

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Bridle Gate Project

Lead Agency: City of Brentwood Community Development Department Contact Person: Tim Nielsen, Associate Planner
 Street Address: 150 City Park Way Phone: (925) 516-5405
 City: Brentwood Zip: 94513 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Brentwood
 Cross Streets: Old Sand Creek Road and State Route 4 Zip Code: 94513
 Lat./Long: 37 ° 56 ' 29.1 " N / 121 ° 44 ' 36.7 " W Total Acres: 134
 Assessor's Parcel No.: 019-082-007 & 019-110-076 Section: 10 Twp: 1N Range: 2E Base: MDBM
 Within 2 miles: State Hwy#: State Route 4 Waterways: Sand Creek
 Airports: None Railways: Union Pacific Railroad
 Schools: Golden Hills Christian, Pioneer Elementary, Heritage Baptist Academy, Diablo Vista Elementary, Dozier-Libbey Medical High School, Carmen Dragon Elementary

Document Type:

- CEQA:** NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review, Development Agreement

AUG 02 2019

STATE CLEARINGHOUSE

Development Type:

- Residential: Units 510 Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 199,940 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational Elementary School (11.35-acre parcel) Waste Treatment: Type _____ MGD _____
 Recreational 4.3 acres park Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation |
| <input type="checkbox"/> Agricultural Land/Forest | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| | | | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation: Sand Creek flows west to east through the northern portion of the project site. The remainder of the project site is currently vacant. The site is designated Regional Commercial (RC), Residential-Low Density (R-LD), Permanent Open Space (P-OS), and Park (P) per the City's General Plan and is zoned Planned Development No. 36 (PD-36).

Project Description: The proposed project would include subdivision of the site to construct 252 single-family homes and a 258-unit apartment complex. Single-family lot sizes would range from 4,500 to 16,912 square feet (sf). An 11.35-acre parcel would be sold to the Brentwood Union School District for development of 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, future buildout of the RC-designated parcels is assumed to include approximately 199,940 sf of commercial development.

Reviewing Agencies Checklist

Appendix C

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> CDFW Region # <u>3</u> | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Cal Fire | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: |

Local Public Review Period

Starting Date August 2, 2019 Ending Date September 2, 2019

City of Brentwood, Community
Lead Agency: Development Department **Applicant:** West Coast Home Builders, Inc.
 Consulting Firm: Raney Planning & Management, Inc. Address: 4061 Port Chicago Highway
 Address: 1501 Sports Drive, Suite A City/State/Zip: Concord, CA 94524
 City/State/Zip: Sacramento, CA 95834 Phone: (925) 671-7711
 Contact: Rod Stinson
 Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.