

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: Bridle Gate Project

Lead Agency: City of Brentwood

Contact Name: Tim Nielsen

Email: tnielsen@brentwood.ca.gov Phone Number: (925) 516-5405

Project Location: Brentwood Contra Costa
City *County*

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

The project site consists of a single large parcel totaling approximately 134 acres in the City of Brentwood. The site is bounded by Old Sand Creek Road to the north, State Route 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area to the west. Sand Creek flows west to east through the northern portion of the project site. The remainder of the project site is currently vacant.

The proposed project would include subdivision of the site to construct 252 single-family homes and a 258-unit multi-family apartment complex. Single-family lot sizes would range from 4,500 to 16,912 square feet. An 11.35-acre parcel would be sold to the Brentwood Union School District for development as an elementary school. Additionally, two parcels totaling 4.3 acres would be dedicated to the City of Brentwood for use as a public park. Lastly, the project would include two parcels totalling 4.12 acres and 13.37 acres, respectively that are currently designated for commercial development per the City's General Plan. Future buildout of the parcels is assumed to include approximately 199,940 sf of commercial development. 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; Rezone; Development Agreement; Vesting Tentative Subdivision Map; and Design Review.

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

The following topics are to be addressed in detail in the EIR:
Air Quality and Greenhouse Gas Emissions
Transportation and Circulation
Cumulative and Growth-Inducing Effects

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

The following potential impacts related to the proposed project will be addressed in the EIR:

- Considerable net increases of criteria pollutants;
- Exposure of sensitive receptors to substantial pollutant concentrations;
- Conflicts with, or obstructing implementation of, an applicable air quality plan;
- Conflicts with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- Substantial increased hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and
- Resulting in inadequate emergency access.

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

Bay Area Air Quality Management District
Contra Costa Transportation Authority
East Contra Costa County Habitat Conservancy
Regional Water Quality Control Board