Print Form

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: Erik Nolthenius, Planning Manager

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Project Location: Brentwood (*City*) Contra Costa (*County*)

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

The project site consists of two parcels totaling approximately 126.86 acres in the City of Brentwood, and is identified by the Contra Costa County Assessor's Parcel Numbers (APNs) 019-082-009 and 019-082-010. The project site is currently vacant and covered with grasses and weedy vegetation. Sand Creek flows west to east through the northern portion of the project site. The site is designated Regional Commercial (RC), Residential-Low Density (R-LD), Permanent Open Space (P-OS), and Park (P), according to the City's General Plan, and is zoned Planned Development No. 36 (PD-36).

The proposed project would require approval of a Vesting Tentative Subdivision Map to develop 286 single-family residences, as well as associated improvements within the project site, including parks, open space, stormwater detention and treatment areas, utility connections, and construction of an internal roadway network on approximately 92.96 acres. The 33.9 acres of land located north of the future Sand Creek Road extension would remain undeveloped. The proposed project would be subject to Design Review approval by the City of Brentwood Planning Commission, and a potential Rezone may be required to amend the PD-36 zoning district.

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

The Draft EIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Hazards and Hazardous Materials; Noise; and Transportation. The Draft EIR includes mitigation measures that would reduce all identified impacts to less-than-significant or less-than-cumulatively considerable levels. As a result, the Draft EIR did not identify any significant and unavoidable impacts.

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 City of Brentwood has received comments regarding the proposed project that raise issues of concern or areas of controversy related to the following:

• Adequate evaluation of impacts related to GHG impacts.
• Use of natural gas in the proposed buildings.
• Concerns related to impacts upon native plants in the proposed parklands.
• Concerns related to the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site.
• Impacts of increased traffic in the project vicinity.
• Impacts to State right-of-way from construction-related temporary site access points

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

Bay Area Air Quality Management District
California Department of Transportation
California Department of Fish and Wildlife
Contra Costa Transportation Authority
East Contra Costa County Habitat Conservancy
Central Valley Regional Water Quality Control Board
U.S. Army Corps of Engineers