximum allowable development intensity per the existing General Plan land use designation and proposed zoning designation. Specifically, buildout is assumed to include approximately 199,940 sf of commercial uses.

Parks and Open Space

Two parcels totaling 2.56 acres and 1.74 acres, respectively, would be dedicated to the City of Brentwood for use as public parks (see Figure 4, "Parcel M" and "Parcel W"). The parks would provide recreational amenities for residents of the proposed single-family subdivision. Landscaping elements would be provided throughout the proposed park areas and all other developed portions of the site consistent with City requirements.

As discussed previously, Sand Creek currently flows from west to east through the northern portion of the proposed project site. The proposed project would limit encroachment on the creek by providing a 75-foot buffer on either side of the creek banks. In addition, the area to the west of the proposed single-family residential subdivision would be retained as 27.01 acres of open space and would not be developed (see Figure 4, "Parcel J"). A 1.24-acre parcel to the south of the subdivision would similarly be retained as open space (see Figure 4, "Parcel Q"). It should be noted that Parcel J is currently designated P and P-OS per the City's General Plan.

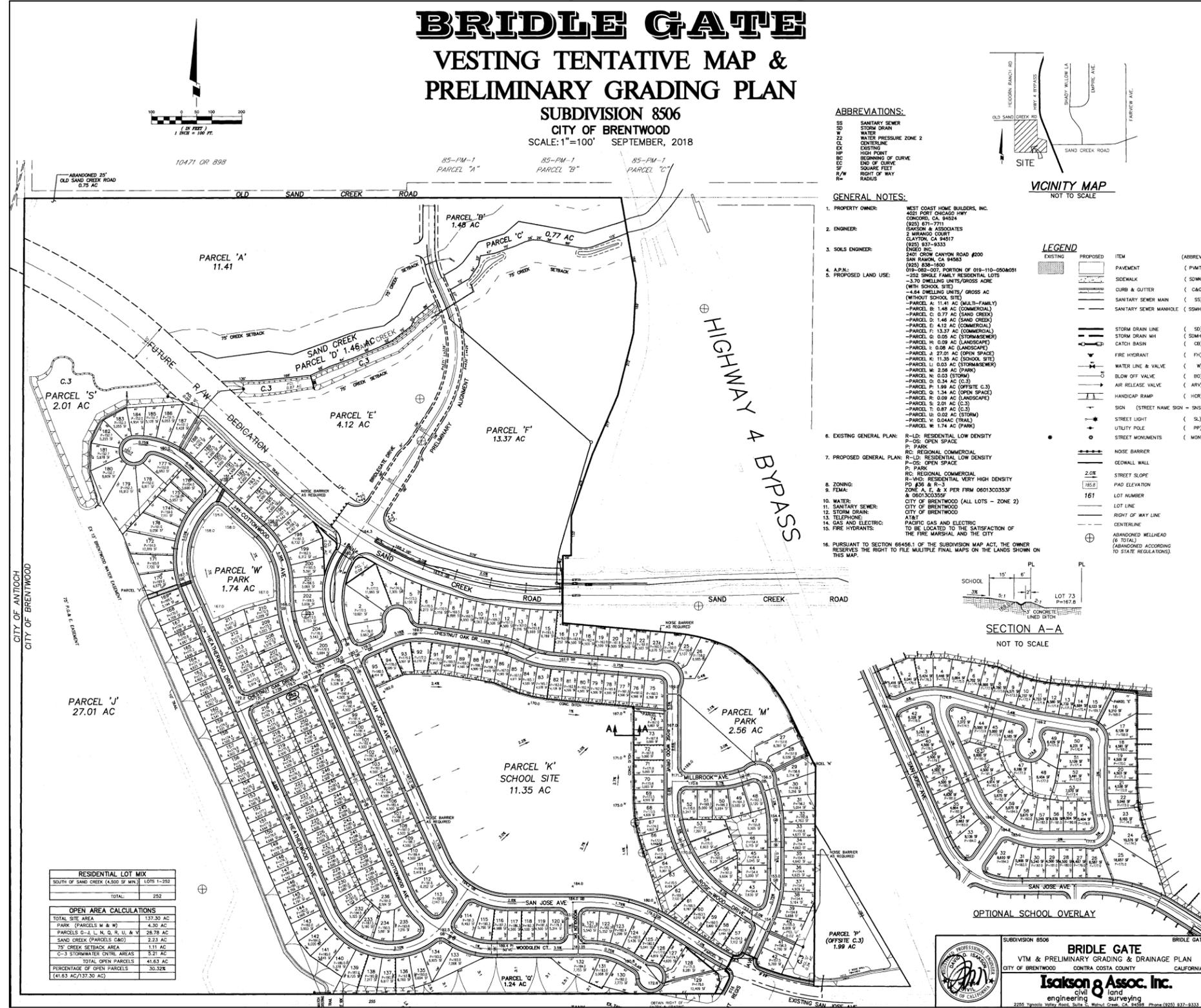
Stormwater Systems

Stormwater draining off impervious areas such as roofs, parking areas, and streets within the proposed project site would be transported through storm drains to three bio-retention basins located throughout the project site (see Figure 4, "C.3 Bioretention", "Parcel O, C.3", and "Parcel B"). Within the northern portion of the project site, runoff from Parcel A would flow to a new bio-retention area located within Parcel B north of Sand Creek. Runoff from the northern portion of the single-family residential area would be routed to a new bio-retention basin located along the south edge of Sand Creek, whereas runoff from the southern portion of the site would be captured by a 2.53-acre bio-retention basin located to the north of San Jose Avenue within the southeast portion of the project site within Parcels O and P.

Water and Sewer Infrastructure

Water and sewer service for the proposed project would be provided by the City of Brentwood. As part of the recent SR 4 construction, the SR 4 contractor extended a 10-inch sewer line within the Sand Creek Road alignment to the eastern edge of the proposed project site. The sewer line improvement was reviewed and approved by the Brentwood Public Works Department.

Figure 4
Bridle Gate Vesting Tentative Subdivision Map



The 10-inch sewer line would be extended westerly along the proposed Sand Creek Road extension for approximately 1,600 lineal feet, with additional lines constructed within internal streets to serve the proposed development areas. Additional sewer lines would be extended as the remaining parcels, north of Sand Creek Road, are built out. Similarly, the SR 4 contractor extended an existing 16-inch water line within the Sand Creek Road alignment to the eastern edge of the Bridle Gate property. The 16-inch water line would be extended westerly along the proposed Sand Creek Road extension for approximately 1,600 lineal feet. From the 16-inch water line, a looped water system would be constructed within the streets of the residential area. Additional water lines would be extended as the remaining parcels, north of Sand Creek Road, are built out.

Access and Circulation

Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road, 2) the westerly extension of San Jose Avenue; and 3) the northerly extension of Saint Regis Avenue. Access to the apartment complex within Parcel A would be provided by a new roadway extending southward from Old Sand Creek Road to the proposed Sand Creek Road extension. A bridge would be installed at both Sand Creek crossings.

An internal circulation system would be provided throughout the proposed single-family residential subdivision. Each internal roadway would be designed to meet current City standards and would include sidewalks on both sides. Pedestrian access would be provided in the form of sidewalks and trails throughout the proposed development, in conformance with City standards.

Design Review

In accordance with the Brentwood Zoning Ordinance, all proposed structures are subject to design review approval by the City of Brentwood Planning Commission in order to foster a good design character through consideration of aesthetic and functional relationships to surrounding development. The current application includes design review for the proposed single-family development and apartment complex. Design review would be similarly required for future development on Parcels E and F.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the City of Brentwood Planning Commission and/or City Council:

- General Plan Amendment to change a portion of the site currently designated as Regional Commercial to Planned Development for up to 258 very high density residential units;
- Rezone to establish project-specific development standards for PD-36;
- Development Agreement between City and the developer;
- Vesting Tentative Subdivision Map approval to subdivide approximately 134 acres into 4.3 acres of neighborhood park space, 11.41 acres for multi-family use, approximately 28.35 acres of permanent open space, 252 single-family residential lots, an 11.35-acre elementary school site, and 17.49 acres for future commercial development; and
- Design Review for the single-family homes and apartment complex.

ENVIRONMENTAL EFFECTS

The City anticipates that the EIR will contain the following chapters. Each chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the City's General Plan and associated EIR. In addition, the EIR will incorporate information from project-specific technical studies being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR: Air Quality and Greenhouse Gas Emissions; and Transportation and Circulation. The Initial Study being prepared for the proposed project will be included as an attachment to the EIR.

Air Quality and Greenhouse Gas Emissions

The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the Traffic Impact Study prepared for the project will be utilized as model input data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, PM₁₀, and PM_{2.5}).

The greenhouse gas (GHG) emissions analysis for the proposed project will also be performed using CalEEMod to produce an estimate of carbon dioxide (CO₂) emissions for the project, including indirect emissions of greenhouse gases (e.g., electricity, natural gas). All emissions will be calculated as carbon dioxide equivalents to allow for emission comparisons over various sources. The vehicle miles traveled (VMT) data provided by the traffic consultant will be utilized in CalEEMod to estimate the project's annual metric tons of carbon dioxide equivalent (CO₂e).

The thresholds for the air quality and GHG analysis will be consistent with the Bay Area Air Quality Management District's (BAAQMD's) most recently adopted thresholds and applicable City of Brentwood standards.

It should be noted that though outside of the CEQA process, the EIR will conduct a full Health Risk Assessment in order to identify any health risk impacts of diesel particulate matter associated with SR 4 on the future students at the proposed elementary school site. The total aggregate health risks at the project site associated with all local sources will be compared to the applicable BAAQMD thresholds of significance.

Transportation and Circulation

The Transportation and Circulation chapter of the EIR will be based on the Traffic Impact Study prepared for the proposed project. The following intersections will be analyzed in the chapter:

1. Lone Tree Way/Heidorn Ranch Road/Fairside Way;
2. Lone Tree Way/SR 4 SB Ramps;
3. Lone Tree Way/Jeffery Way/SR 4 NB Entrance Ramp;
4. Jeffery Way/SR 4 NB Ramps;
5. Sand Creek Road/Heidorn Ranch Road (Future);
6. Sand Creek Road/San Jose Avenue (Future);
7. Sand Creek Road/SR 4 SB Ramps;
8. Sand Creek Road/SR 4 NB Ramps;
9. Sand Creek Road/Sand Creek Crossing/Streets of Brentwood;

10. Sand Creek Road/Shady Willow Lane/Highland Way;
11. Sand Creek Road/Fairview Avenue;
12. San Jose Avenue/St. Regis Avenue;
13. San Jose Avenue/Portofino Drive;
14. San Jose Avenue/ Fairview Avenue;
15. Balfour Road/SR 4;
16. Balfour Road/SR 4 SB Ramps (Future);
17. Balfour Road/SR 4 NB Ramps (Future);
18. Balfour Road/American Avenue/West Country Club Drive;
19. Balfour Road/Foothill Drive/East Country Club Drive;
20. West Country Club Drive/Presidio Drive; and
21. East Country Club Drive/Roundhill Drive.

In addition, the chapter will evaluate the following Routes of Regional Significance within the project vicinity:

1. Lone Tree Way;
2. Sand Creek Road;
3. Fairview Avenue;
4. Balfour Road; and
5. SR 4.

The study intersections and Routes of Regional Significance will be evaluated for Existing Baseline Conditions, Existing plus Project Conditions, Existing plus Approved Projects Baseline Conditions, Existing plus Approved plus Project Conditions, Cumulative Conditions, and Cumulative plus Project Conditions. The chapter will rely on established City of Brentwood and Contra Costa Transportation Agency (CCTA) standards for determination of impacts. In addition, the project will provide analysis of potential impacts related to emergency access, transit, pedestrian facilities, bicycle facilities, and internal site circulation. Where necessary, mitigation will be provided to minimize project impacts.

SUBMITTING COMMENTS

To ensure that the full range of issues related to this proposed project is addressed and that all significant issues are identified, written comments are invited from all interested parties. Written comments concerning the scope of the proposed CEQA analysis for the proposed project should be directed to the name and address below:

Debbie Hill, Senior Planner
City of Brentwood Community Development Department
150 City Park Way
Brentwood, CA 94513
(925) 516-5135

Written comments are due to the City of Brentwood at the location addressed above by 5:00 p.m. on September 3, 2019.